



**NEW RENTAL RATE \$18.00 - \$20.00 FULL SERVICE**

**GRAND  
CENTRAL TOWER**

±106,000 SF  
Available for Lease

3550 NORTH CENTRAL AVENUE | PHOENIX



# OFFICE SPACE FOR LEASE

## PROPERTY

- ±286,378 SF, twenty-one story office building
- ±106,000 SF contiguous can be made available
- High exposure floor plates ranging from ±11,000-30,000 SF
- Adjacent 3-story parking garage with abundant visitor surface parking
- On-site amenities include the famed Alexi's Restaurant

## NOTABLE FEATURES

- High-visibility building top & monument signage available
- New exterior building paint & parking
- Updated landscaping & hardscape
- Upgraded window tinting
- Interior lobby and elevator modernization

# GRAND CENTRAL TOWER

SUITE # & NOTES	RSF	SUITE # & NOTES	RSF
100	5,523	1250	3,817
200 full floor available	31,231	1402	915
320	12,057	1405	1,073
400 full floor available	31,000	1408	2,088
600	1,654	1500 interior staircase	11,606
605	1,932	1600 interior staircase	11,606
700 full floor available	5,495	1700 full floor available	3,260
701 full floor available	2,898	1710 full floor available	6,491
710 full floor available	2,169	1720 full floor available	1,077
810	3,698	1801	4,229
910 full floor available	4,052	1806	1,711
915 full floor available	6,570	1810	1,260
1105	1,010	2100	3,544







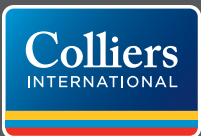
## LOCATION

- > In the heart of vibrant North Central business corridor, surrounded by restaurants, hotels, and other amenities
- > One block from Metro Station
- > Within 3 miles of Interstates 10 and 17 and State Route 51 and 15 minutes from Sky Harbor International Airport
- > Within walking distance of Park Central Mall, Staples, Walgreen's



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