

# FACT SHEET

**3003**  
phoenix corporate tower



<b>ADDRESS</b>	3003 North Central Avenue / Phoenix, AZ 85012	
<b>TOTAL BUILDING SIZE</b>	445,811 SF, 25-story Building	
<b>TOTAL AVAILABLE SPACE</b>	169,391 SF	
<b>AVAILABLE SPACE</b>	<ul style="list-style-type: none"><li>+ Suite T-100: ±7,623 SF</li><li>+ Suite T-105: ±2,264 SF</li><li>+ Suite 126: ±5,488 SF</li><li>+ Suite 400: ±11,699 SF<sup>1</sup></li><li>+ Suite 420: ±4,957 SF<sup>1</sup></li><li>+ Suite 500: ±17,453 SF</li><li>+ Suite 620: ±1,312 SF</li><li>+ Suite 700: ±6,569 SF</li><li>+ Suite 800: ±17,453 SF<sup>2</sup></li><li>+ Suite 900: ±3,821 SF<sup>2</sup></li></ul>	<ul style="list-style-type: none"><li>+ Suite 1050: ±4,263 SF<sup>3</sup></li><li>+ Suite 1070: ±2,014 SF<sup>3</sup></li><li>+ Suite 1100: ±7,902 SF<sup>4</sup></li><li>+ Suite 1150: ±3,682 SF<sup>4</sup></li><li>+ Suite 1175: ±5,007 SF<sup>4</sup></li><li>+ Suite 1200: ±17,453 SF</li><li>+ Suite 2400: ±17,751 SF<sup>5</sup></li><li>+ Suite 2500: ±17,751 SF<sup>5</sup></li><li>+ Suite 2600: ±14,929 SF<sup>5</sup></li></ul>
	<p><sup>1</sup>Contiguous to ±16,656 SF</p> <p><sup>2</sup>Contiguous to ±34,906 SF</p> <p><sup>3</sup>Contiguous to ±6,277 SF</p>	<p><sup>4</sup>Contiguous to ±16,591 SF</p> <p><sup>5</sup>Contiguous to ±50,431 SF</p>
<b>LEASE RATE</b>	Floors 1-6: \$22.50/SF Floors 7-18: \$24.00/SF Floors 19-26: \$25.50/SF	
<b>PARKING</b>	3.5/1,000 5 Level Adjacent Structure Covered Reserved \$75.00 per stall, per month Covered Unreserved \$55.00 per stall, per month Rooftop: \$35.00 per stall, per month	
<b>LOAD FACTOR</b>	14% - Multi-tenant floors 8% - Full floor tenants	
<b>TENANT IMPROVEMENTS</b>	Negotiable	
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>+ Creative Open Ceiling Office Space Available</li><li>+ New Tenant Amenity Lounge "MIX @ PCT" Complete</li><li>+ Plaza Renovations Underway</li><li>+ On site yoga classes every Monday &amp; Thursday @ Noon</li><li>+ Unmatched Views of Camelback Mountain and Piestewa Peak</li><li>+ Located in the Heart of Midtown</li><li>+ Adjacent to Light Rail stop on Central Ave</li><li>+ Easy Access to I-10, I-17, and Highway 51</li><li>+ Classic Design that Stands Out in the Midtown Skyline</li></ul>	

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