

FOR LEASE

CLARENDON PLACE
300 W CLARENDON AVE
PHOENIX, AZ 85013

SUITE 265/285 SPECIAL
\$5,304/MONTH

AVAILABLE  [CLICK SUITE TO VIEW FLOOR PLAN](#)

<u>Suite 265*</u>		±1,513 SF	\$22.50/SF
<u>Suite 285*</u>		±1,992 SF	\$22.50/SF
<u>Suite 340</u>	 VIRTUAL TOUR	±3,059 SF	\$22.50/SF
<u>Suite 440</u>	 VIRTUAL TOUR	±1,757 SF	\$22.50/SF
<u>*Suite 265 & 285 are contiguous to ±3,505 SF</u>			\$22.50/SF
<u>VIRTUAL TOUR</u> 			\$18.50/SF

PARKING \$75/SPACE PER MONTH
(RESERVED COVERED)

BUILDING SIZE ±91,353 SF

LOT SIZE ±2.94 AC

ZONING C-O

PROPERTY HIGHLIGHTS

- 2025 AI Security System
- Easy Access to Midtown and Downtown
- Reserved and Unreserved Parking in Garage for all Tenants and Visitors
- Pride of Ownership
- Recent Upgrades to Modernized Lobby and Elevator
- Nearby Restaurants and Retail Galore
- Fiber (Lumen) Available!



**CLICK TO VIEW SUITE 340
VIRTUAL TOUR**

STUNNING VIEWS OF MIDTOWN PHOENIX



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LEV ROSE
COMMERCIAL REAL ESTATE

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NEARBY AMENITIES:



RESTAURANTS & BARS

Alexi's Grill
Applebee's Grill + Bar
Cherryblossom Noodle Cafe
Chipotle
Chula Seafood
Clever Koi
Culver's
Dairy Queen
Denny's
Federal Pizza
Fired Pie
First Watch
Flower Child
Gadzooks
George and Dragon
English Pub
Hula's Modern Tiki
Huss Brewing Co. Taproom
Jack in the Box
Jimmy John's
Joyride Taco House
La Piñata
Los Dos Molinos

Lou Malnati's Pizzeria
McDonald's
Mi Patio
Ocotillo
Oregano's
Panda Express
Pane Bianco Central
Persepshen
Pita Jungle
Pizza Heaven
Postino
Restaurant Progress
Rosie McCaffrey's Irish Pub & Restaurant
Sauce Pizza & Wine
Shake Shack
Short Leash Hotdogs
Southern Rail
Spinato's Pizzeria
St. Francis
Streets of New York
Subway
SunUp Brewing Co.
Taco Bell

Taco Guild
Thai Basil
Tranquilo
Two Hippies Beach
Verdura
Wendy's
Whataburger
Yama Sushi House
Yoshi's Restaurant
Zipp's Sports Grill
Zookz Sandwiches



COFFEE, TEA & JUICE

BoSa Donuts
Cartel Coffee Lab
Copper Star Cafe
Dark Hall Coffee
Esso Coffeehouse
First Draft Book Bar
Fàme Caffè

Nekter Juice Bar
Scooter's Coffee
Starbucks
The Refuge Cafe
Urban Beans
Jamba Juice



SHOPPING

AJ's Fine Foods
Basha's
CVS Pharmacy
Frances
Fry's
Natural Grocers
Safeway
Sprouts
Staples
Walgreens
West Elm
Zia Records



HOTELS

Arrive
Embassy Suites
Extended Stay America
Hampton Inn
Hilton Garden Inn
Ramada by Wyndham
The Clarendon Hotel & Spa
Wyndham Garden



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