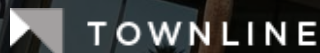


# 2600 North Central

DISCOVER THE DIFFERENCE

2600 North Central Avenue, Phoenix, AZ 85004

[www.2600northcentral.com](http://www.2600northcentral.com)





**At 2600 North Central, tenants really can have it all: excellent connectivity, convenient location, easy parking, and plentiful space, all in newly renovated office tower.**

**Located just north of Downtown Phoenix, 2600 North Central has the flexible workspaces that modern businesses need – and the perks that employees want, like a vibrant tenant lounge and abundant natural light.**



**VIBRANT TENANT LOUNGE**

# BUILDING FEATURES



**±318,000 SF**



**±16,000 SF floor plates**



**20 stories – highly visible office tower offering great view space**



**Brand new lobby**



**New tenant lounge**



**New conference center**



**New fully equipped gym complementary to all tenants**



**Full floor spec suites on the 6th and 16th floor (Delivering Oct 2023)**



**Six-level dedicated covered parking structure – 3.5/1,000**



**Monument and building signage opportunity**



**4 MW in two back-up diesel generators**



**Redundant power – 12,000 amp, 3-phase service via 3 separate electrical substations**

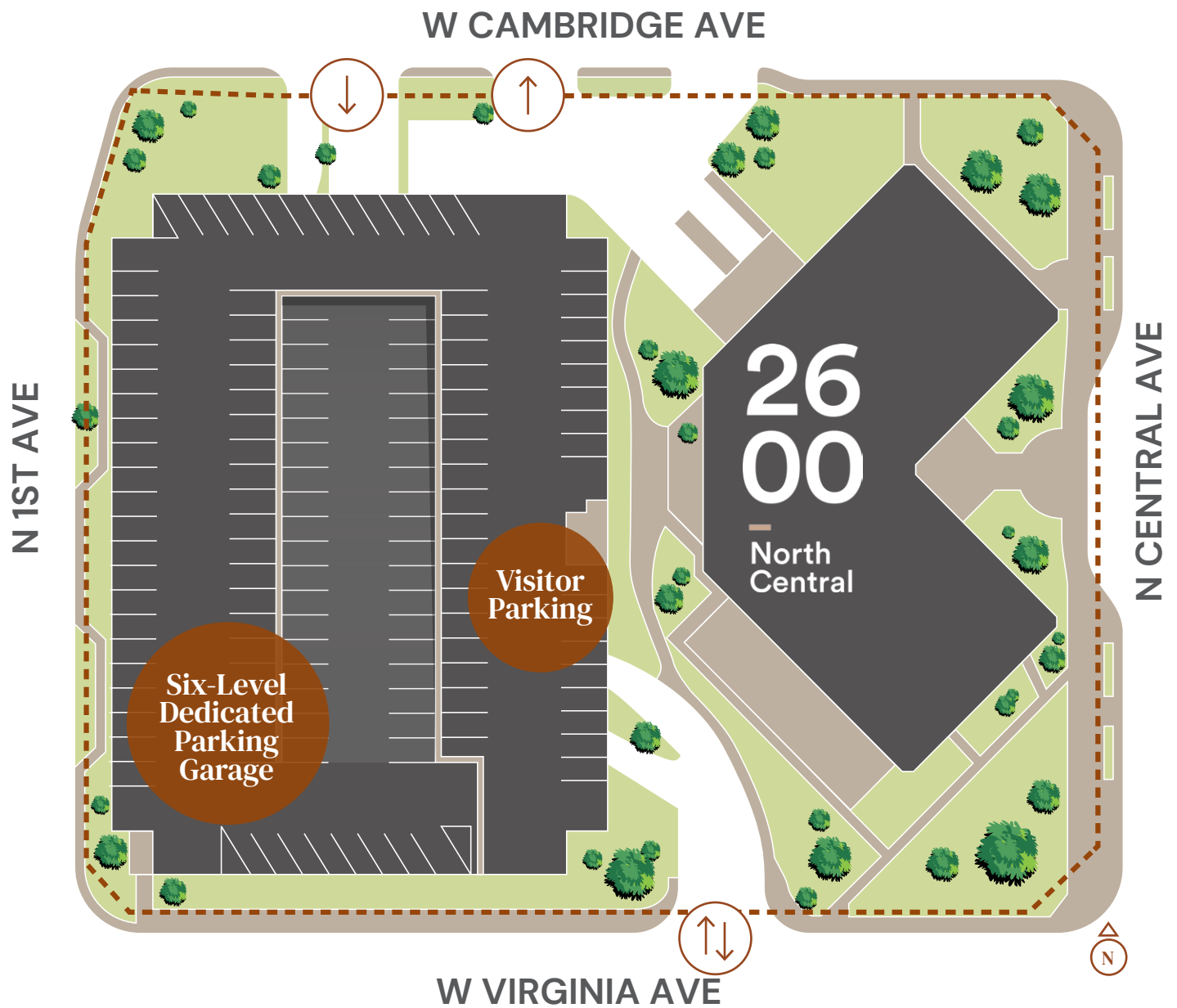


**24/7 on-site security**



**On-site property management**

# EASY ACCESS



 Points of ingress / egress



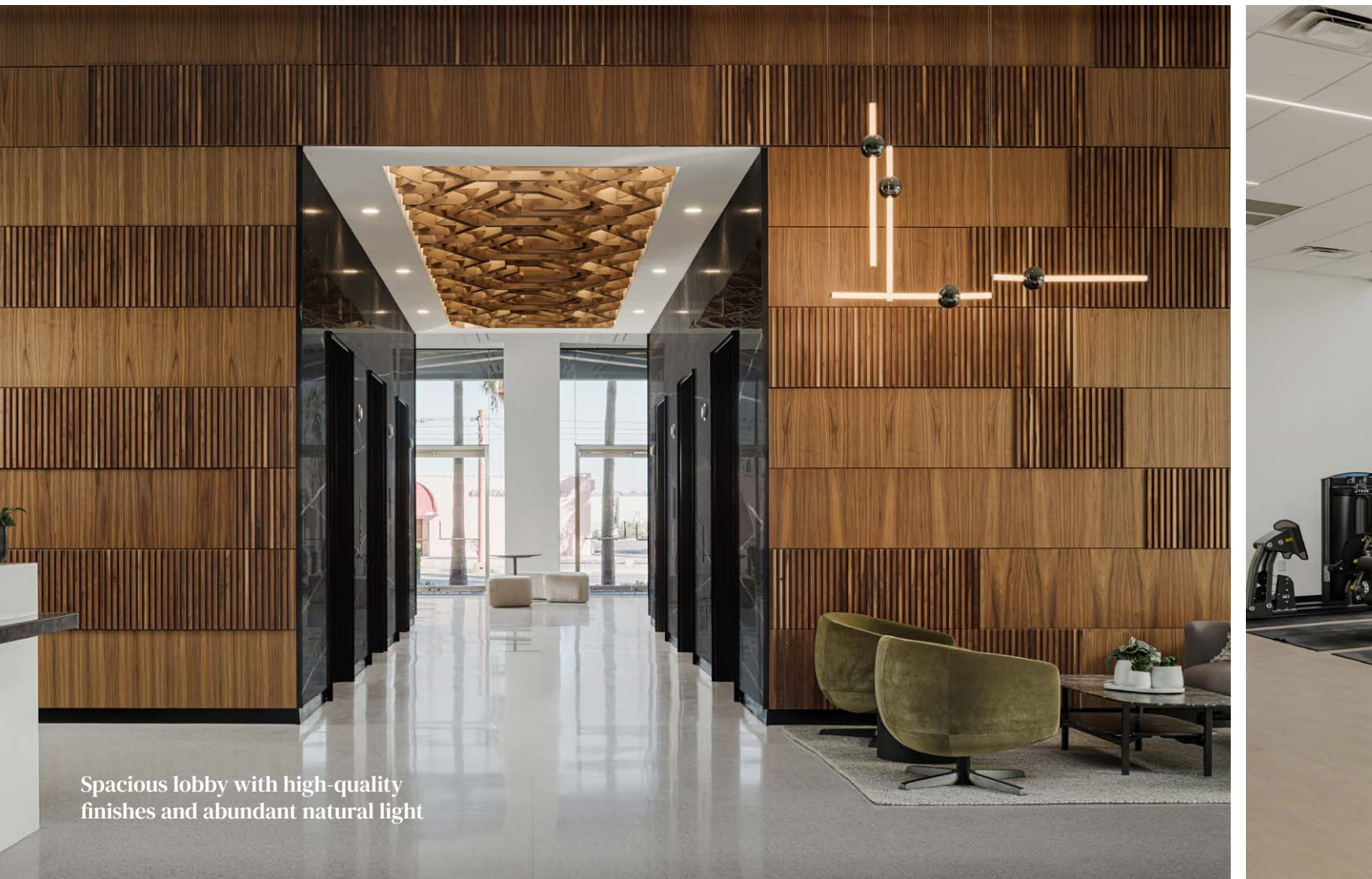
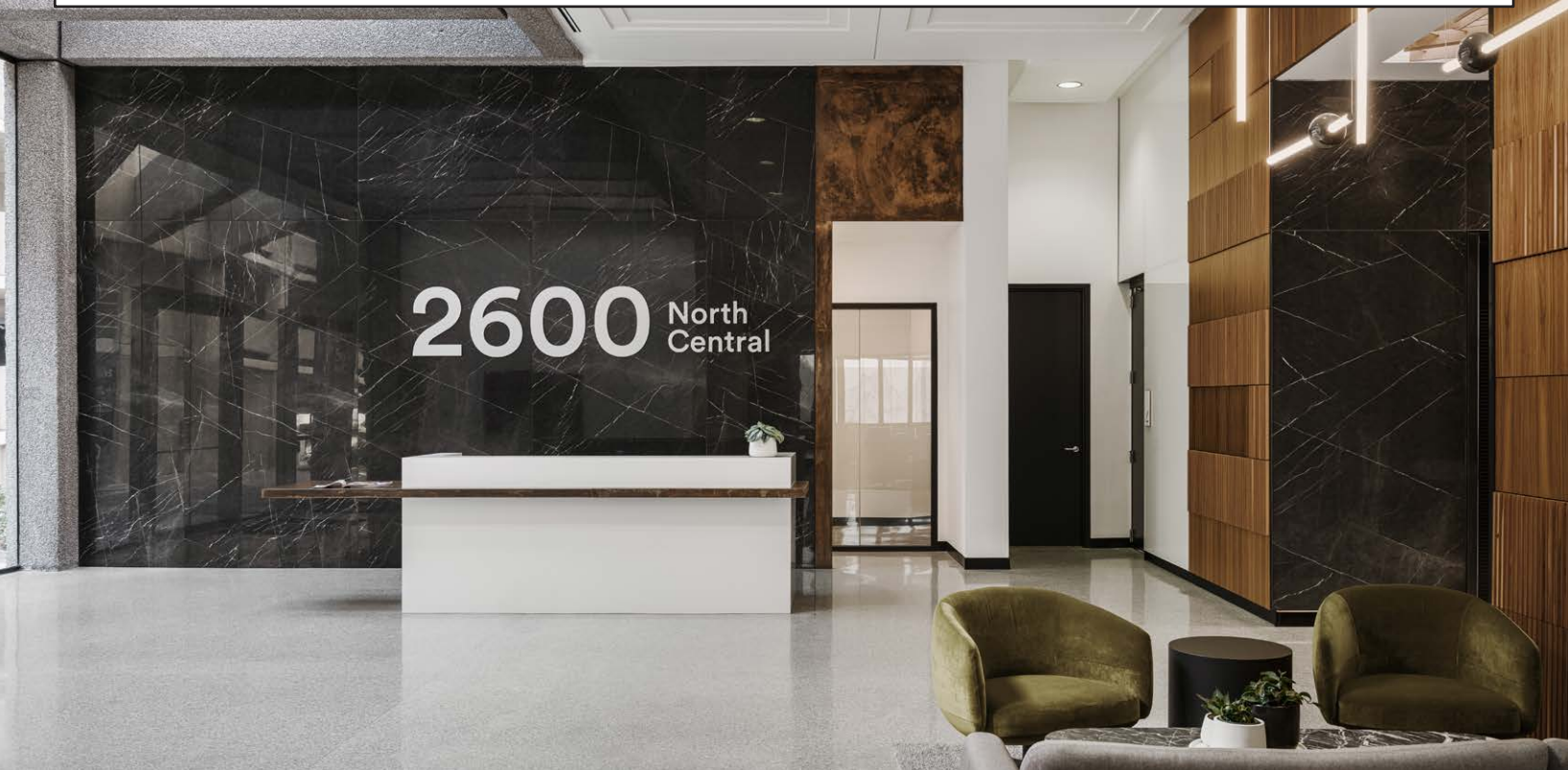


# SIX-LEVEL DEDICATED COVERED PARKING STRUCTURE

Parking Ratio - 3.5/1,000



# BRAND NEW LOBBY & AMENITIES



Spacious lobby with high-quality finishes and abundant natural light





Brand new conference room



# STORY 6

## 6TH FLOOR UPGRADES QUALITY YOU CAN FEEL

Thoughtful, high-quality renovations and curated on-site amenities create a dynamic space for the modern tenant and allow them to Discover the Difference





# 16TH FLOOR

## BRAND NEW FULL FLOOR SPEC SUITE PROGRAM

The sixteenth floor is being fully built out with high-end, luxurious spec suites to accommodate the modern tenant with occupancy ready October 2023





# CONVENIENTLY CONNECTED



Ideally situated within 1/4 mile of two Light Rail stops along Central Avenue (Thomas Road and Encanto Blvd)



Located just north of Downtown Phoenix, offering amazing connectivity via the I-17, I-10, and SR 51 freeways



Close proximity to revitalized Park Central Mall and new Creighton University School of Medicine



Convenient access via four main thoroughfares (Central, 1st, Virginia, and Cambridge Avenues)





NORTH MOUNTAIN

PIESTEWA PEAK



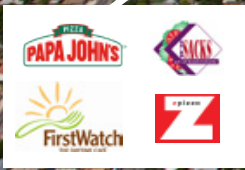
Creighton UNIVERSITY

Dignity Health St. Joseph's Medical Center

THOMAS RD

3 MILES TO HIGHWAY 51

EMBASSY SUITES HOTELS



2600 North Central



CENTRAL AVE

Panera BREAD

Dominic's

THE WILD THAI

Duong's

Switch

N 3RD ST

VIRGINIA AVE

FAIRFIELD INN & SUITES

# FIND YOUR FAVORITE SPOT



Just north of Downtown Phoenix, 2600 North Central offers a variety of fast casual restaurants, dining, and shopping venues within walking distance





# 2600 North Central

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