



2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
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COMMERCIAL ADVISORS



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## 2620 NORTH 3RD STREET - Phoenix, AZ 85004

### Ample Parking

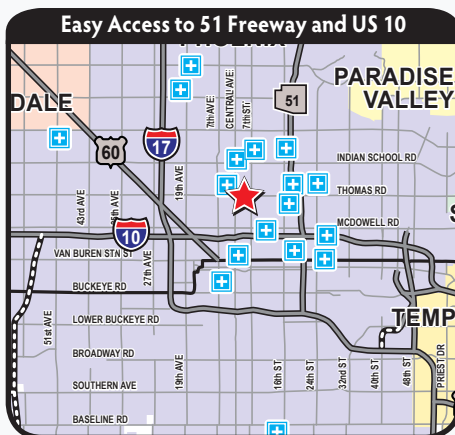


### 2620 NORTH 3RD STREET NWC 3rd St & Virginia Ave • Phoenix, AZ

<b>Project Size</b>	17,350 SF
<b>Availability</b>	Suite 101 +/-4,300 SF
<b>Lease Rate</b>	Negotiable (Triple Net) NNN = approx. \$6.34/sf
<b>Annual Increases</b>	3%
<b>Tenant Improvements</b>	Negotiable
<b>Parking</b>	5:1,000/SF



Medical Office for Lease in Central Phoenix Medical Corridor



### AMENITIES

- Beautiful modern medical building in Central Phoenix
- Close to St. Joseph's Medical Center and Banner Good Samaritan Medical Center
- Easy building accessibility
- Signage on 3rd Street in medical corridor



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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