



THE CENTRE
4400-4444 N 32nd St

**±75,000 SF Class A Medical Office Park
Located in the Premier Camelback Corridor**

**REPRESENTED
BY**

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**km Kidder
Mathews**

Distinguished Phoenix location in the heart of where Biltmore meets Arcadia.



±75,000 RSF Class A medical office parking, consisting of two, two-story buildings



Monument signage availability on 32nd St



Over ±540 restaurants, coffee shops and retail amenities within a 3-mile radius



±10,000 RSF build-to-suit opportunity available



\$35.00/RSF full-service gross lease rate

Suite 10: ±2,123 RSF

Suite 190: ±7,280 RSF (divisible)

Suite 205: ±7,759 RSF

Excellent ingress/egress off 32nd St and Campbell Ave

Building upgrades currently underway including updated signage package and common area improvements

±10,000 RSF PAD available for build-to-suit with attached parking deck



THE CENTRE

Centrally located on 32nd Street and Campbell, The Centre is two miles to SR-51 and Biltmore Fashion Park, offering quick and easy access to downtown Phoenix and minutes away from ample restaurants, shopping and hotels. Walkable amenities include Original ChopShop and Provision Coffee & Roastery located across the street.

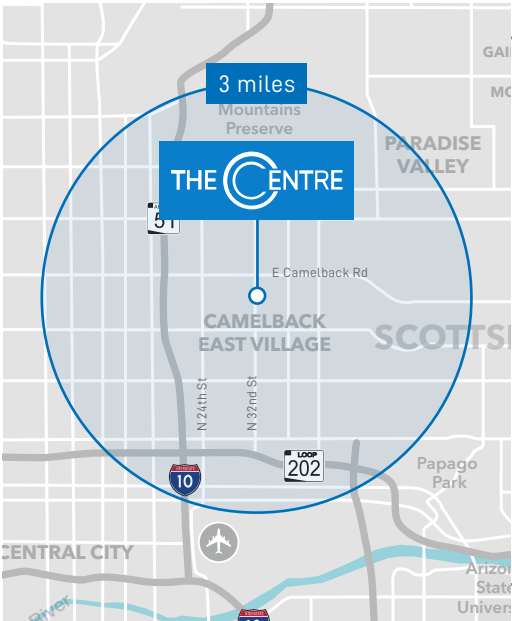
Drive Times

- 6 min

to SR-51
- 4 min

to Biltmore Fashion Park
- 10-15 min

to Downtown Phoenix



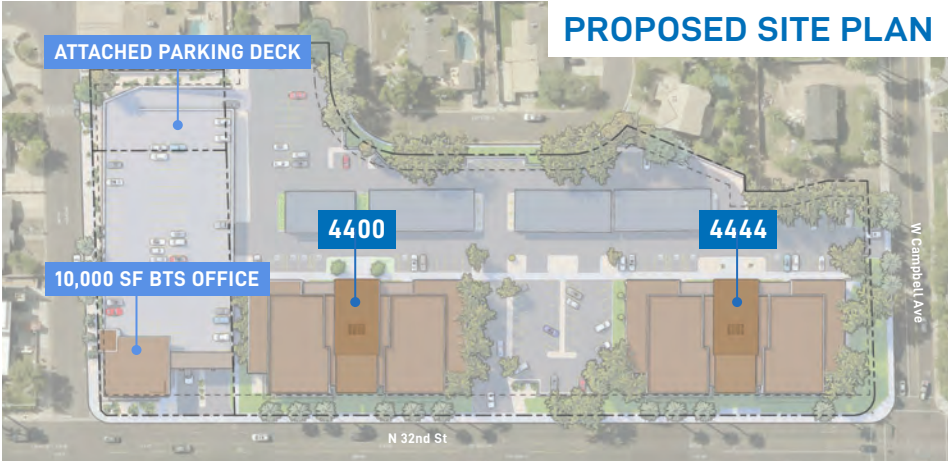
154,665
Population



\$90,507
HH Income



23,425
Traffic count





FOR LEASING
INFORMATION
CONTACT

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