

2800 Tower

2800 North Central Avenue, Phoenix, Arizona 85004

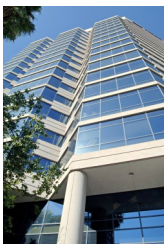


PREMIER OFFICE COMPLEX IN THE HEART OF MIDTOWN

CONTIGUOUS SPACE	1,504 - 66,188 rentable square feet
LEASE TERM	3 - 10 years
RENTAL RATE	\$ 20.00 - \$ 22.00 Full Service
COMMON AREA FACTOR	16.59%
OCCUPANCY RATE	51%
TENANT FINISH	Negotiable
BUILDING HOURS	M-F 7:00 a.m. to 6:00 p.m. Sat 7:00 a.m. to 1:00 p.m.
PARKING	Secured Adjacent Parking Garage

FEATURES AND AMENITIES

- 21 Story Class A Office Building: 370,736 RSF
- LEED Certified / Energy Star
- BOMA 360 Designated Building
- Monument Signage on Central Avenue
- On-Site Management Team by Gaedeke Group
- 24-Hour On-Site Courtesy Officer
24-Hour Card Key Access
- Wi-Fi Connectivity in Fitness Center, Tenant Lounge and Lobby
- Superior Unobstructed 360° Views of Phoenix Skyline
- Upper Floor Balconies
- Restaurant, Conference Facility, and Fitness Center
- Fiberoptics Providers: Cogent, Level Three
- Direct Access to Phoenix Metro Light Rail System
- Minutes from Sky Harbor International Airport



LEASING INFORMATION:

CBRE

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