

FOR LEASE

THE GRAND ON 44TH

*A ±39,372 SF Two-Building Office
Complex at 44th St & Thomas Rd*

2600 N 44TH ST, PHOENIX, AZ 85008



THE GRAND ON 44TH

Updated office complex offering high visibility, generous parking, and a prime central location.

Move-in ready

Outstanding visibility on 44th St

Parking ratio: 4.00 per 1,000 SF

All suites in spec condition

Local management

Free surface parking

Signalized intersection

Courtyard

Two building complex

\$23.50-24.50

LEASE RATE (PSF FULL SERVICE)



WELL-CONNECTED AREA

The Grand on 44th features a 2 building office complex near the bustling corner of 44th St and Thomas. Located directly across the street from major retailers such as Costco, Fry's, and Target, this property caters to several walkable food and beverage amenities. The Grand is also well-served by public transportation and is surrounded by several new and ongoing developments, with new businesses and residential projects that enhance the area. This intersection of 44th St & Thomas is a vital part of Phoenix's urban landscape, offering a blend of commercial convenience and residential comfort.

4 MIN
SR-143

5 MIN
LOOP 202





For more information, contact

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