



1 NORTH CENTRAL AVE  
PHOENIX, AZ 85004

## ONE NORTH CENTRAL

The Tower at One North Central is a Class A marquee, LEED Silver Certified, high-rise office building situated within the coveted central business district of downtown Phoenix. One North Central stands 20-stories high and offers first-class amenities and state-of-the-art technology. The Property features remodeled common areas, and convenient on-site, One Coffee Company and Duck and Decanter. One North Central is immediately adjacent to the light rail and within walking distance of retail, lifestyle and entertainment amenities in the newly revitalized area of Copper Square.



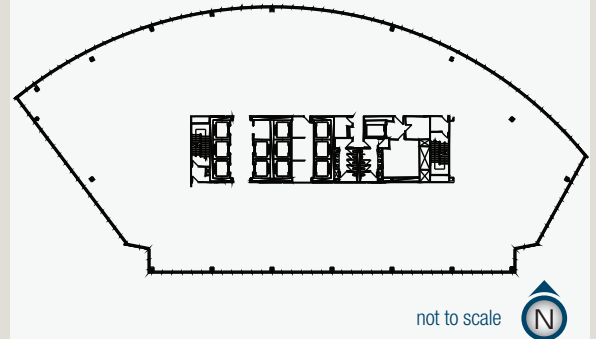


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## TYPICAL FLOOR PLATE

±27,500 RSF



### BUILDING FEATURES:

- Large, efficient floor plate, typical floor is ±27,500 RSF
- Marquee - 20-Story Class A Office Tower consisting of ±409,889 RSF
- 2.4/1000 parking ratio in an on-site structured garage
- Two full service restaurants serving coffee, breakfast, lunch and catering
- LEED Certified and Energy Star Certified
- Strong Institutional Ownership and on-site Property Management with 24-hour security

### LOCATION FEATURES

- Over 100 restaurants in walking distance
- Adjacent to two light rail stops
- Near Chase Field and US Airways Center
- Total number of hotel rooms in 3- block radius: 1,586 (Hyatt, Palomar, Renaissance & San Carlos)

### FOR LEASING INFORMATION:

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