

Downtown Sublease Available
Furniture Included

±4,266 SF | 40 N CENTRAL AVE | PHOENIX, AZ
RENAISSANCE SQUARE



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200 Phoenix, AZ 85018
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Property Information



Property Location: 40 N. Central Ave, Suite 1940
Phoenix, AZ 85004

Building Class: A

Sublease Rate: \$33 PSF, Full Service

Size: ±4,266 SF

Primary Use: Office

Parcel #: 301-85-232

Master Lease Expiration: March 31, 3031
(Shorter terms will be considered)

Property Features

- Furnished law firm suite at Renaissance Tower in the heart of downtown Phoenix
- 4,266 SF on the newly renovated 19th floor with stunning views, modern finishes & improved common areas
- Law-firm quality buildout – lightly used and in excellent condition with corner glass lines
- 19th floor lobby presence
- Access to premium tenant lounge, game room, and on-site gym
- Modern, updated lobbies with collaborative common areas
- Walking distance to dining, retail, entertainment, and downtown amenities (including Wren & Wolf, located on site)
- Adjacent to Maricopa County Court and Phoenix Light Rail
- Immediate occupancy with minimal capital outlay

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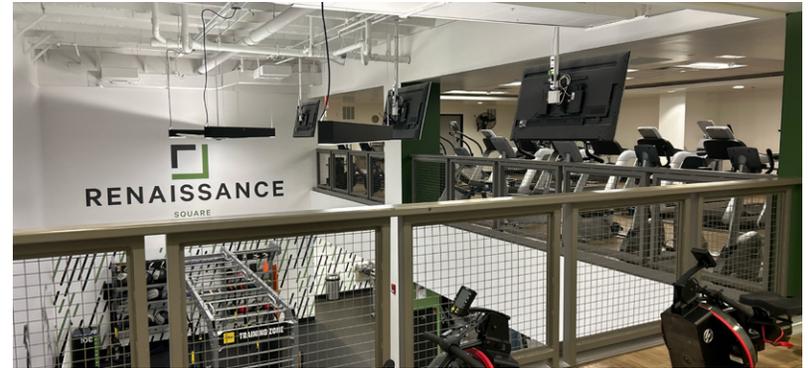
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Photos



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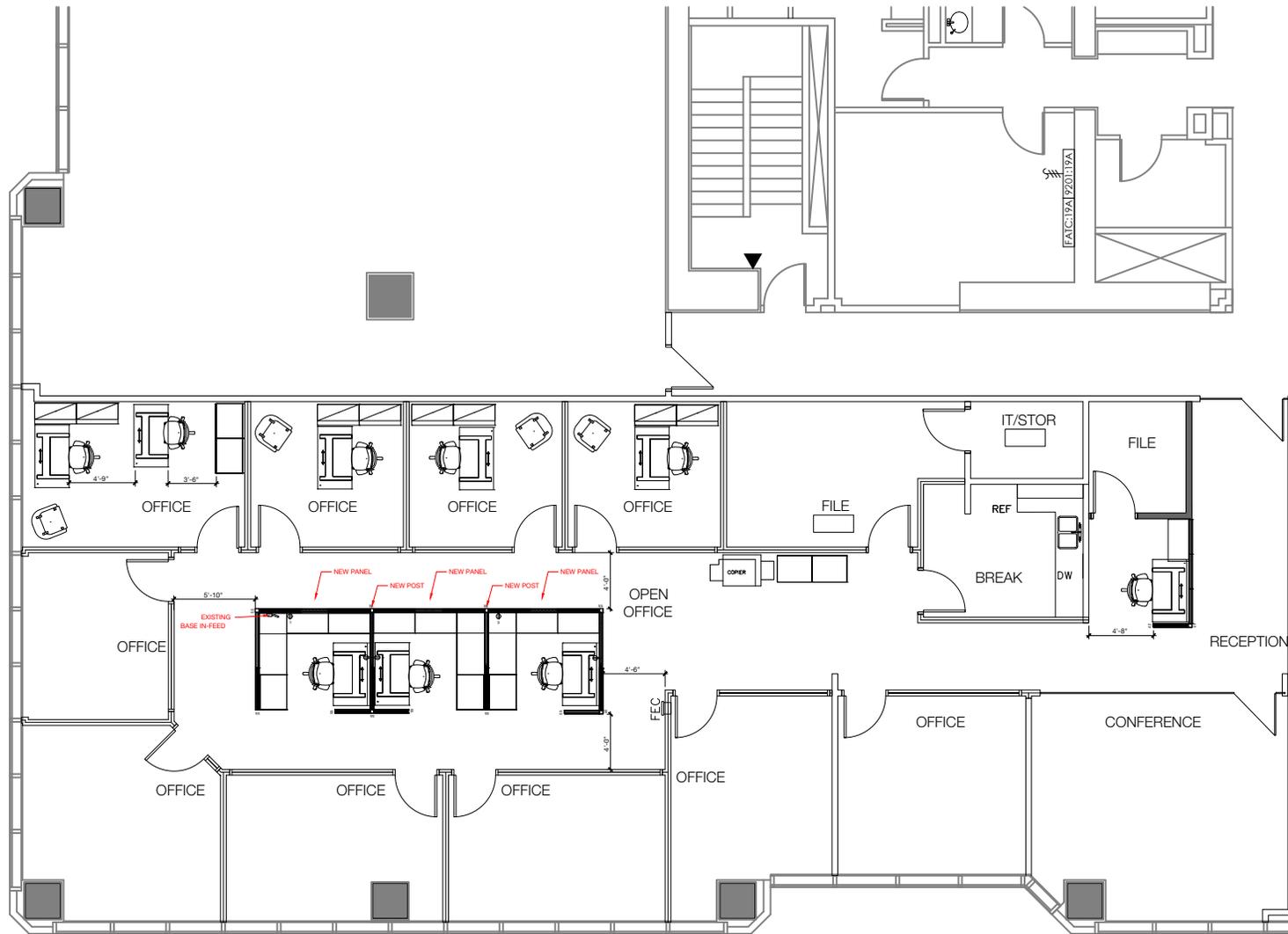
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Floor Plan



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Aerial Map

Phoenix Light Rail



40 N Central Ave



2025 Demographics	1 Mile	2 Miles	3 Miles
Population	24,137	104,605	375,418
Average HH Income	\$97,404	\$93,669	\$93,430
Median Home Value	\$59,184	\$61,712	\$64,104

26-04-007

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