

# - PARK 16 -

## Professional Office Space

Available For Lease



3221 N 16TH ST | PHOENIX, AZ 85016 (SEC N 16TH ST & E FLOWER ST)

Craig Trbovich  
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Locally Owned. Globally Connected. 505(a)6

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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## PROPERTY HIGHLIGHTS

<b>ADDRESS</b>	3221 N 16th St Phoenix, Arizona 85016
<b>BUILDING SIZE</b>	±52,720 SF
<b>SF AVAILABLE</b>	±1,247 SF - ±7,799 SF
<b>TENANCY</b>	Multi-Tenant
<b>ZONING</b>	C-O, City of Phoenix
<b>FLOORS</b>	4
<b>YEAR BUILT</b>	1982
<b>PARKING RATIO</b>	3.32 per 1,000 SF
<b>LEASE RATE</b>	\$22.00/SF/Yr (Full Service)

Park 16 is a professional four-story office building located in the heart of Phoenix's Central Corridor. The building offers well-designed spaces suitable for a variety of tenants. Suite 200 is efficiently designed in a way that it could be divided into three smaller, separate suites, providing excellent flexibility for businesses.



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**PARK  
- 16 -**

**SUITE 204**  
**±1,247 SF**

**SUITE 202**  
**±2,963 SF**

**SUITE 200**  
**±3,589 SF**

# PARK - 16 -

**CONTIGUOUS OPTIONS**  
±4,210 SF  
±6,552 SF  
±7,799 SF

**\$22.00/SF/YR (FS)**



- COMMON AREA
- POSSIBLE SUITE DIVISIONS

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# SUITE PHOTOS



# PARK - 16 -

An aerial photograph of an industrial park. The foreground and middle ground are dominated by several long, rectangular warehouse-style buildings with light-colored, corrugated metal roofs. These buildings are arranged in a row, with a large parking lot in front of them. The parking lot is filled with numerous cars, and some cars are parked under the overhangs of the buildings. To the right of the main building complex, there are smaller, more modern-looking commercial buildings, including one with a sign that says "CROSSINGS". In the background, a city skyline is visible under a clear blue sky, with various residential and commercial buildings scattered across the landscape. The overall scene depicts a well-developed industrial and commercial area.

The property is supported by a generous parking ratio of 3.32 per 1,000 SF, with convenient covered and surface parking available for tenants and their clients.

# PHOENIX - CENTRAL CORRIDOR

Park 16 offers a strategic location within the Phoenix Central Corridor, one of the city's most established and accessible business districts.



Its central position provides tenants with outstanding city-wide and regional access via major freeways, including the nearby SR-51 and the I-10. This ideal location places tenants just minutes from Downtown Phoenix, Phoenix Sky Harbor International Airport, and the Biltmore area, surrounded by an abundance of retail, shopping, and dining establishments.





**Located at the signalized corner of N 16th Street and E Flower Street, Park 16 offers a premier business address in the heart of the city.**

- **Immediate SR-51 Access:** Located just moments from the SR-51 freeway, this property offers unparalleled connectivity to the entire Phoenix metro area.
- **Central Phoenix Location:** Situated in the vibrant Central Corridor, this address provides easy access to Downtown Phoenix and is near a major medical hub that includes Abrazo Arizona Heart Hospital and Phoenix Children's Hospital.
- **Abundant Amenities:** The property is surrounded by a high concentration of restaurants, shops, and business services along the bustling N 16th Street corridor, with public transportation options easily accessible.