

OFFICE SPACE FOR LEASE

2944

N 44th Street
Phoenix, AZ

2944 PLAZA

Suite 100 | 3,325 SF | \$26/SF FS

Suite 144 | 2,427 SF | \$26/SF FS

For more information contact:

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Logan Crum

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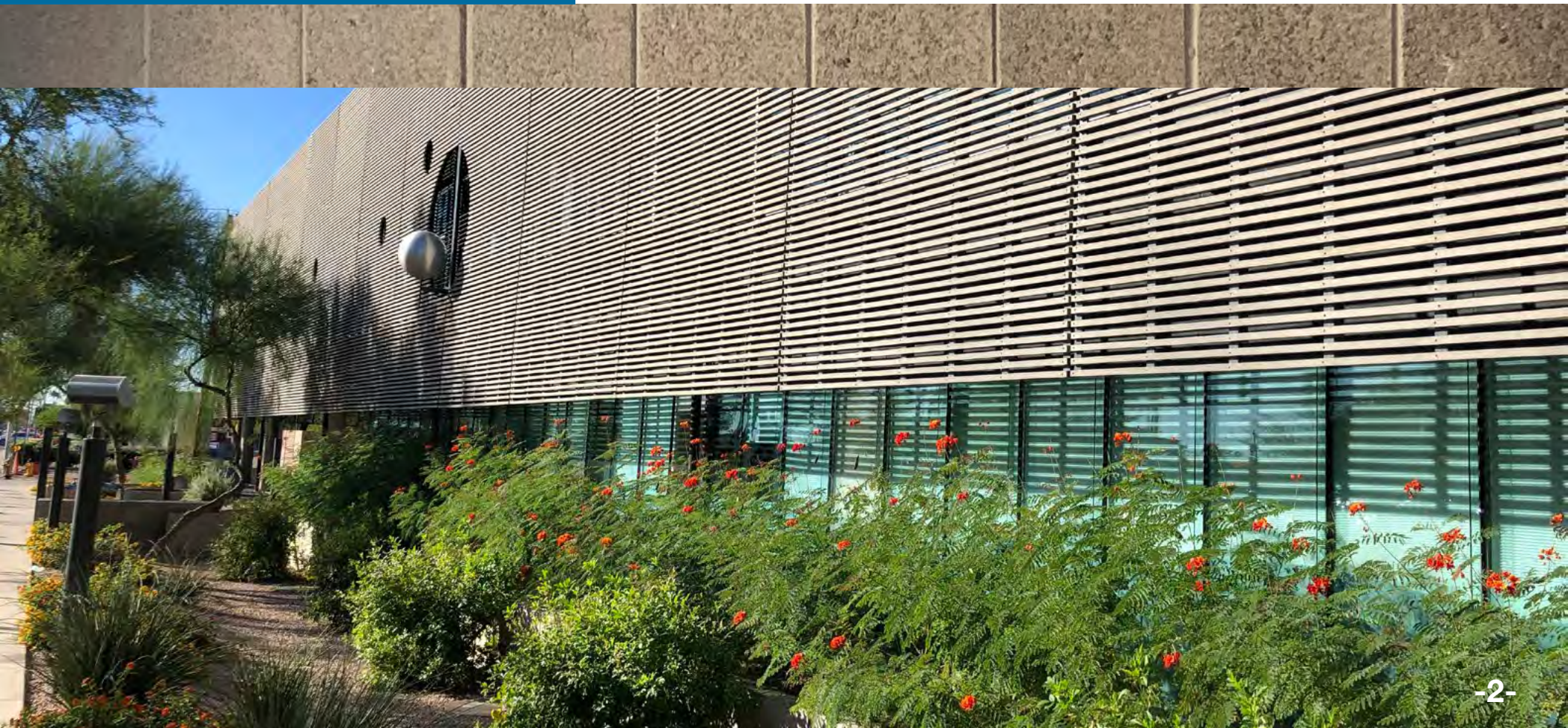
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NAIHorizon



Property Highlights

Property Type:	Class B Office Building
Year Built:	1999
Building Size:	±28,312 SF
Land Size:	±77,450 SF / 1.78 Acres
Address:	2944 N 44th St, Phoenix, AZ 85018
Location:	N of NWC 44 St & Thomas Rd
Parcel:	127-13-107
Zoning:	C-O, City of Phoenix
Parking:	55 Surface Spaces, 4.13/1000 SF 58 Covered Spaces (paid) 4 Handicap Accessible Spaces



2944 Plaza

- Contemporary building designed by award-winning architect Eddie Jones
- Great alternative to Camelback Corridor
- Prominent 44th Street monument signage
- Convenient Access from 44th Street
- Exterior/interior glass allows for natural lighting
- Impressive contemporary interior with high ceilings, polished concrete floors and exposed duct work
- Parking Ratio 4.13/1000 SF
- Additional reserved, covered spaces for \$35/mo, subject to availability
- Cox high-speed fiber available
- 5 minutes from Phoenix Sky Harbor Airport & 202/51/143 freeways
- 5 minutes from Camelback Corridor, 10 minutes to Paradise Valley, Downtown Phoenix & Tempe

Property Features

Current Availabilities:

Suite 144

±2,427 SF

\$26.00/SF Full Service

Features:

- Available 05/15/2021
- Prominent lobby exposure
- Beautiful kitchen buildout
- Glass-lined conference room
- Post-production studio
- Large glass-lined office

Suite 100

±3,325 SF

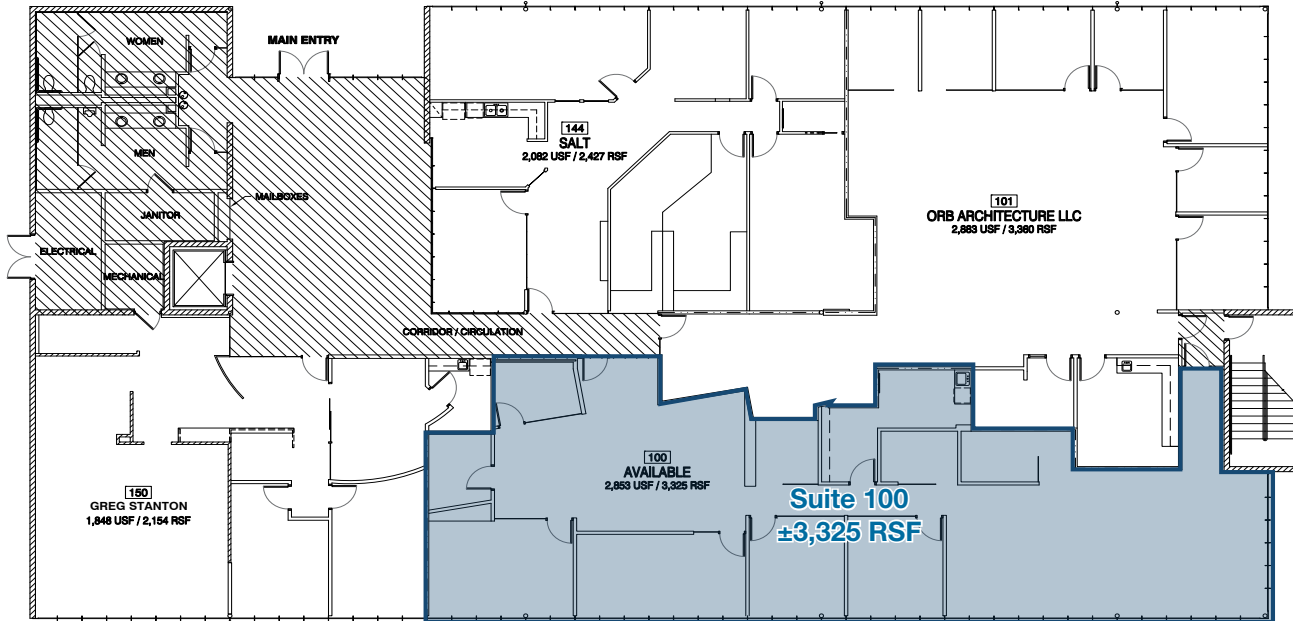
\$26.00/SF Full Service

Features:

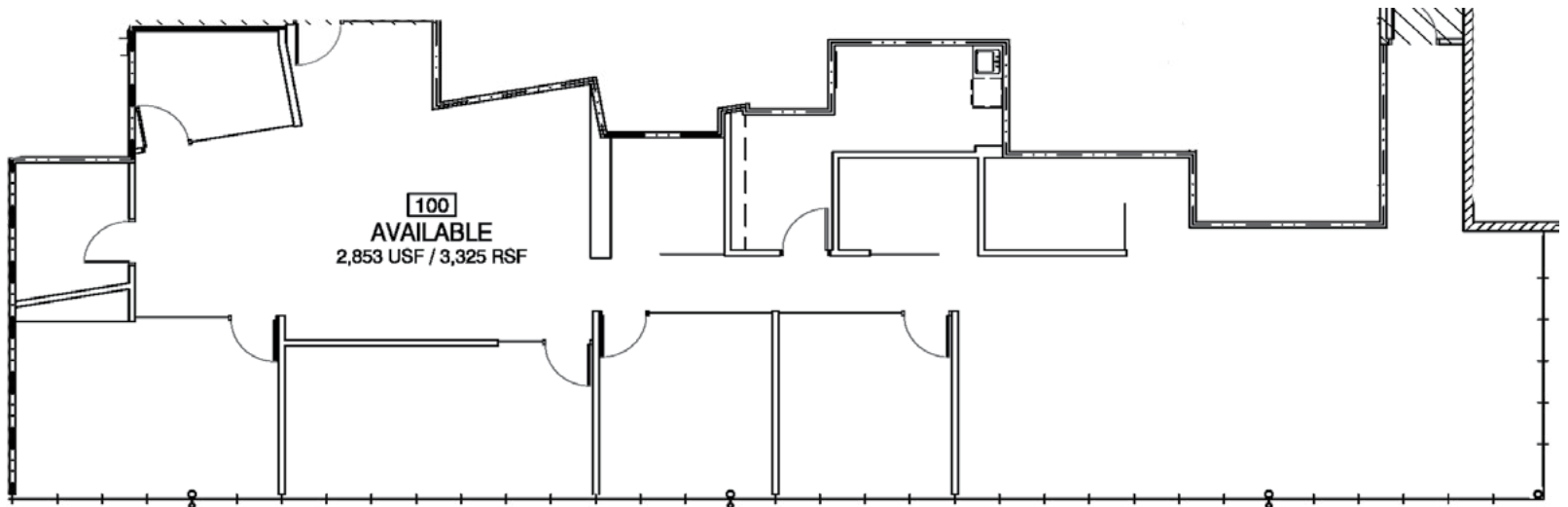
- Available 03/31/2021
- Two conference rooms or large offices
- Two offices with glass lines
- Three closets/call rooms/small offices
- Large open bullpen with glass line
- Breakroom with sink
- Lobby area

Available Space

Suite 100 Floor Plan

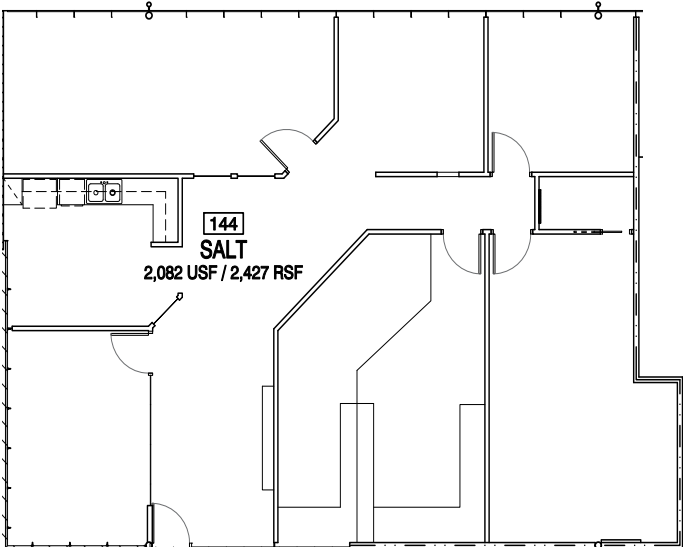
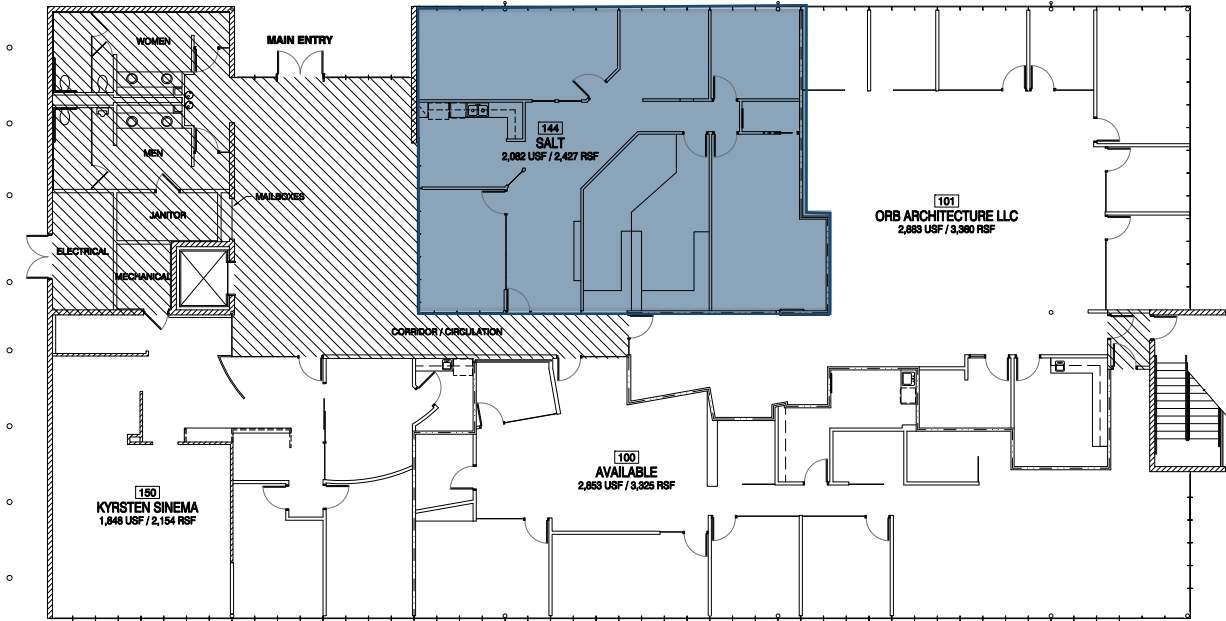


**Suite 100
±3,325 RSF**



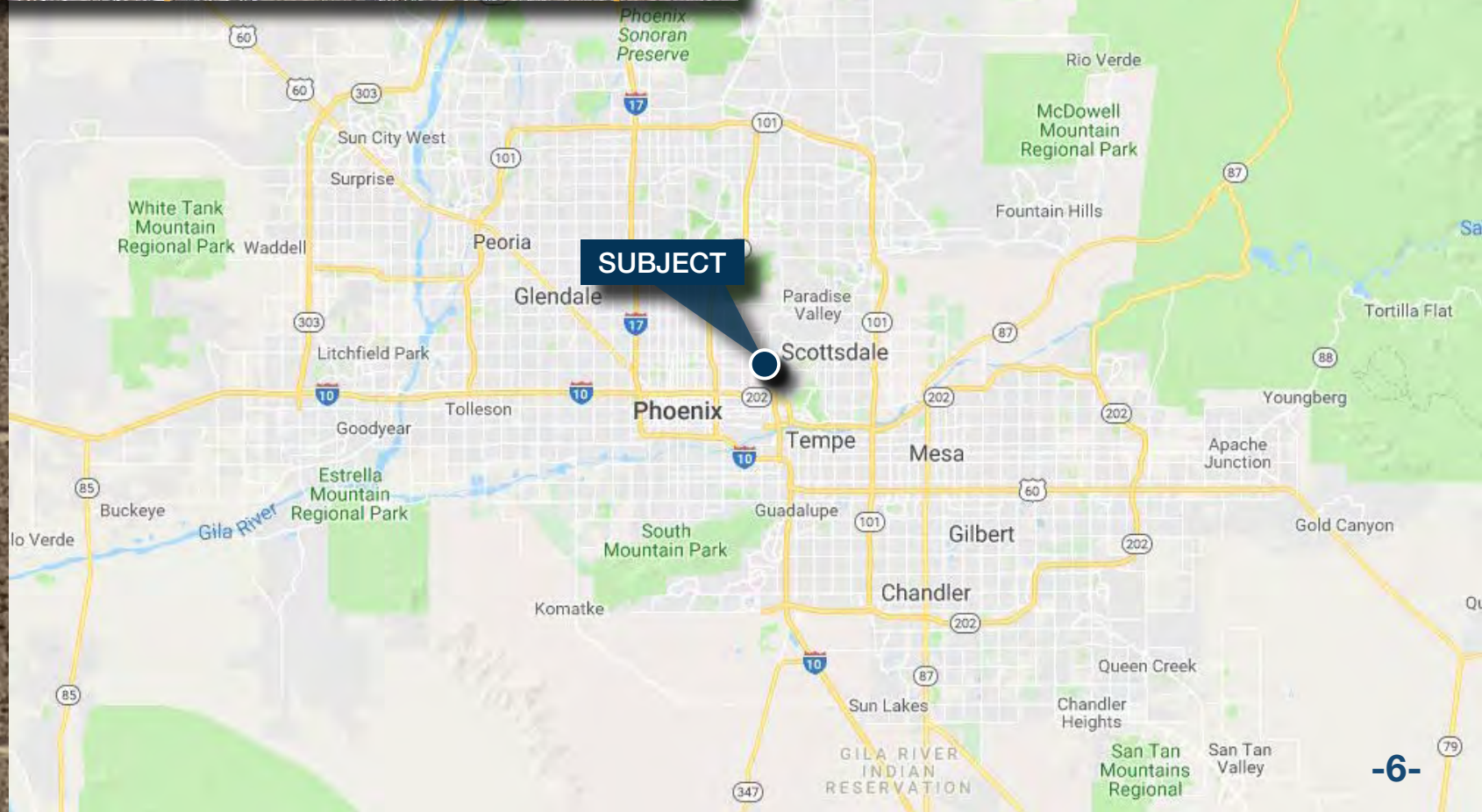
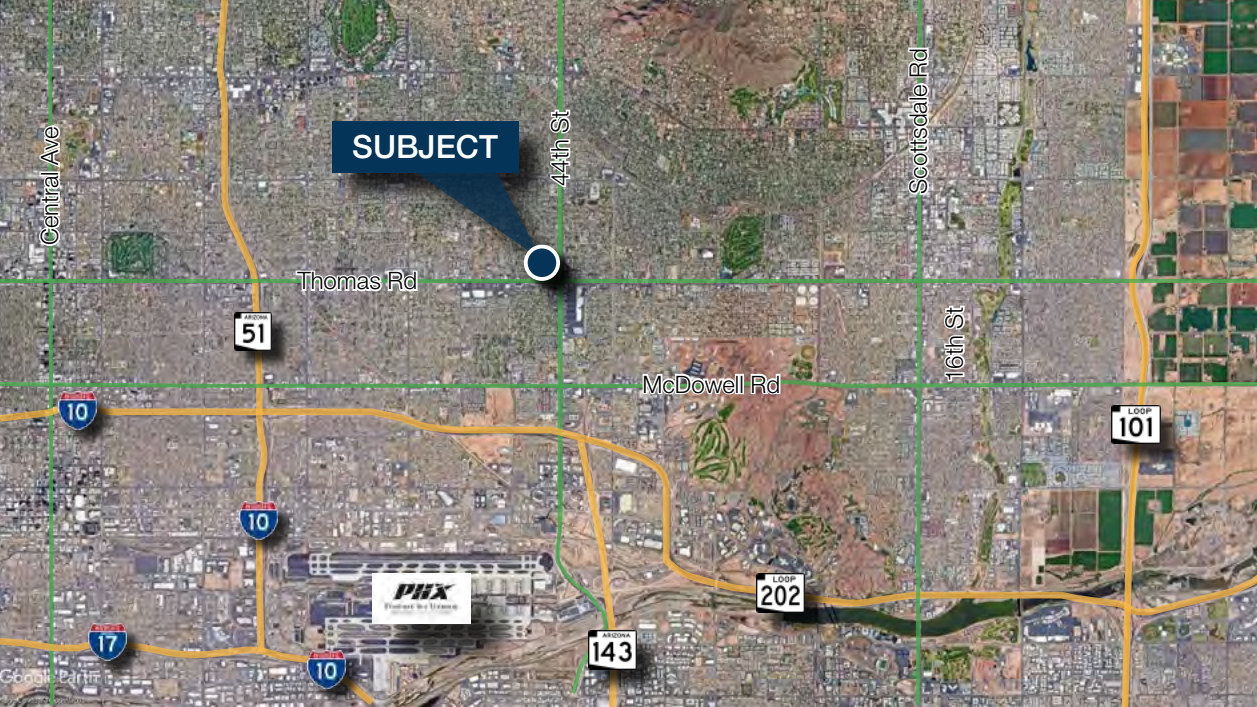
Available Space

Suite 144 Floor Plan



**Suite 144
±2,427 RSF**

Metro Phoenix



PARADISE VALLEY

SCOTTSDALE

FASHION SQUARE MALL

CAMELBACK MOUNTAIN

Camelback Rd

CHESTNUT



44th St



Chick-fil-A



Indian School Rd



ARIZONA COUNTRY CLUB



THE VIG
a modern tavern

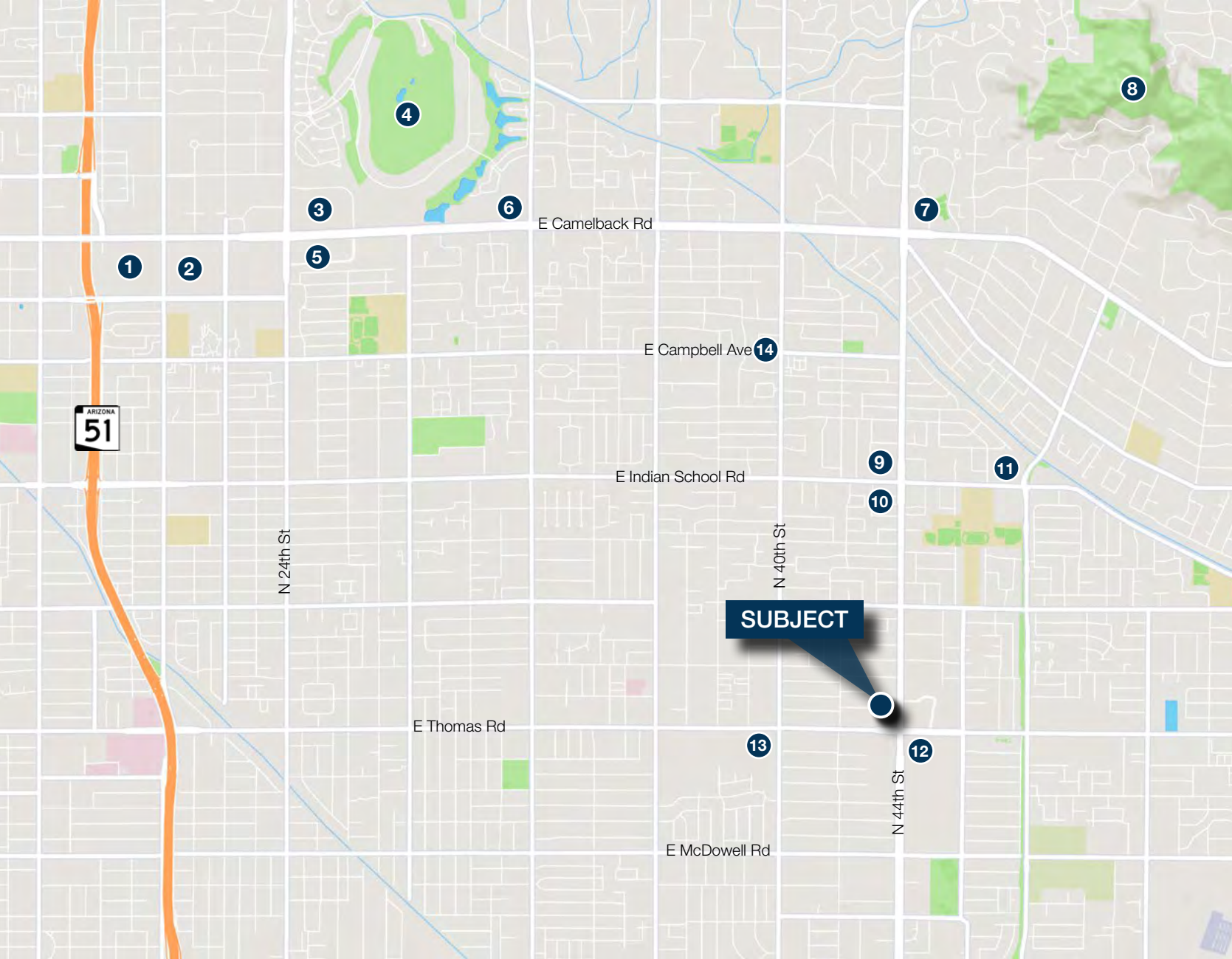
SUBJECT



Thomas Rd



Surrounding View



- 1 Camelback Colonnade**
Arizona Federal Credit Union, Cafe Zupa's, Fry's Food, In-N-Out Burger, Marshall's, Michael's, Old Navy, PetSmart, Pier 1, Ultra Beauty
- 2 Town & Country**
Cafe Rio, The Container Store, FedEx Office, Forever 21, Homewood Suites by Hilton, LA Fitness, Nordstrom Rack, Paper Source, Snooze an AM Eatery, Trader Joe's, Whole Foods Market
- 3 Biltmore Fashion Square**
Allen Edmonds, Blanco Tacos & Tequila, The Cheesecake Factory, Elizabeth Arden Red Door Salon & Spa, Embassy Suites by Hilton, J Crew, Macy's, Pottery Barn, Saks Fifth Avenue, Seasons 52, Williams Sonoma, Zinburger Wine & Burger Bar
- 4 Arizona Biltmore Resort**
A Waldorf Astoria Resort
- 5 Esplanade**
AMC Dine-In, Bank of the West, The Camby Autograph Collection Hotel, CBRE, Starbucks
- 6 Biltmore Plaza**
Bank of America, The Collins Small Batch Kitchen, Drybar, Matt's Big Breakfast, MidFirst Bank, Safeway, Wells Fargo Bank
- 7 Camelback Village Center**
AJ's Fine Foods, Bank of America, Body Lab, Camelback Village Racquet & Health Club, Flower Child, Steak 44, Urbana, Wally's Pub & Grill, Wells Fargo
- 8 Camelback Mountain**
Echo Canyon Recreation Area
- 9 NWC 44th & Indian School**
Chevron, Koi Poke, Nekter Juice Bar, Nothing Bundt Cakes, Pita Jungle, Reformed Pilates, Rubio's, Starbucks, Walgreens, Wildflower Bread Company
- 10 Arcadia Gateway**
Doughbird, Elements Massage, Herbal Nails, Smashburger, Uberrito
- 11 Arcadia Town Center**
Black Cat Coffeehouse, CVS, Ken's Nails, Over Easy, Safeway, Tutor Time
- 12 SEC 44th & Thomas**
Angel's Trumpet Ale House, Burlington, Chase Bank, Chipotle, Costco, Five Guys, Fry's Food, OfficeMax, Petco, Ross Dress for Less, Target, Verizon

Surrounding Amenities

14 40th & Campbell
Ingo's Tasty Food, La Grande Orange Grocery & Pizzeria, Postino

13 SEC 36th & Thomas
Dollar Tree, Helio Basin Brewery, Home Depot, Planet Fitness, Walgreens, Walmart Supercenter

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