



MHG Commercial
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1702 E McNair Drive
Tempe, AZ 85283 | United States
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Forum 44

Office for Sublease \$24.50 PSF

3033 N 44th St, Suite 150 | Phoenix 85018

Below Market Rent!



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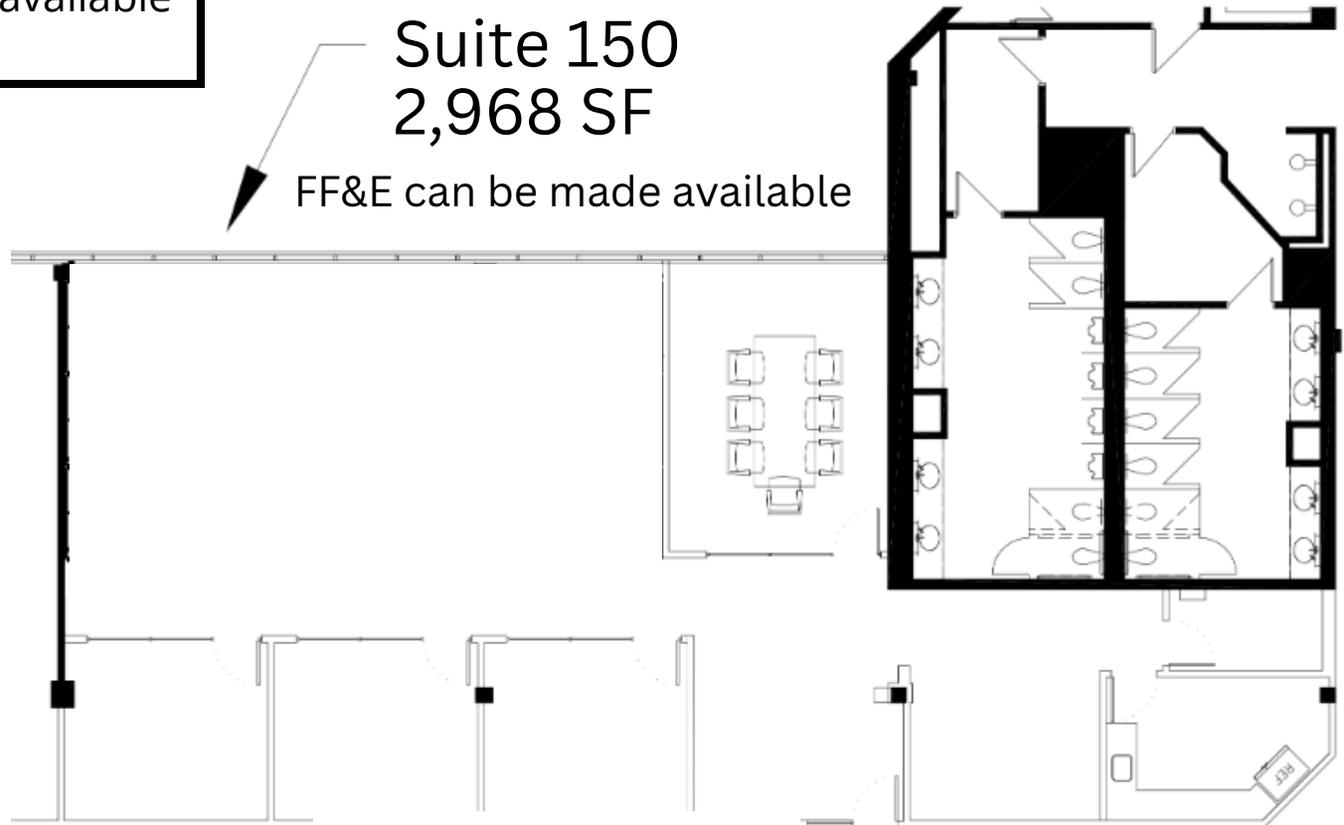
PROPERTY HIGHLIGHTS

Lease Ends	6/30/2027
Size	±2,968 SF
Type	Office
Bldg Class	A
Floor	1
Parking	3.81:1000
Rate	\$24.50 PSF
Utilities	Landlord provides
FF&E	Can be made available



Suite 150
2,968 SF

FF&E can be made available



AREA BENEFITS

- Prime Arcadia location in Phoenix's highly desirable Central Valley corridor
- Just 3 miles north of Phoenix Sky Harbor International Airport
- Convenient access to five major freeways: SR-51, Loop 202, SR-143, Loop 101, and I-10
- Surrounded by affluent residential communities and established neighborhoods
- More than 50 dining options within a 5-mile radius
- Adjacent café for quick and convenient meetings or breaks
- Close proximity to Biltmore Fashion Park for upscale shopping, dining, and services
- Abundant nearby retail, restaurants, and everyday amenities
- Central location makes commuting easy for both employees and clients

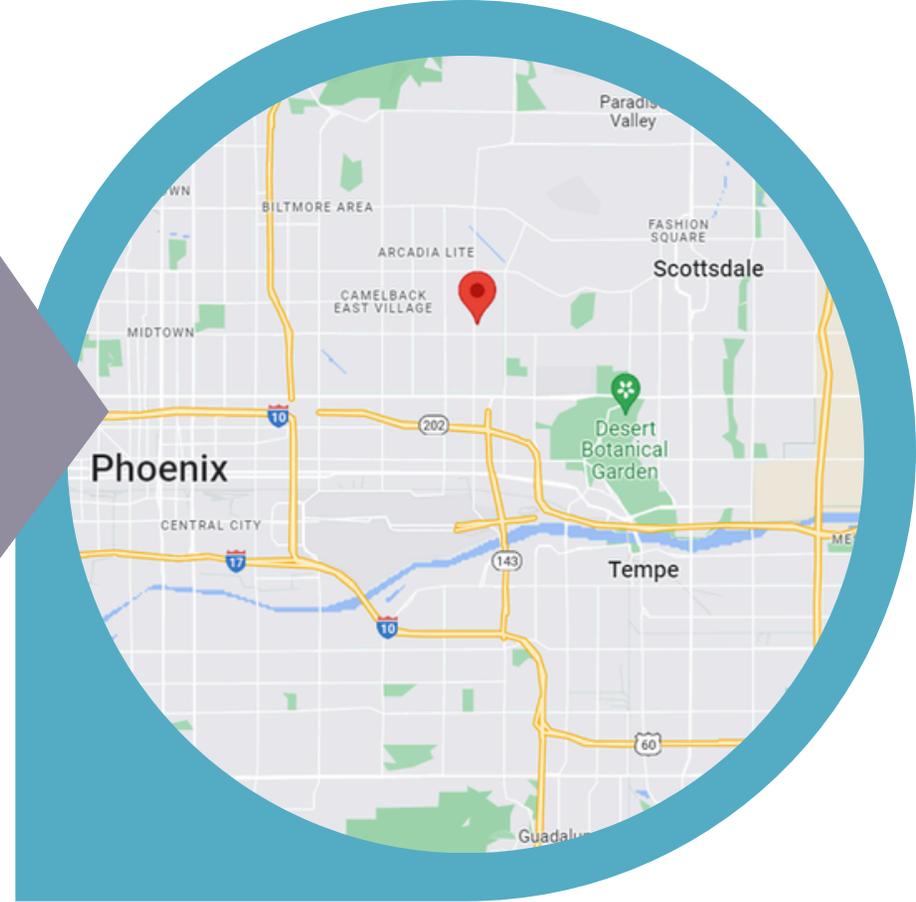


SPECIAL FEATURES

Forum North 44 is a Class A, three-story multi-tenant office building showcasing timeless architecture with clean lines, stepped balconies, and expansive glass panels that frame beautiful views of Camelback Mountain. The building offers prime visibility along North 44th Street and delivers a polished, professional presence consistent with its upscale Arcadia location.

Tenants benefit from high-end common areas, thoughtfully designed office spaces, and a clean, professional environment. The property features ample covered parking, a fully equipped fitness center with newer equipment, a comfortable tenant lounge, and scenic views. Together, these elements create a modern, amenity-rich office setting designed to support both productivity and professional image.





Located in the heart of Phoenix's prestigious Arcadia corridor, 3033 N 44th St offers businesses a highly sought-after Central Valley address that blends convenience, prestige, and lifestyle. Positioned along the well-traveled 44th Street corridor, the area provides quick connectivity to major freeways and is just minutes from Phoenix Sky Harbor International Airport, making it ideal for companies that value accessibility for both clients and employees.

The surrounding neighborhood is known for its upscale character and vibrant amenities. Within minutes you'll find Biltmore Fashion Park, renowned dining destinations, boutique retail, and numerous cafés perfect for client meetings or team lunches. With Camelback Mountain views, nearby affluent residential communities, and a strong professional presence, this Arcadia location delivers the kind of polished environment that reflects well on any corporate office.

LOOP 202
4 minutes

INTERSTATE 10
5 minutes

CAMELBACK MOUNTAIN
8 minutes

ARIZONA BILTMORE ESTATES
10 minutes

PHOENIX SKYHARBOR INT'L AIRPORT
9 minutes

INTERSTATE 17
13 MINUTES



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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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