

OFFICE FOR LEASE

FAIRMOUNT PLACE

4001 N 3rd St | Phoenix, AZ 85012



CBRE

property features

available space

SUITE	SQUARE FEET (±)	LEASE RATE
110	1,401	\$23.00/SF Full Service
220	1,457	\$22.00/SF Full Service
460	2,627	\$22.00/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









OFFICE FOR LEASE

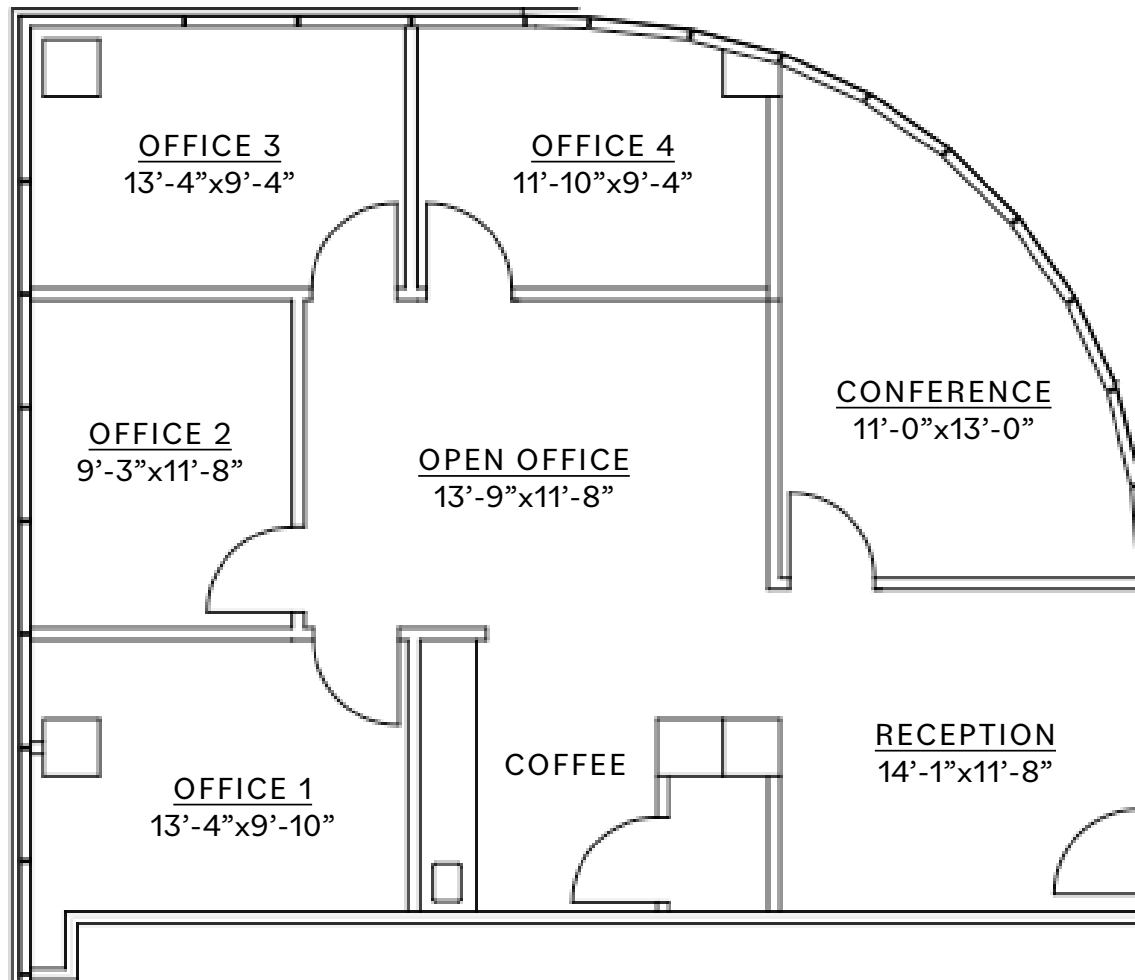
aerial



FAIRMOUNT PLACE | 4001 N 3rd St | Phoenix, AZ 85012

CBRE

suite floor plan



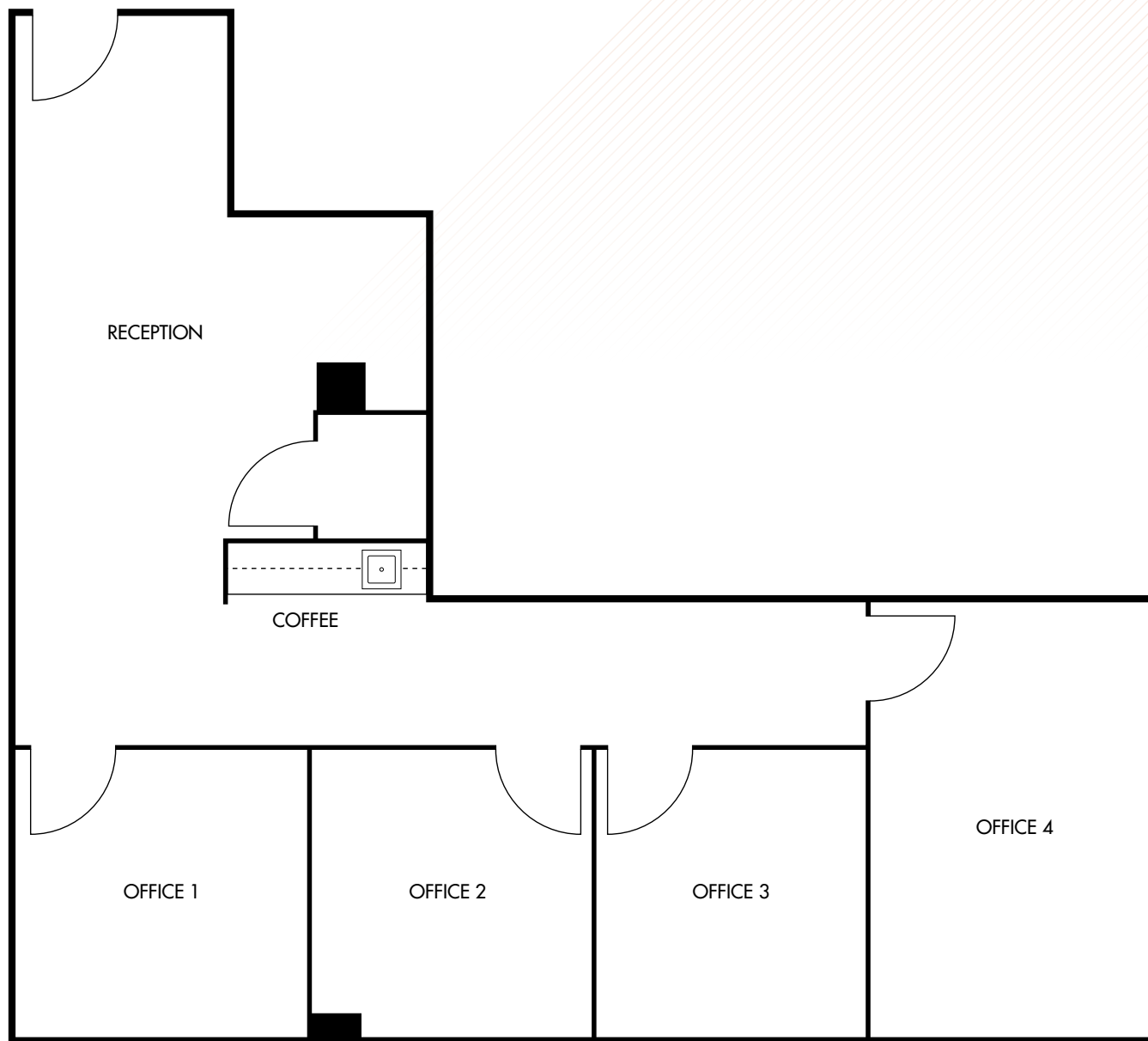
Suite
110

±1,401 SF

Lease Rate
\$23.00/SF
Full Service



suite floor plan



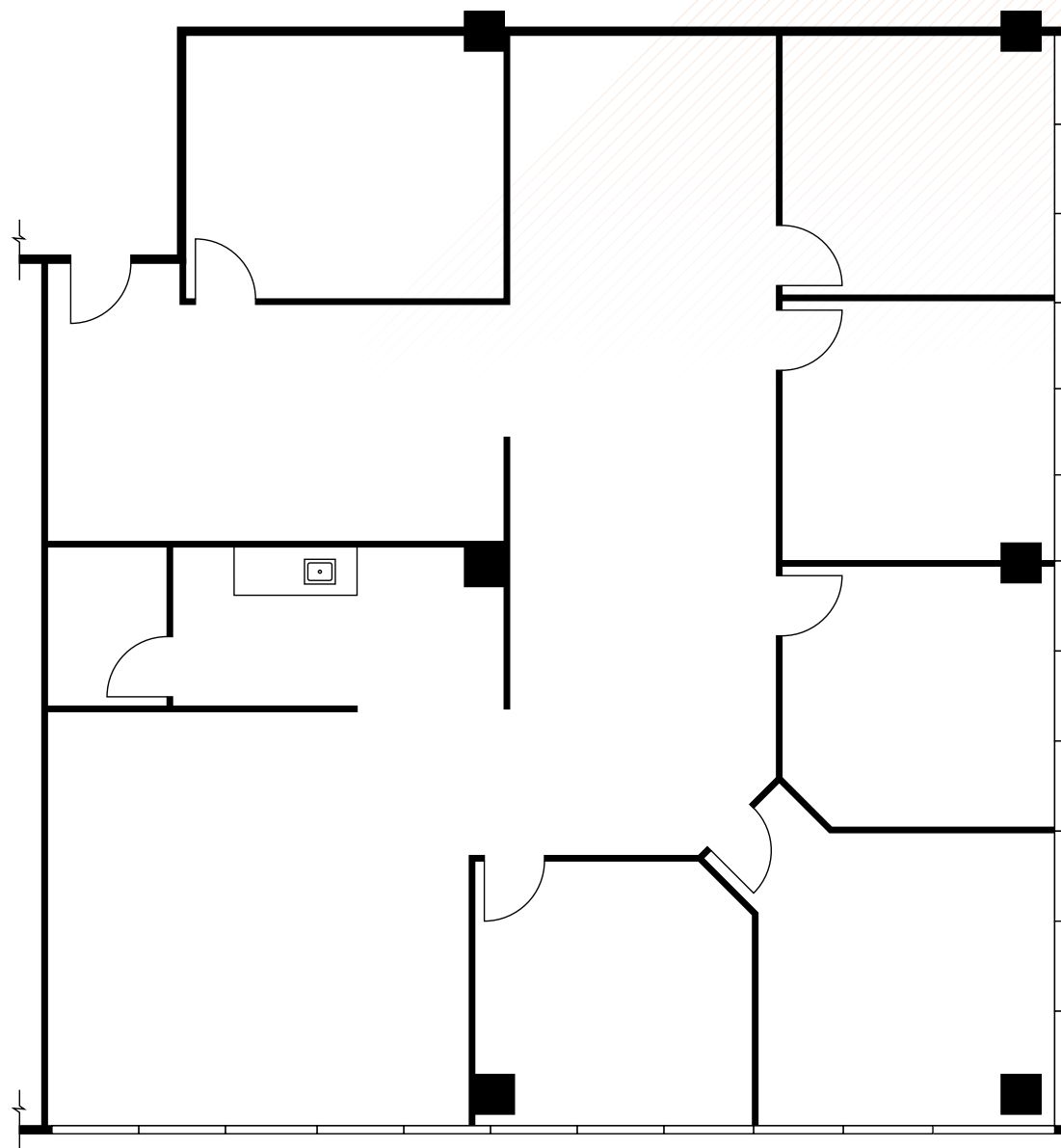
Suite
220

±1,457 SF

Lease Rate
\$22.00/SF
Full Service



suite floor plan



Suite 460

±2,627 SF

Lease Rate

\$22.00/SF Full Service



FAIRMOUNT PLACE

**4001 N 3rd St
Phoenix, AZ 85012**

CONTACT US

Jamie Swirtz
+1 602 735 5630
jamie.swirtz@cbre.com

Joe Pequeno
+1 602 735 5613
joe.pequeno@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

OFFICE FOR LEASE



CBRE