

FOR LEASE

# THE GRAND ON 44TH STREET

2600 N 44TH ST, PHOENIX, AZ

## BUILDING A\*\*

SECOND FLOOR	±4,809 SF	\$21.00/SF (NNN)
--------------	-----------	------------------

## BUILDING B\*\*

SUITE 102	±1,532 SF	\$21.00/SF (NNN)
-----------	-----------	------------------

SUITE 103	±2,834 SF	\$21.00/SF (NNN)
-----------	-----------	------------------

SUITE 105	±1,116 SF	\$21.00/SF (NNN)
-----------	-----------	------------------

SUITE 201*	±1,695 SF	\$20.00/SF (NNN)
------------	-----------	------------------

SUITE 203*	±1,017 SF	\$20.00/SF (NNN)
------------	-----------	------------------

SUITE 210	±1,137 SF	\$20.00/SF (NNN)
-----------	-----------	------------------

SUITE 214	±1,261 SF	\$20.00/SF (NNN)
-----------	-----------	------------------

BASEMENT (GYM)	±6,462 SF	\$11.00/SF (NNN)
----------------	-----------	------------------

\*Suites 201 & 203 are contiguous to ±2,721 SF

\*\*NNN charges for 2024 are \$5.50/SF

\*\*NNN charges include all utilities and janitorial

## FEATURES AND AMENITIES

New ownership

Outstanding visibility on 44th St

Parking ratio: 4.00 per 1,000 SF

Monument signage

On-site management

Free surface parking

Signalized intersection

Atrium

Balcony

Courtyard

**+19,900 SF**

NET RENTABLE AREA

*Exclusively listed by*

**KURT KERNER**

602.513.5171

kurt.kerner@kidder.com

**CHRIS HUNTER**

602.513.5185

chris.hunter@kidder.com

KIDDER.COM

**km Kidder Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.