



**Largest Block of Single Floor
Contiguous Space in the
CBD - ±80,000 SF -
Densely Parked at 5/1000**

the seventh
AT PARK CENTRAL

3141 NORTH THIRD AVE. PHOENIX

Major Renovations Under Way

- Upgraded mechanical
- New HVAC with modified VAV system distribution
- 110' of new glass line
- Entire 2nd floor to an improved shell

5/1000 Parking FREE

CENTRALLY LOCATED TO PULL FROM NUMEROUS LABOR POOLS.

the seventh
AT PARK CENTRAL

Park Central is a multi-tenant, mixed-use, open-air office/retail project fronting along Phoenix's prized Central Avenue. Park Central serves as the primary focal point and amenity source of the massive Midtown submarket.

[BUILDING & PROPERTY HIGHLIGHTS]

- 5:1,000 surface parking
- 17'0 high floor to deck clearance
- 8-10" thick slab
- ± 28'-0" column spacing
- Bldg. & monument signage available
- Sprinklered
- ADA accessible
- APS, 20,000 amps (expandable)
- (2) 360 ton chiller units HVAC
- \$24.00/RSF full Service rental rate
- Central hub for fiber
- Power served by 2 powergrids - redundant
- 4 electrical rooms on the floor
- 4 IDF rooms on the floor
- 2 bay loading dock
- 3 passenger elevators
- 10'x 10' freight elevator/20,000 lb load
- 24/7 on-site security
- Central Avenue exposure
- Free parking
- Ample area available for back-up generators
- Base year operating expenses
- Negotiable TI

[LOCAL AMENITIES]



ON-SITE RESTAURANTS,
BARS, RETAIL, LODGING



WALKABLE TO MANY
NEIGHBORHOOD AMENITIES



CONVENIENT ACCESS
TO I-17, I-10 AND SR-51

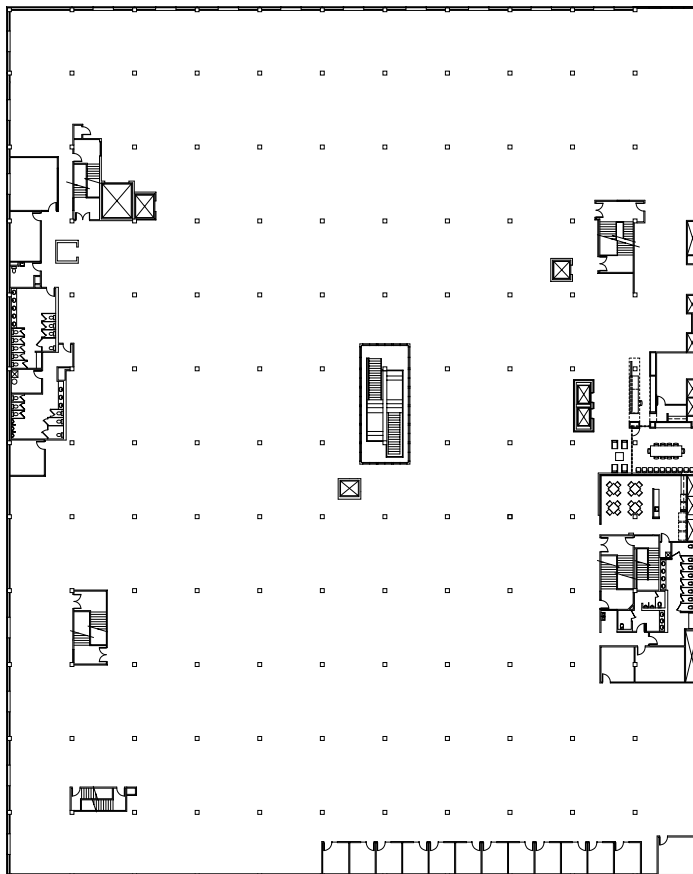


ADJACENT TO
2 LIGHT RAIL STATIONS





[SECOND LEVEL | BUILDING 7]



NEW ELEVATOR SHAFTS AND A RENOVATED LOBBY
ON THE EAST END FOR A SECOND FLOOR PROSPECTIVE USER.



RENTAL RATE
\$24 RSF
FULL SERVICE



5/1,000
PARKING FREE



10 MINUTES AWAY
PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

CONVENIENT ACCESS TO



TALKING STICK RESORT
ARENA

ON-SITE, WALKABLE
RESTAURANTS INCLUDE:



ON-SITE, WALKABLE
HOTELS INCLUDE:



EXTENDED
STAYAMERICA

Largest Block of Contiguous Space ±80,000 SF within the CBD – Densely Parked at 5/1,000

Major Renovations Under Way



the seventh AT PARK CENTRAL

3141 NORTH THIRD AVE. PHOENIX

FOR LEASING INFORMATION,
PLEASE CONTACT:

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