

FOR LEASE



340 E PALM LANE & 2025 N 3RD STREET
PHOENIX, AZ 85004

AVAILABILITY: CLICK SUITE TO VIEW FLOORPLAN
& SPEC SUITE PHOTOS

340 E PALM LANE

SUITE A240	SPEC SUITE	±1,638 SF	\$25.75/SF FS \$19.00/SF FS	VIRTUAL TOUR
SUITE A265	SPEC SUITE	±1,742 SF	\$25.75/SF FS \$19.00/SF FS	VIRTUAL TOUR
SUITE A300		±2,799 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE A310		±1,539 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE A350		±1,000 SF	\$25.75/SF FS \$19.00/SF FS	

2025 N 3RD STREET

SUITE B167	SPEC SUITE	±2,262 SF	\$25.75/SF FS \$19.00/SF FS	VIRTUAL TOUR
SUITE B218		±1,417 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE B220		±1,274 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE B250		±3,924 SF	\$25.75/SF FS \$19.00/SF FS	

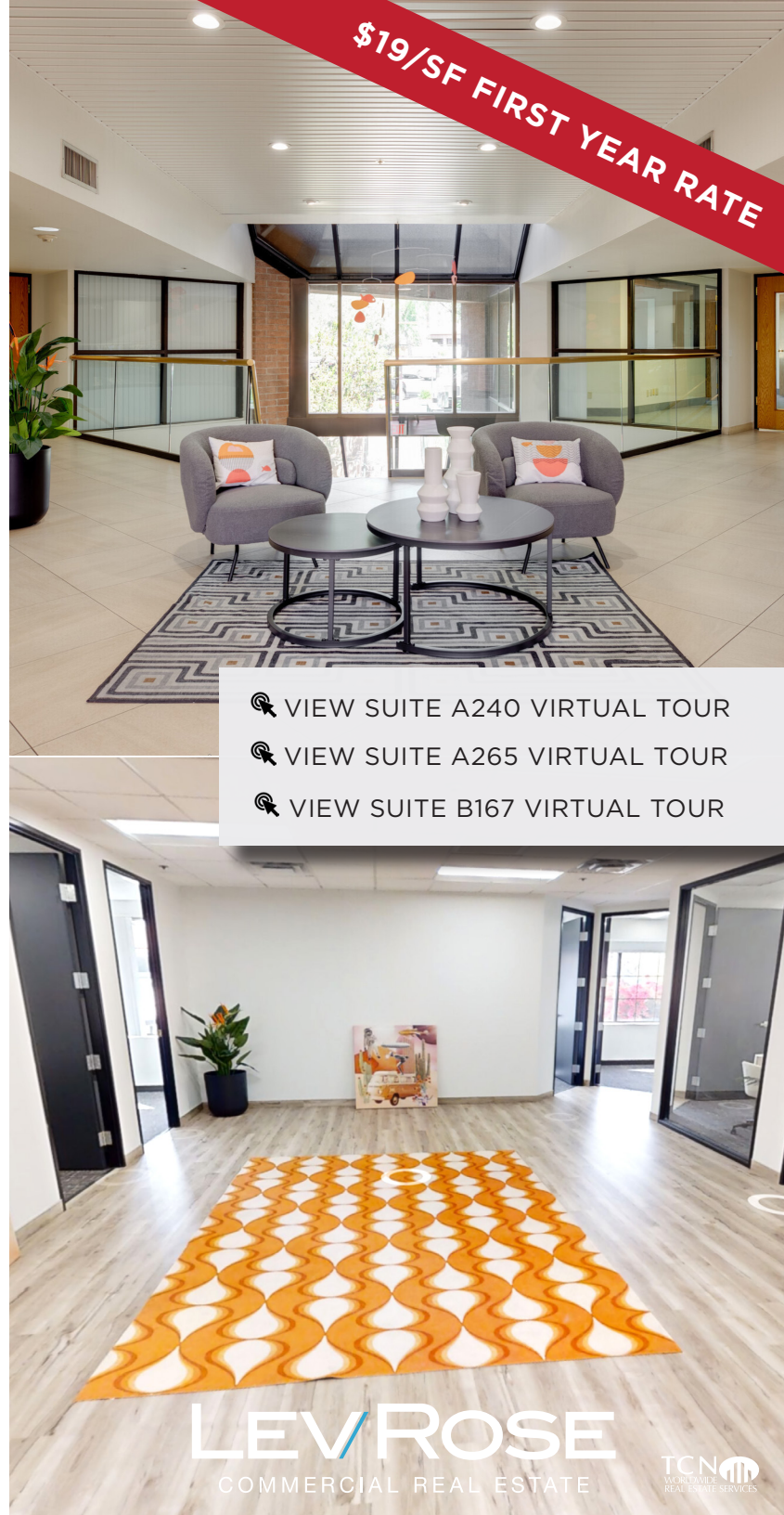
LEASE RATE: ~~\$25.75/SF FS~~ **\$19.00/SF FS FIRST YEAR RATE**

COVERED PARKING: \$50/mo/space

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\$19/SF FIRST YEAR RATE

VIEW SUITE A240 VIRTUAL TOUR
 VIEW SUITE A265 VIRTUAL TOUR
 VIEW SUITE B167 VIRTUAL TOUR

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HIGHLIGHTS:

- Centrally located minutes from Downtown PHX, the I-10 and I-17
- Less than 5 miles from Sky Harbor
- Recently remodeled interior lobby, common areas, and spec suites
- Loads of natural light and private balconies
- On-site tenant amenity coffee bar
- IT Fiber to the Building



\$19/SF FIRST YEAR RATE



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AERIAL OVERVIEW

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This map was prepared for assessment purposes only. Map not to scale.

