



**OFFICE/ MEDICAL OFFICE FOR LEASE**

# Windsor Court Offices

**2601 N 3RD ST**

Phoenix, AZ 85004

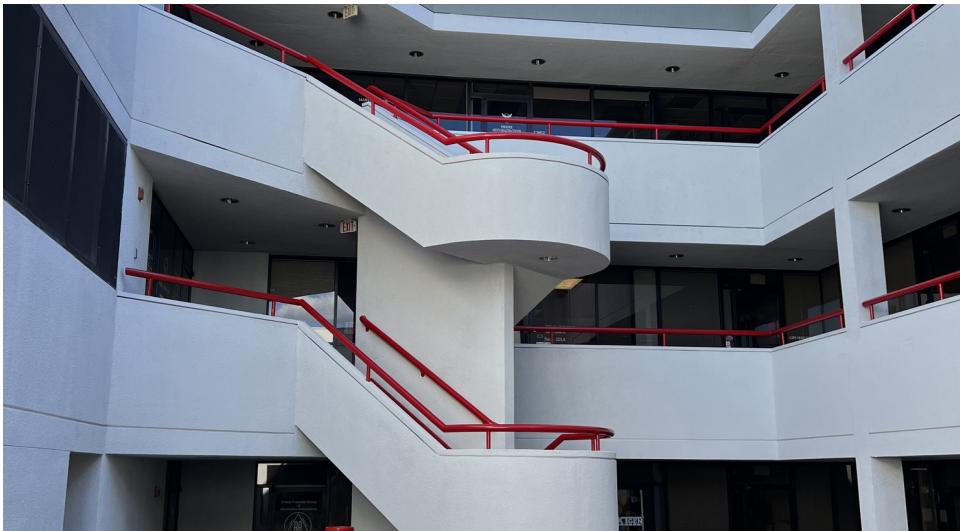
**PLEASE CONTACT:**

**CARRICK SEARS, CCIM, MBA**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 - 20.00 SF/yr (Full Service)
<b>BUILDING SIZE:</b>	40,000 SF
<b>AVAILABLE SF:</b>	771 - 2,113 SF
<b>LOT SIZE:</b>	1.3 Acres
<b>ZONING:</b>	R-5, CO
<b>APN:</b>	118-45-016
<b>VIDEO:</b>	<a href="#">View Here</a>

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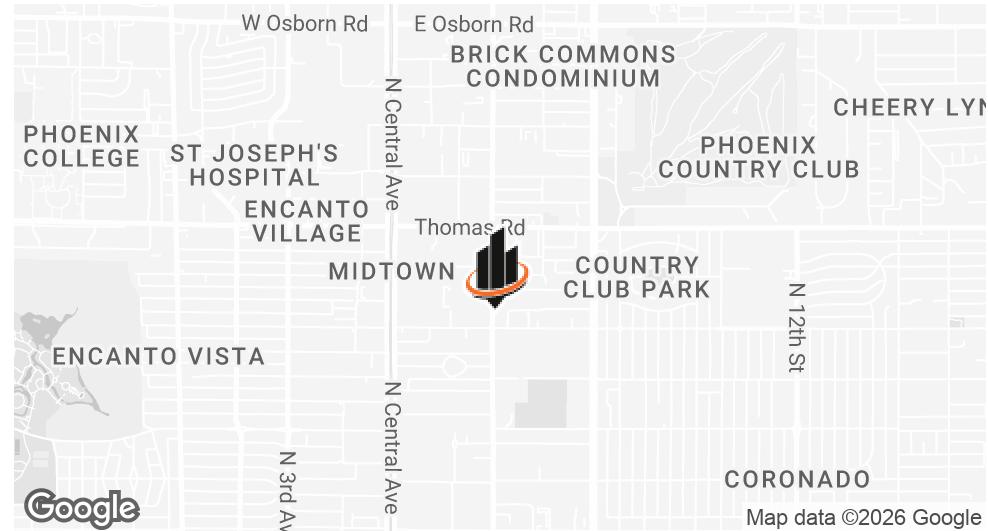
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## PROPERTY OVERVIEW

Windsor Court has just undergone a renovation with new paint, signage, landscaping, and a freshly sealed parking lot. This 3-story office building has 40,000 SF of Medical and professional space with an additional 15,000 SF of garage parking. There is a total parking ratio of about 5 per 1,000 SF with an adjacent parking lot with covered parking. The property features an elevator for easy access to all floors. Its proximity to Downtown Phoenix combined with a wave of new developments in the immediate area results in an abundance of amenities including bars and restaurants as well as, retail centers such as the fully improved Park Central Mall. Some suites have private restrooms, others have public restrooms with combination access. Terms of the lease must be a minimum of 12 months to qualify. Owner/Agent.

## PROPERTY HIGHLIGHTS

- Recently Painted, Landscaped & Upgraded Property
- Motivated Management
- Parking Ratio - 5/1,000 SF
- 10 Minutes Away From Sky Harbor Airport
- Easy Access to Interstate 10 & State Route 51
- Walking Distance to the Central Corridor & Metro Light Rail



CORONADO

Map data ©2026 Google

## ADDITIONAL PHOTOS



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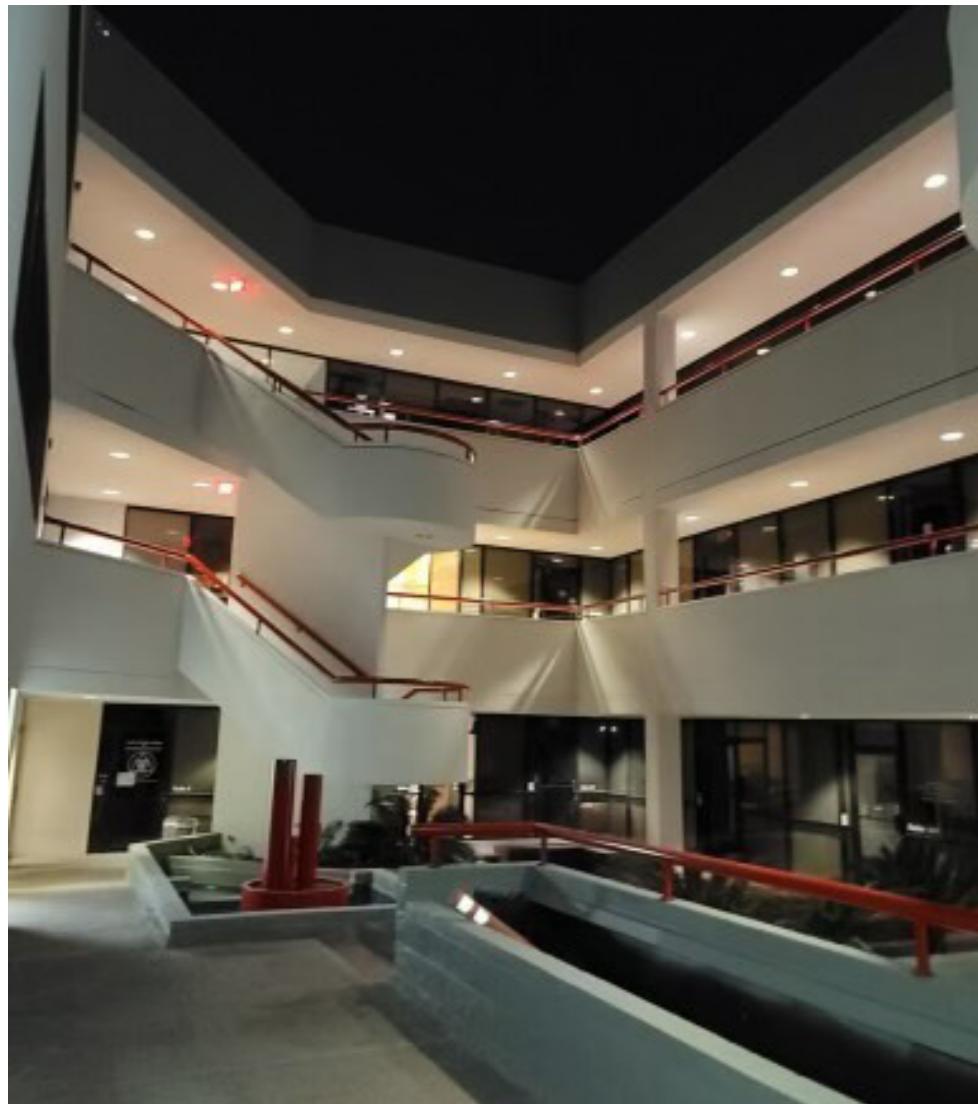
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## ADDITIONAL PHOTOS



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## LEASE SPACES

### LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	771 - 2,113 SF	LEASE RATE:	\$18.00 - \$20.00 SF/yr

### AVAILABLE SPACES

#### SUITE    TENANT SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

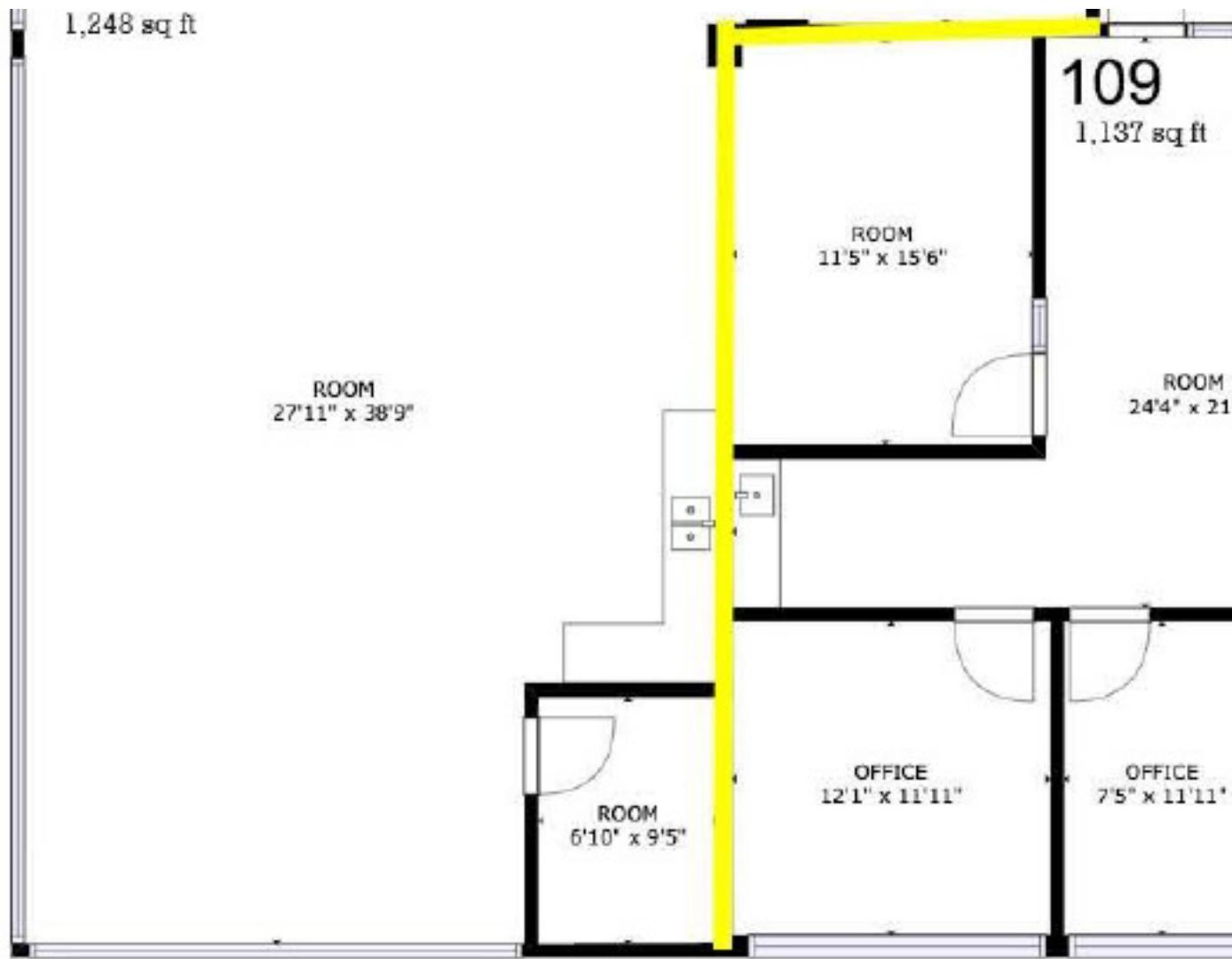
Suite 109	Available	1,137 SF	Full Service	\$19.00 SF/yr	5 rooms and common area with kitchen sink area.
Suite 201	Available	771 - 2,024 SF	Full Service	\$20.00 SF/yr	3 rooms and a reception area.
Suite 202	Available	1,253 - 2,024 SF	Full Service	\$20.00 SF/yr	3 interior offices and one big room corner window area with fantastic lighting from both walls of windows.
Suite 210	Available	1,559 SF	Full Service	\$18.00 SF/yr	Large open area, with two offices and kitchenette
Suite 302	Available	1,187 SF	Full Service	\$20.00 SF/yr	Medical Office w/ Reception.
Suite 305	Available	2,113 SF	Full Service	\$20.00 SF/yr	Two conference rooms, private bathroom, kitchenette, reception

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## SUITE 109 FLOOR PLAN

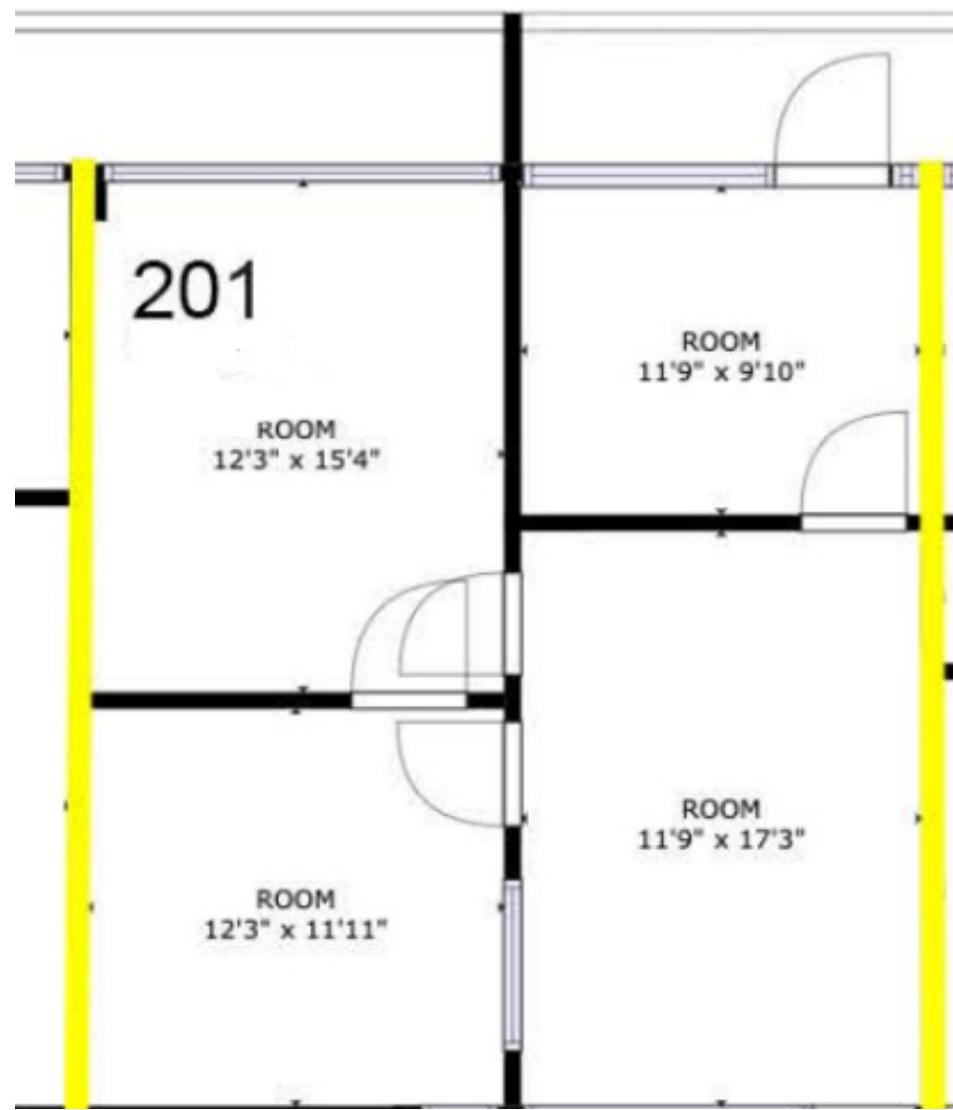


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## SUITE 201 FLOOR PLAN



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## SUITE 202 FLOOR PLAN

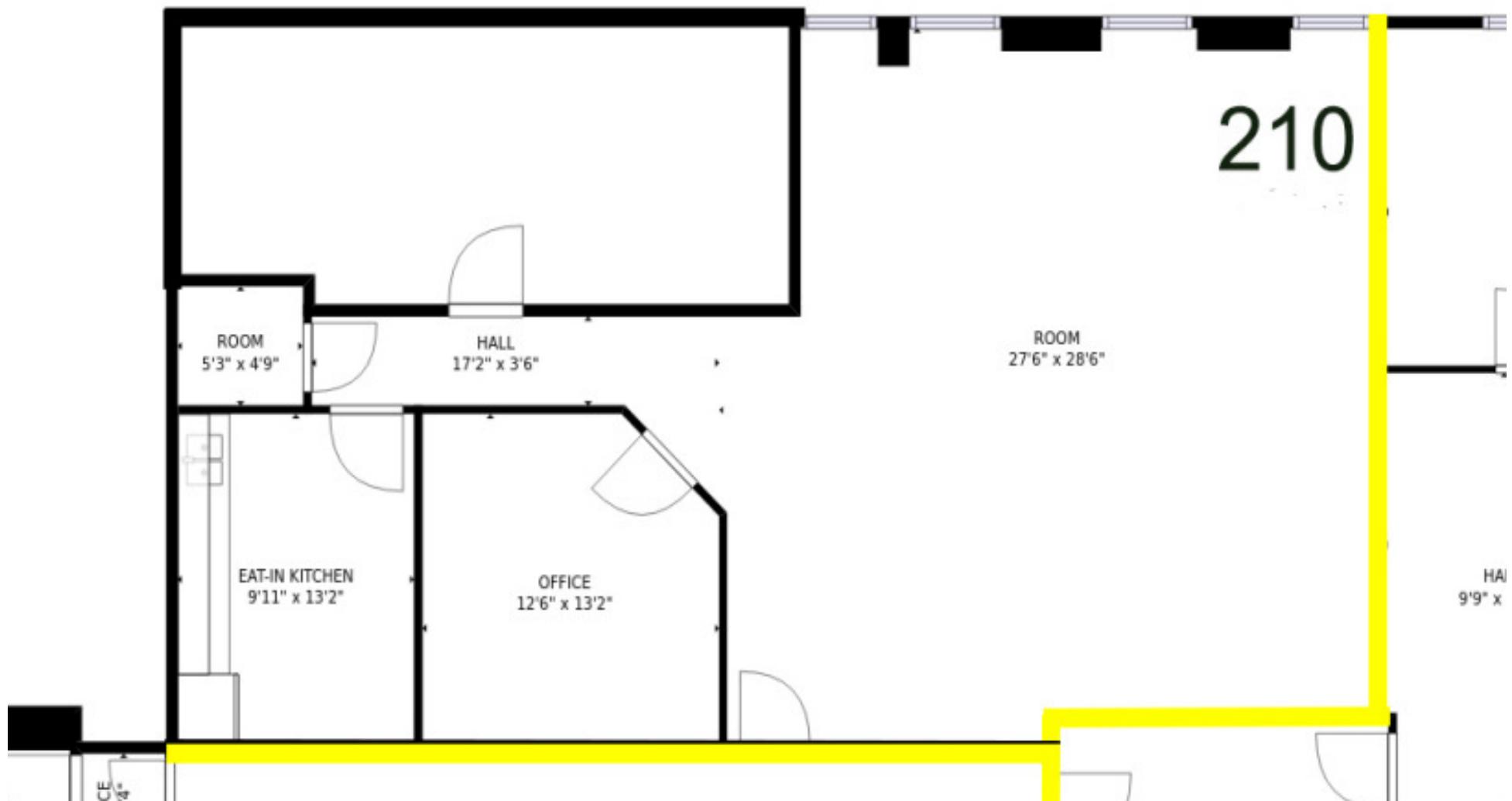


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## SUITE 210 FLOOR PLAN

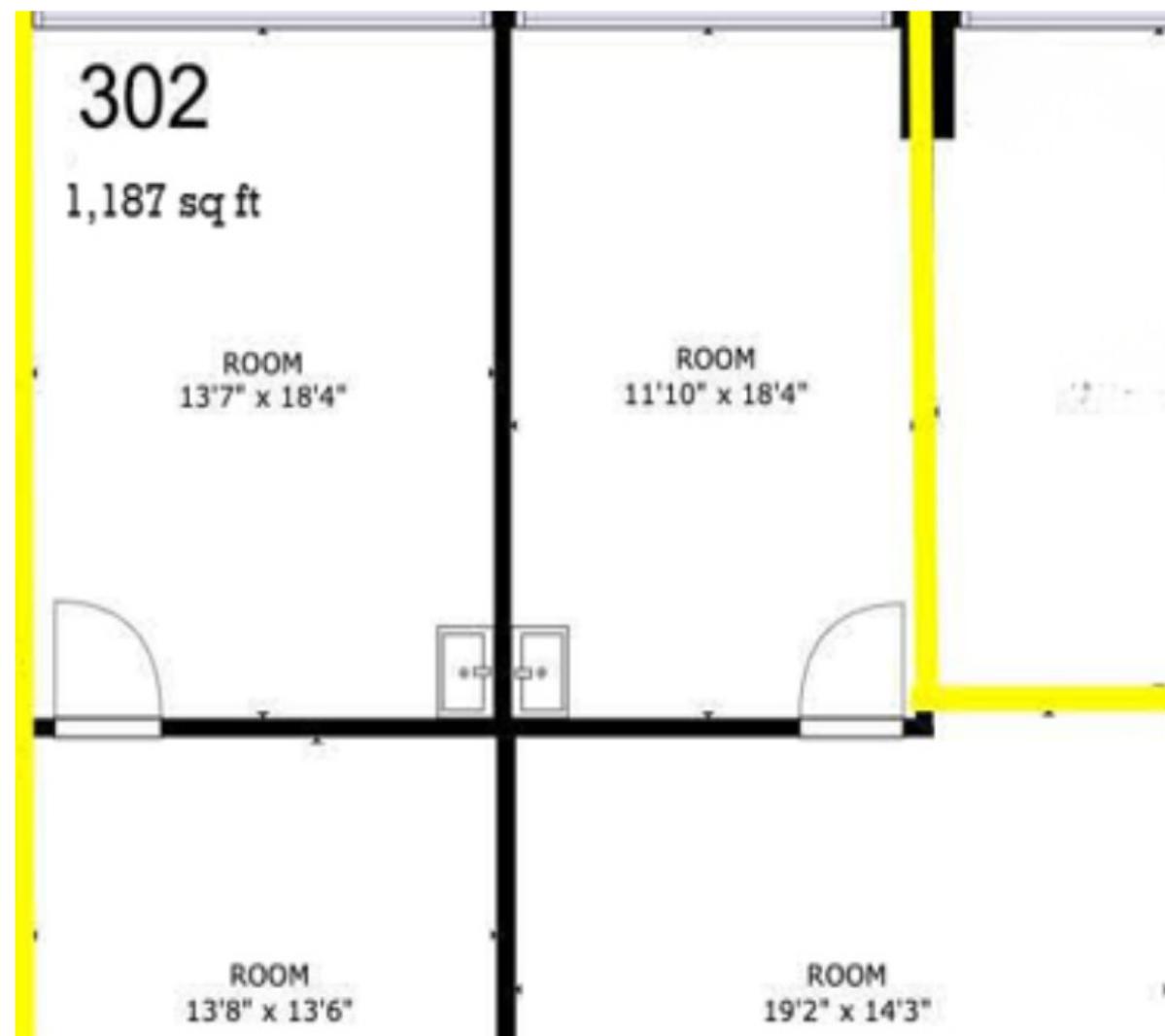


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## SUITE 302 FLOOR PLAN

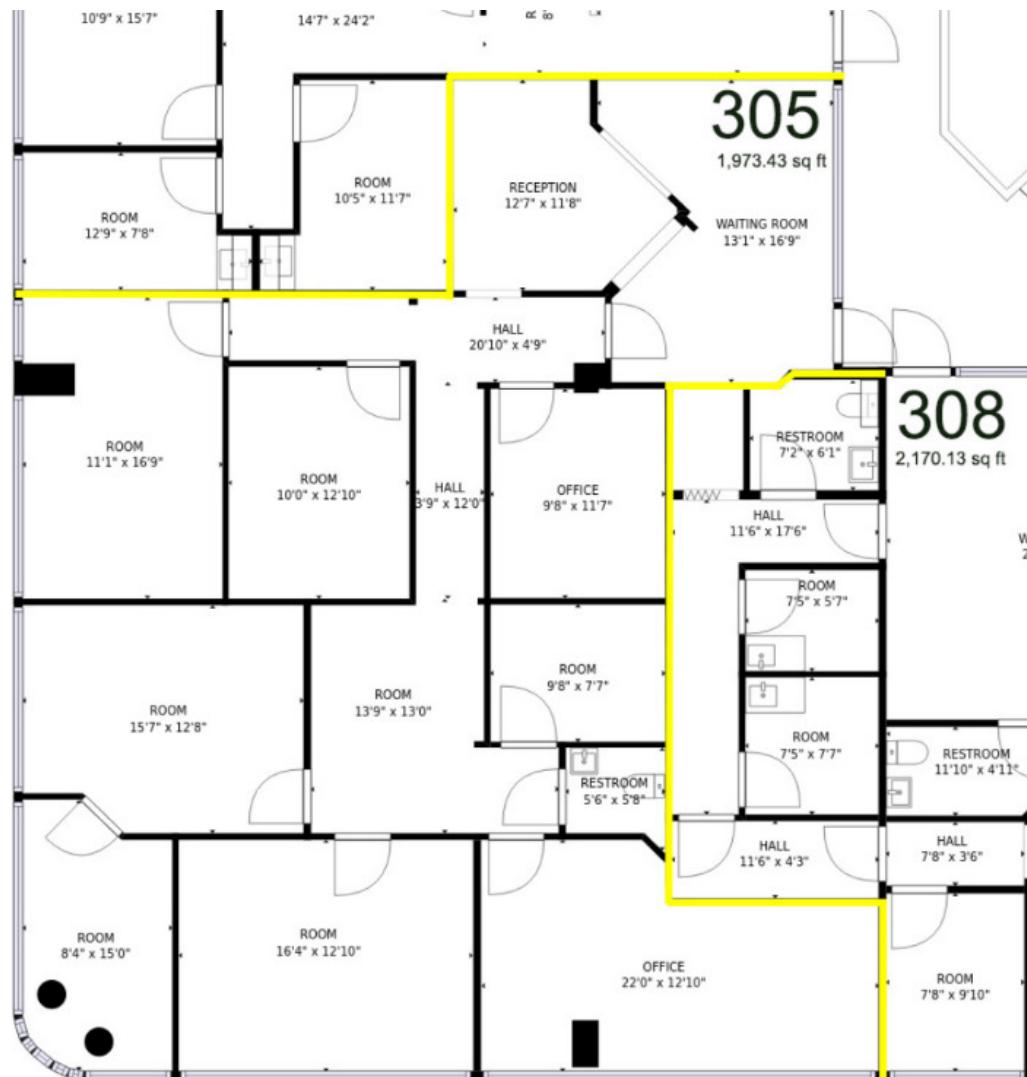


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## SUITE 305 FLOOR PLAN

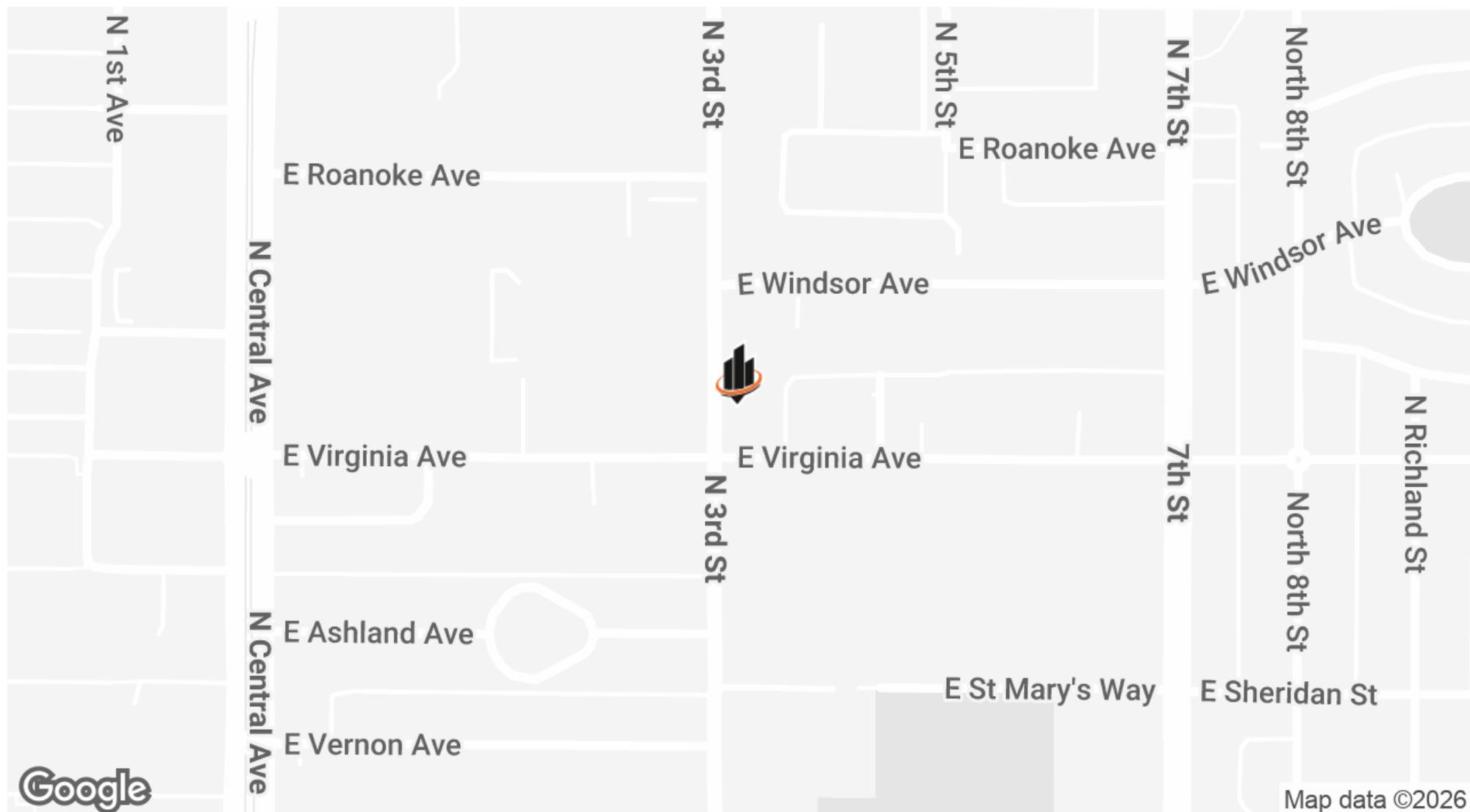


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## LOCATION MAP



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12

## RETAILER MAP



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## BUSINESS MAP



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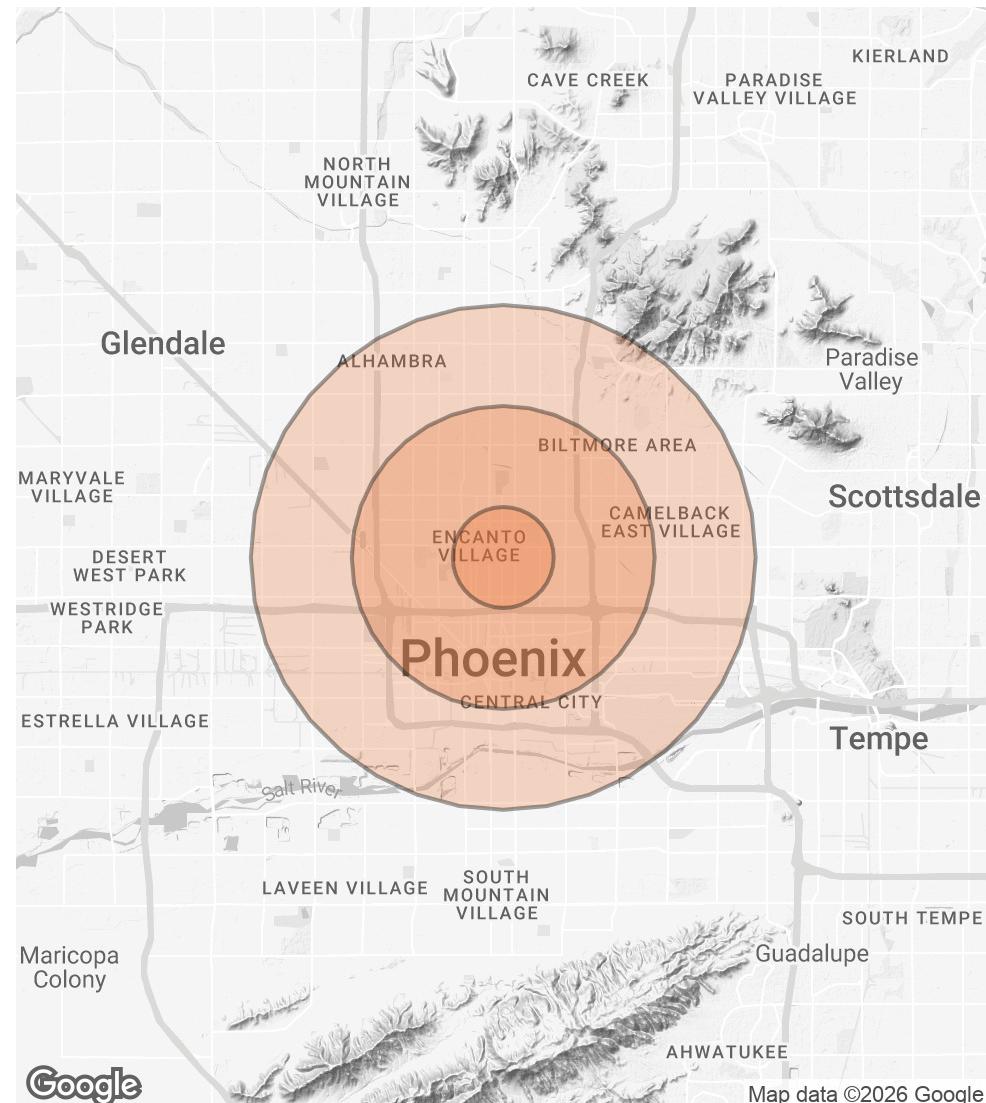
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,753	140,545	363,992
<b>AVERAGE AGE</b>	36.9	32.2	31.7
<b>AVERAGE AGE (MALE)</b>	36.4	32.3	31.5
<b>AVERAGE AGE (FEMALE)</b>	37.2	32.3	31.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	6,997	56,553	134,225
<b># OF PERSONS PER HH</b>	2.0	2.5	2.7
<b>AVERAGE HH INCOME</b>	\$57,963	\$49,477	\$52,634
<b>AVERAGE HOUSE VALUE</b>	\$354,762	\$322,223	\$331,079

\* Demographic data derived from 2020 ACS - US Census

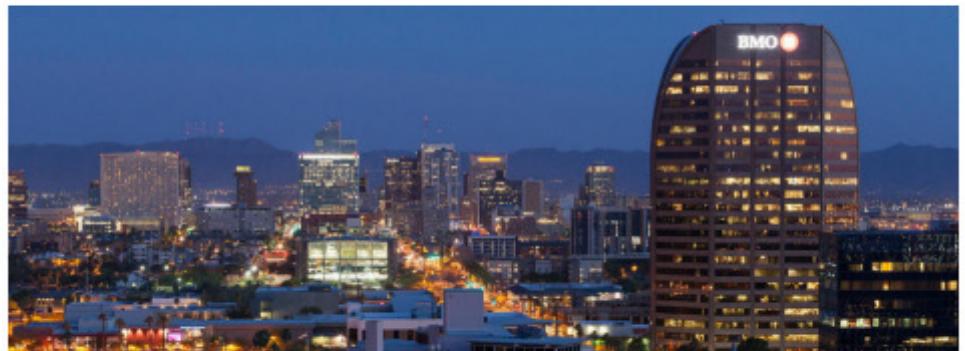


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## CITY OF PHOENIX



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### PHOENIX, AZ

Downtown Phoenix is a center for employment, education, professional sports, living, arts, and culture. The dramatic changes over the past five years provided a surge in momentum and even more development. In addition to large-scale projects such as the Phoenix Convention Center Expansion, Valley Metro Light Rail, and the Phoenix Biomedical Campus serving as major activity centers, there is a real grassroots effort by residents and employees to create a true downtown community. Home to numerous major employers, Downtown Phoenix boasts the highest concentration of employment in the state.

### TOP PHOENIX EMPLOYERS

<b>BANNER HEALTH</b>	8,184 (Employees)
<b>HONEYWELL</b>	6,247
<b>AMERICAN EXPRESS</b>	5,880
<b>ST. JOSEPH'S HOSPITAL</b>	4,109

### DT PHX HIGHLIGHTS

- 3,512 Businesses | 63,494 Employees
- ±6,000 Multi-Family units Existing, Under Construction, or in Planning
- Over 800,000 SF of Retail Space | 165+ Restaurants
- 9.8 million SF of Office Space | 880k SF of Convention Center Space
- 20,000+ Students at ASU, U of A, and NAU Downtown Campuses

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16

# PHOENIX RE-DEVELOPMENT

## PARK CENTRAL

Park Central was the first shopping mall in the Phoenix Valley and is now seeing re-vitalization into a popular office and retail hub. Park Central will combine its rich mid-century-modern history with a new focus on technology, innovation and design, including all the most sought-after features in today's office and retailer market. Creighton University will construct a new \$100 Million Health and Sciences Center in Park Central (Phase 1). Phase 1 will be 200,000 square feet and house 800 Creighton health Science students. Second building expected in the near future. Phase 1 will be completed in 2021.



## HANCE PARK REVITALIZATION

The Margaret T. Hance Park Revitalization Project is a public-private partnership led by the Hance Park Partner Coalition, consisting of the Phoenix Parks and Recreation Department, Phoenix Community Alliance, and Hance Park Conservancy. The project costs are an estimated \$100 million dollars and will bring an amphitheater, jogging loop, skate park, and garden, as well as double the number of trees in the park. The revitalization hopes to bring a great amount

## ENCANTO PARK

Encanto Park boasts 222-acres of lush oasis located in the heart of the Valley. The park's green surface and lagoon help offset heat waves in the city. One notable attraction at Encanto Park is Enchanted Island, an amusement park with rides, games, concessions, and a miniature train ride around the amusement area.



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