

FAIRMOUNT PLACE

4001 N 3rd St | Phoenix, AZ 85012

OFFICE FOR LEASE



CBRE

property features



available space

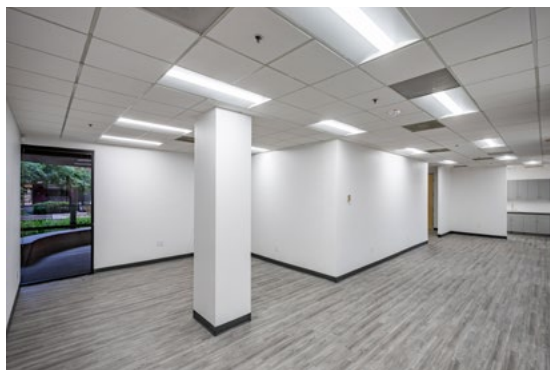
Lease Rate \$19.75/SF Full Service

Suite 160 ±2,531 SF* Available 2-1-25

Suite 165 ±1,503 SF* Available 2-1-25
*Contiguous to ±4,304 SF

Suite 270 ±2,900 SF

- › ±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









aerial

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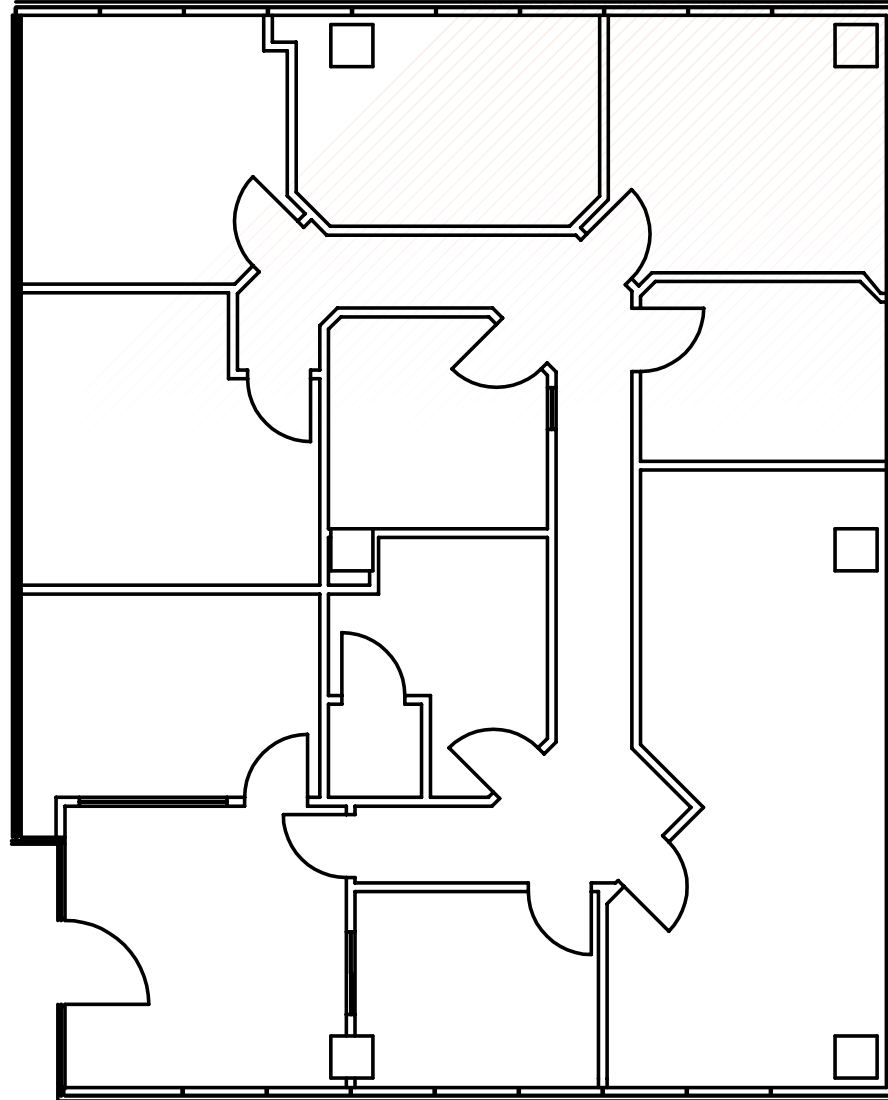
location



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suite floor plan



Suite 160

±2,531 SF*

Available February 1, 2025

*Contiguous to
Suite 165: ±4,304 SF

Lease Rate

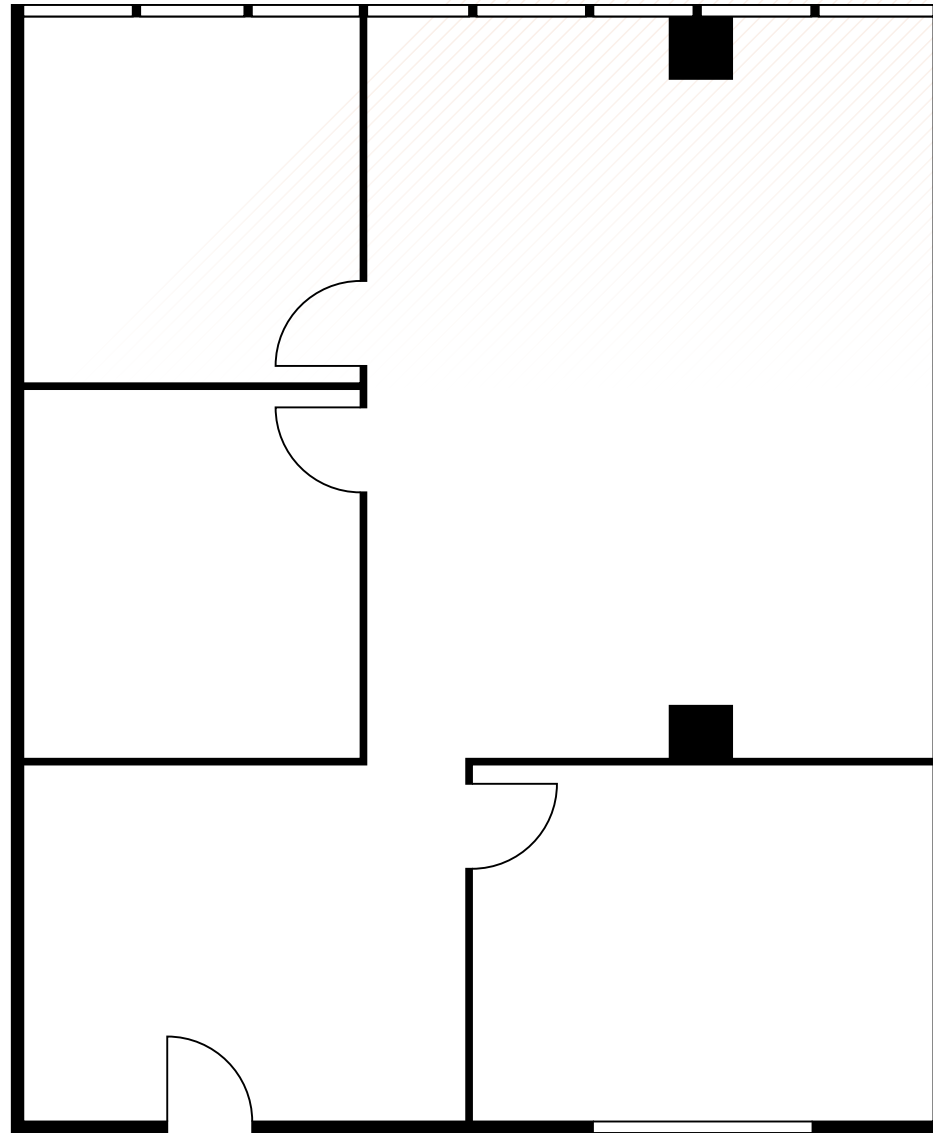
\$19.75/SF Full Service



Not to Scale

suite floor plan

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Suite 165

±1,503 SF*

Available February 1, 2025

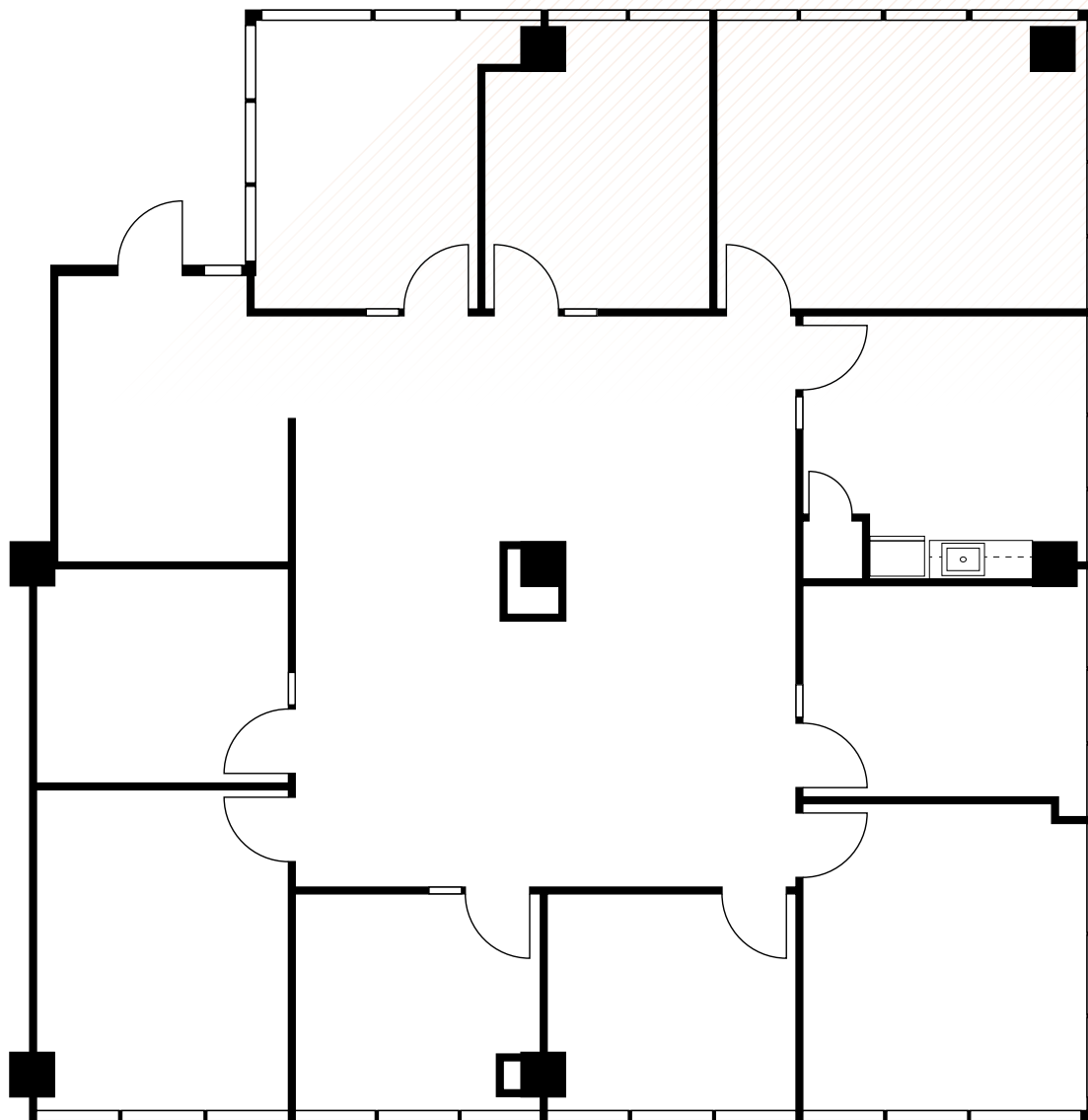
*Contiguous to
Suite 165: ±4,304 SF

Lease Rate

\$19.75/SF Full Service

suite floor plan

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Suite 270

±2,900 SF
Spec Suite

Lease Rate
\$19.75/SF Full Service

Click for Common Area
Virtual tour



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Phoenix, AZ 85012

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