

FOR LEASE



340 E PALM LANE & 2025 N 3RD STREET
PHOENIX, AZ 85004

AVAILABILITY: *CLICK SUITE TO VIEW FLOORPLAN

340 E PALM LANE

SUITE A230	±6,897 SF
SUITE A240	±4,716 SF
SUITE A250	±2,327 SF
SUITE A260	±763 SF
SUITE A265	±1,742 SF

2025 N 3RD STREET

SUITE B170	±3,938 SF
SUITE B172	±930 SF
SUITE B180	±1,563 SF
SUITE B250	±3,924 SF

LEASE RATE: \$27.00/SF FS

COVERED PARKING: \$50/mo/space

Jason Reddington, Partner
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Keri Davies, Partner
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[VIEW VIRTUAL TOUR](#)



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COMMERCIAL REAL ESTATE



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HIGHLIGHTS:

- Centrally located minutes from Downtown PHX, the I-10 and I-17
- Less than 5 miles from Sky Harbor
- Recently remodeled interior lobby, common areas, and spec suites
- Loads of natural light and private balconies
- On-site tenant amenity coffee bar
- IT Fiber to the Building

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LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

AERIAL OVERVIEW

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This map was prepared for assessment purposes only. Map not to scale.

SOUTH MOUNTAIN PRESERVE



Uber

THE WESTIN
PHOENIX DOWNTOWN

44
MONROE

THE LINK
APARTMENTS

Sheraton
Phoenix Downtown
HOTEL

kenect
PHOENIX

Stewart

ROOSEVELT
ROOSEVELT ROW ARTS DISTRICT

ARIZONA
CENTER



ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS

ROOSEVELT ROW ARTS DISTRICT

GREEN LEAF
ARTS DISTRICT

ups
The UPS Store

SAFeway

PhxArt 60
Phoenix Art Museum

EINSTEIN BROS. BAGELS

±65
ADDITIONAL PARKING
STALLS POTENTIALLY
AVAILABLE

E PALM LANE

THE
BROCKSTONE

ROOSEVELT ROW ARTS DISTRICT
±1 mile
Phoenix's walkable arts district, home to art galleries, restaurants, bars and boutique shops

3RD STREET