

OFFICE FOR LEASE

# FAIRMOUNT PLACE

4001 N 3rd St | Phoenix, AZ 85012



CBRE



# property features

## available space

Suite 110

±1,534 SF\*

Suite 115

±1,454 SF\*

\*CONTIGUOUS TO ±2,988 SF

Suite 460

±2,627 SF

Lease Rate

\$19.75/SF Full Service

- › ±87,033 SF 4-story office building
- › Under new ownership
- › Zoned C-O, City of Phoenix
- › Major common area renovations
- › Monument signage available
- › Excellent ingress and egress
- › Multi-story garage and surface parking
- › Close proximity to I-17 and SR-51
- › CCTV/DVR security covered system
- › Daytime security on-site *Monday-Friday*
- › After hours security patrol stops













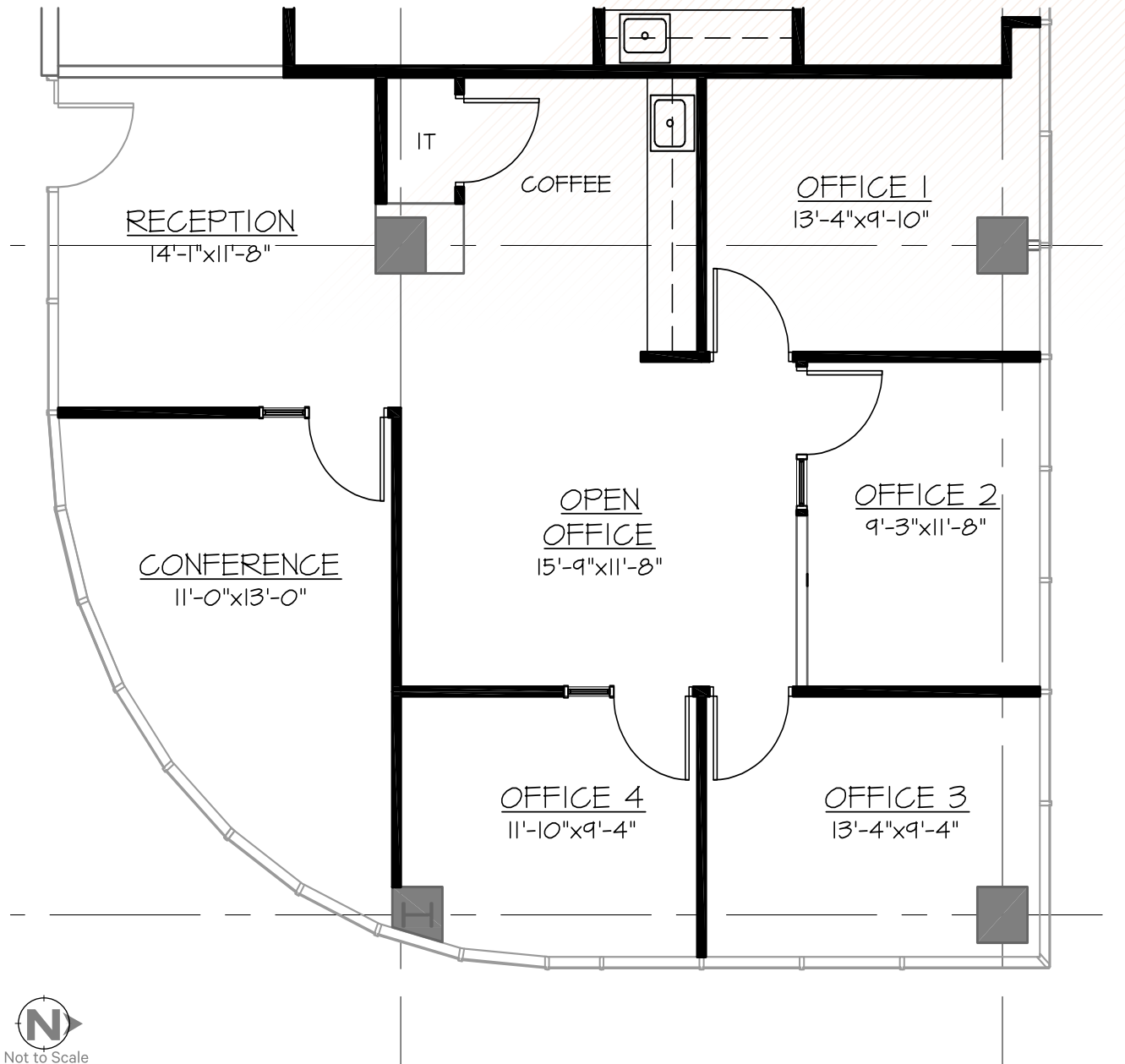








# suite floor plan



Suite 110

±1,534 SF

CONTIGUOUS TO  
SUITE 115 ±2,988 SF

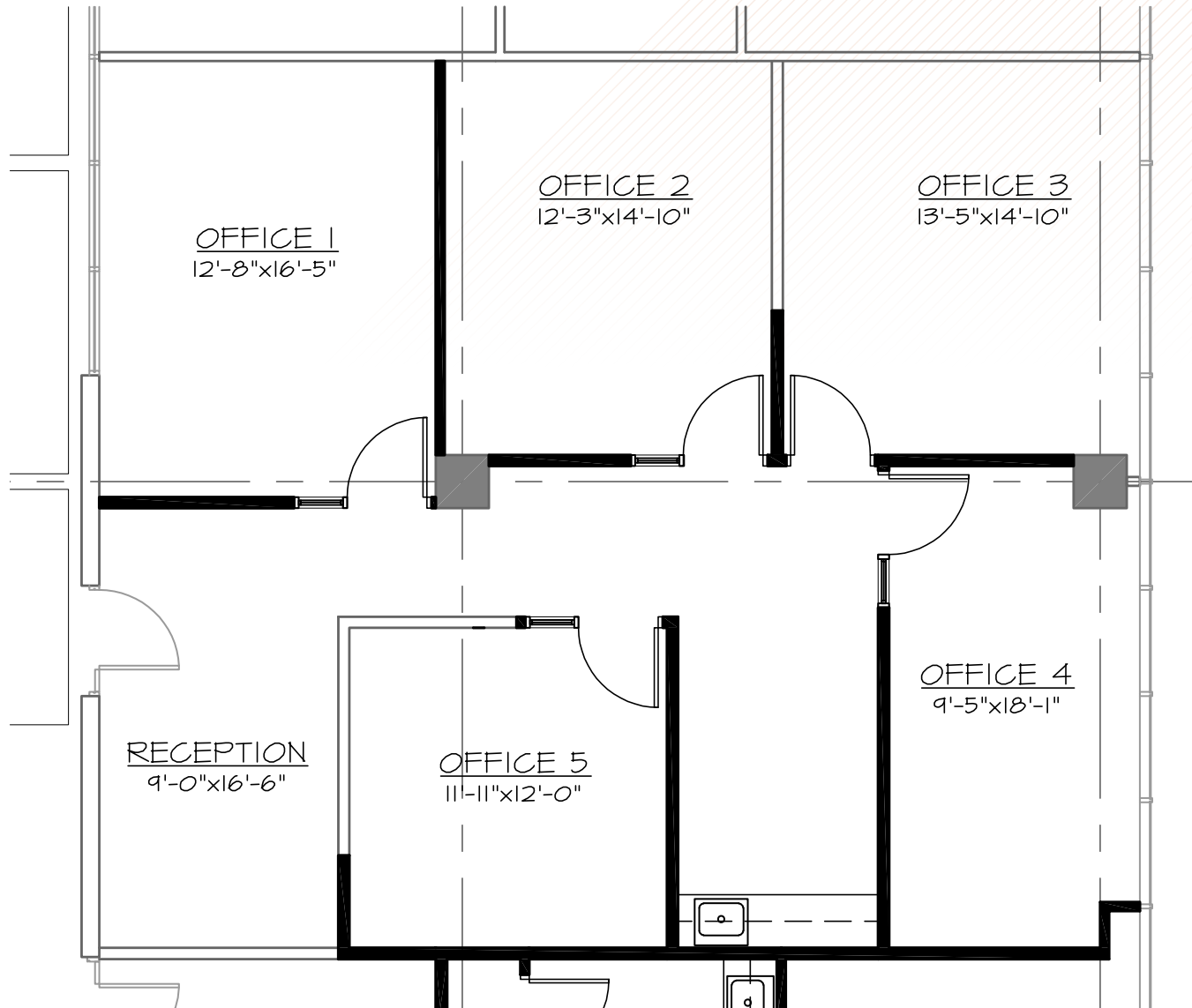
Lease Rate

\$19.75/SF Full Service



Not to Scale

# suite floor plan



Suite 115

±1,454 SF

CONTIGUOUS TO  
SUITE 110 ±2,988 SF

Lease Rate

\$19.75/SF Full Service



# suite floor plan

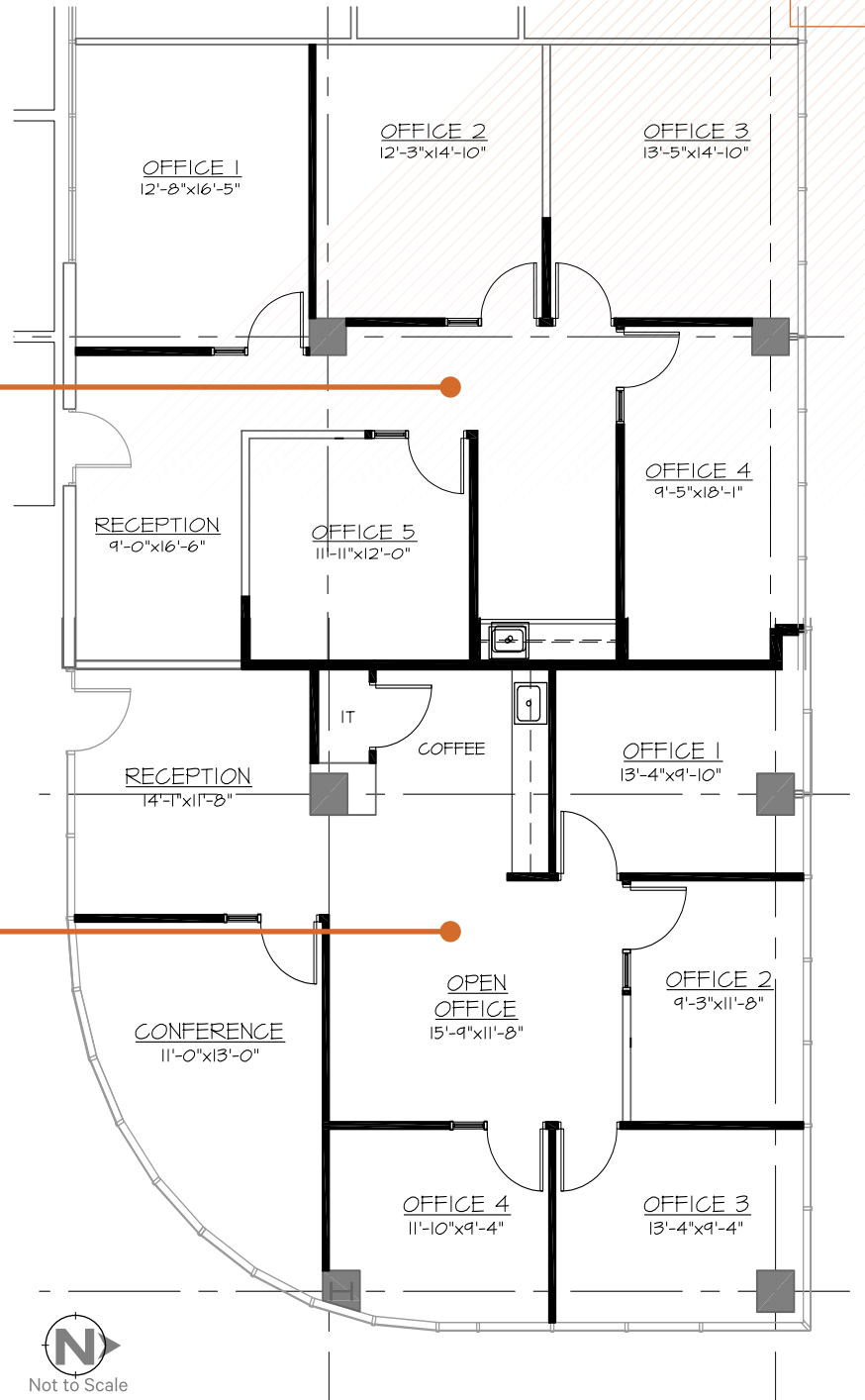
Suites 110 & 115

Contiguous to  
±2,988 SF

Lease Rate  
\$19.75/SF Full Service

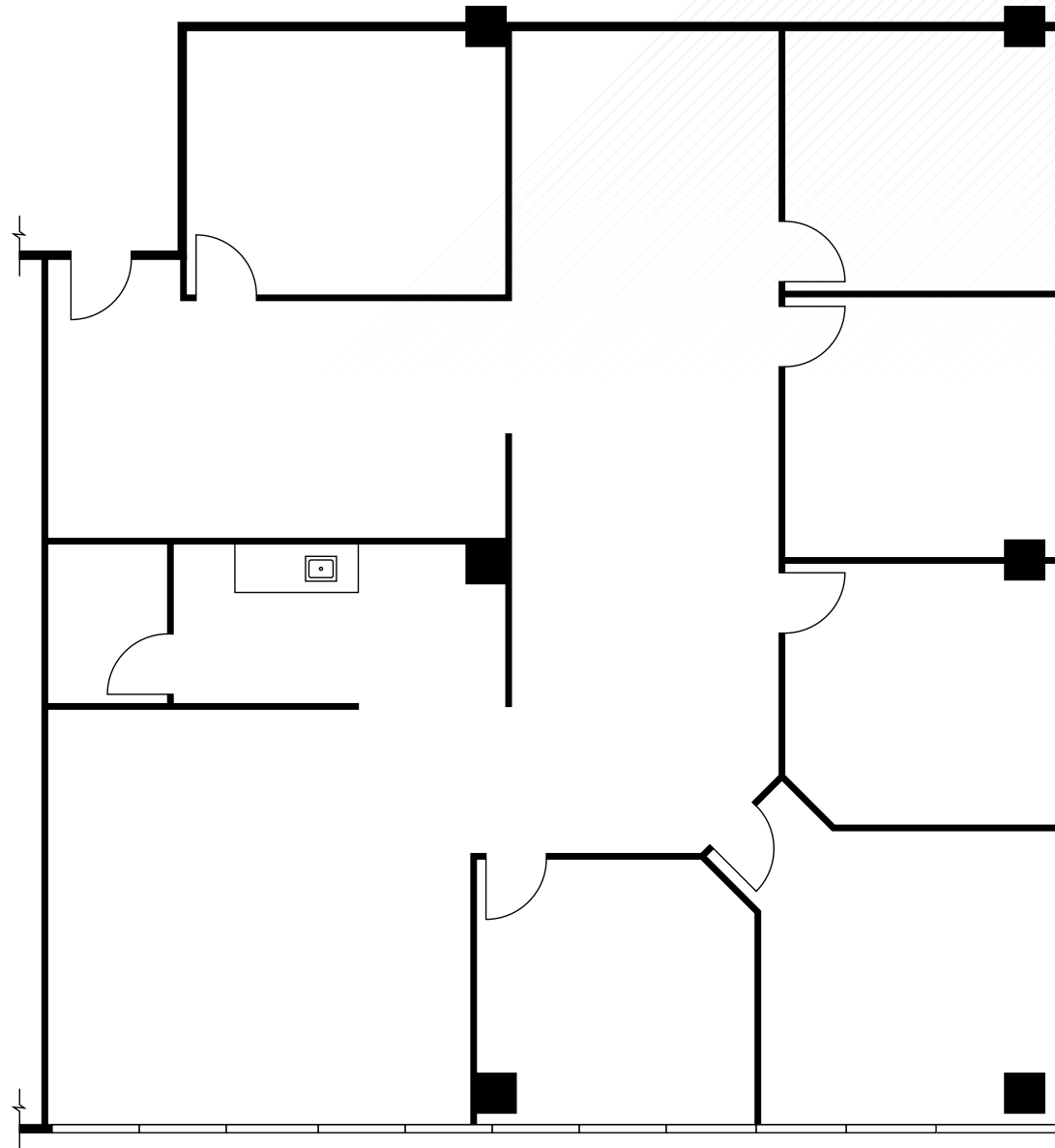
Suite 115

Suite 110





# suite floor plan



Suite 460

±2,627 SF

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Phoenix, AZ 85012**

## CONTACT US

**Jamie Swirtz**

+1 602 735 5630

[jamie.swirtz@cbre.com](mailto:jamie.swirtz@cbre.com)

**Joe Pequeno**

+1 602 735 5613

[joe.pequeno@cbre.com](mailto:joe.pequeno@cbre.com)

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