

2800 TOWER

2800 Tower 2800 North Central Avenue Phoenix, Arizona 85004



21 Story Premier Class A Office Building
364,533 Total Rentable Square Feet
Conveniently located in the heart of Midtown
Monument Signage on Central Avenue



C.A.F.:	14%
Occupancy Rate:	62.8%
Largest Contiguous:	39,726 rsf (2 full floors)
Smallest Available:	845 rsf
Office Rental Rate:	\$20.00-\$22.00 Full Service
Lease Term:	3-10 Years
Tenant Finish:	Negotiable
Parking:	Secured Adjacent Parking Garage
Building Operating Hours:	7:00 a.m. - 6:00 p.m. Monday thru Friday 7:00 a.m. - 1:00 p.m. Saturday
Security:	24 Hour On-Site Courtesy Officer Service 24 Hour Card Key Controlled Access
Property Management:	On Site Management Team by Gaedeke Group, LLC
Amenities:	<ul style="list-style-type: none">• Minutes from Sky Harbor International Airport• Superior unobstructed 360° views of Phoenix skyline• Upper floor balconies• Conference facilities and fitness center• Direct access to Phoenix Light Rail system• Lavishly landscaped plaza with water features
Telecommunications Providers:	Verizon / XO Communications / Time Warner / Level Three / Cypress Communications / Cogent Communications
Gaedeke Group Contact:	Belinda Dabliz, Vice President of Leasing 214.273.3323 bdabliz@gaedeke.com
Leasing Contacts:	Transwestern Jim Achen, Jr. 602.954.9850 Jim.achen@transwestern.net Bill Zurek 602.954.9856 William.zurek@transwestern.net

