

**OFFICE/ MEDICAL OFFICE FOR LEASE**

# Windsor Court

**2601 N 3RD ST**

Phoenix, AZ 85004

**PLEASE CONTACT:**

**ANTHONY RUIZ**

O: 480.425.5531

[anthony.ruiz@svn.com](mailto:anthony.ruiz@svn.com)

AZ #SA668172000

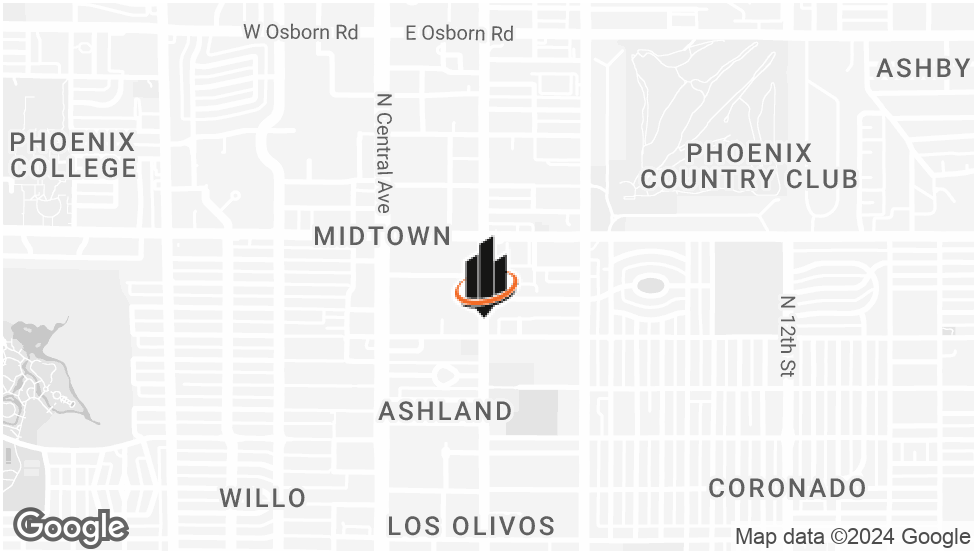
**CARRICK SEARS, CCIM, MBA**

O: 480.425.5529

[carrick.sears@svn.com](mailto:carrick.sears@svn.com)



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (Full Service)
BUILDING SIZE:	40,000 SF
AVAILABLE SF:	1,100 - 2,316 SF
LOT SIZE:	1.3 Acres
ZONING:	R-5, CO
APN:	118-45-016
VIDEO:	<a href="#">View Here</a>

**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com

PROPERTY OVERVIEW

Windsor Court has just undergone a renovation with new paint, signage, landscaping and a freshly sealed parking lot. This 3-story office building has 40,000 SF of Medical and professional space with and an additional 15,000 SF of garage parking. Having a total parking ratio of about 5 per 1,000 SF with an adjacent parking lot with covered parking. Property features an elevator for easy access to all floors. Its close proximity to Downtown Phoenix combined with a waive of new developments to the immediate area results in an abundance of amenities including bars and restaurants as well as, retail centers such as the fully improved Park Central Mall. Some suites have private restrooms, others have public restrooms with combination access. Owner/Agent.

Tenant’s broker entitled to one week in Sedona in a 4BR vacation home on a signed lease by 12-31-23. Dates are subject to availability and location to be determined at the sole discretion of the owner/agent. A signed lease means a fully executed lease document between leasee and lessor before 5 pm on December 31, 2023. Terms of lease must be a minimum of 12 months to qualify.



## ADDITIONAL PHOTOS



**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

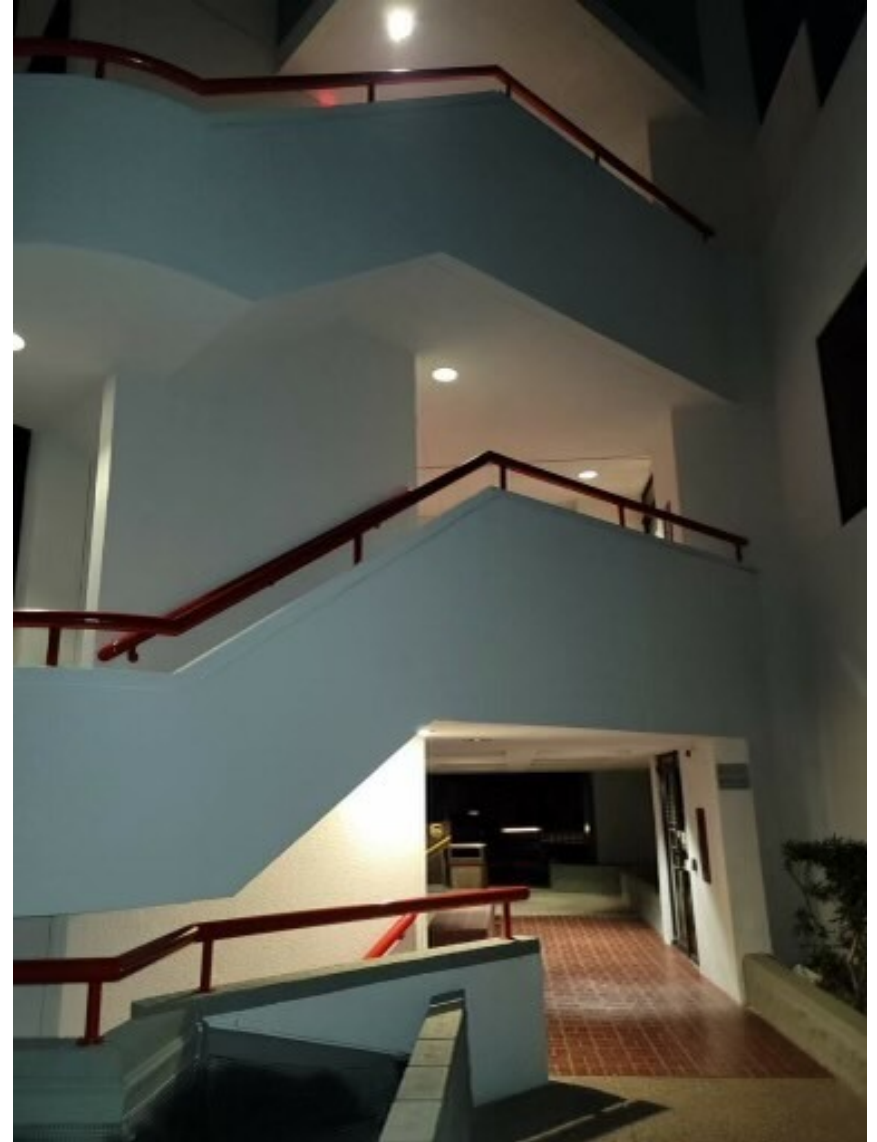
**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com

## ADDITIONAL PHOTOS



**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com





# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,100 - 2,316 SF	LEASE RATE:	\$20.00 SF/yr

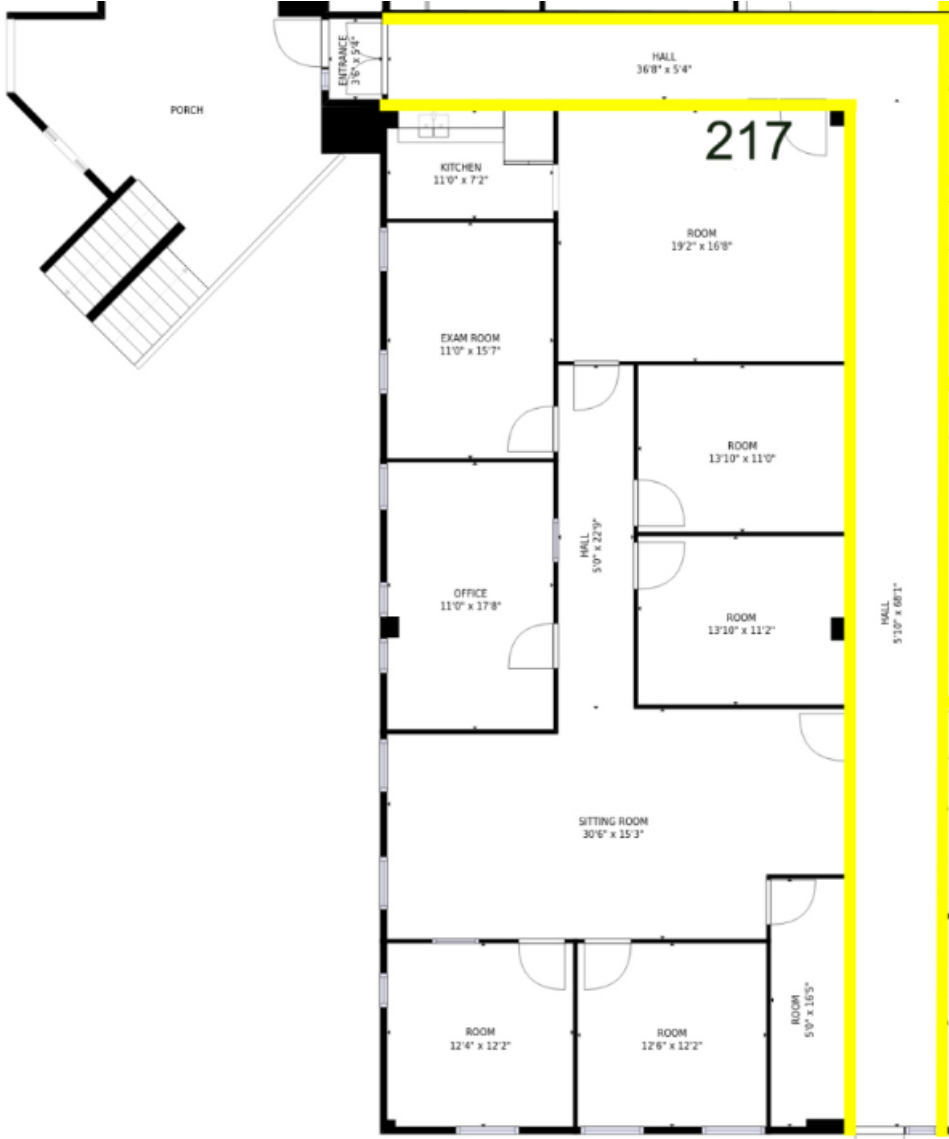
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	1,248 SF	Full Service	\$20.00 SF/yr	-
Suite 218	Available	1,100 SF	Full Service	\$20.00 SF/yr	-
Suite 217	Available	2,316 SF	Full Service	\$20.00 SF/yr	-

**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com

SUITE 217 FLOOR PLAN

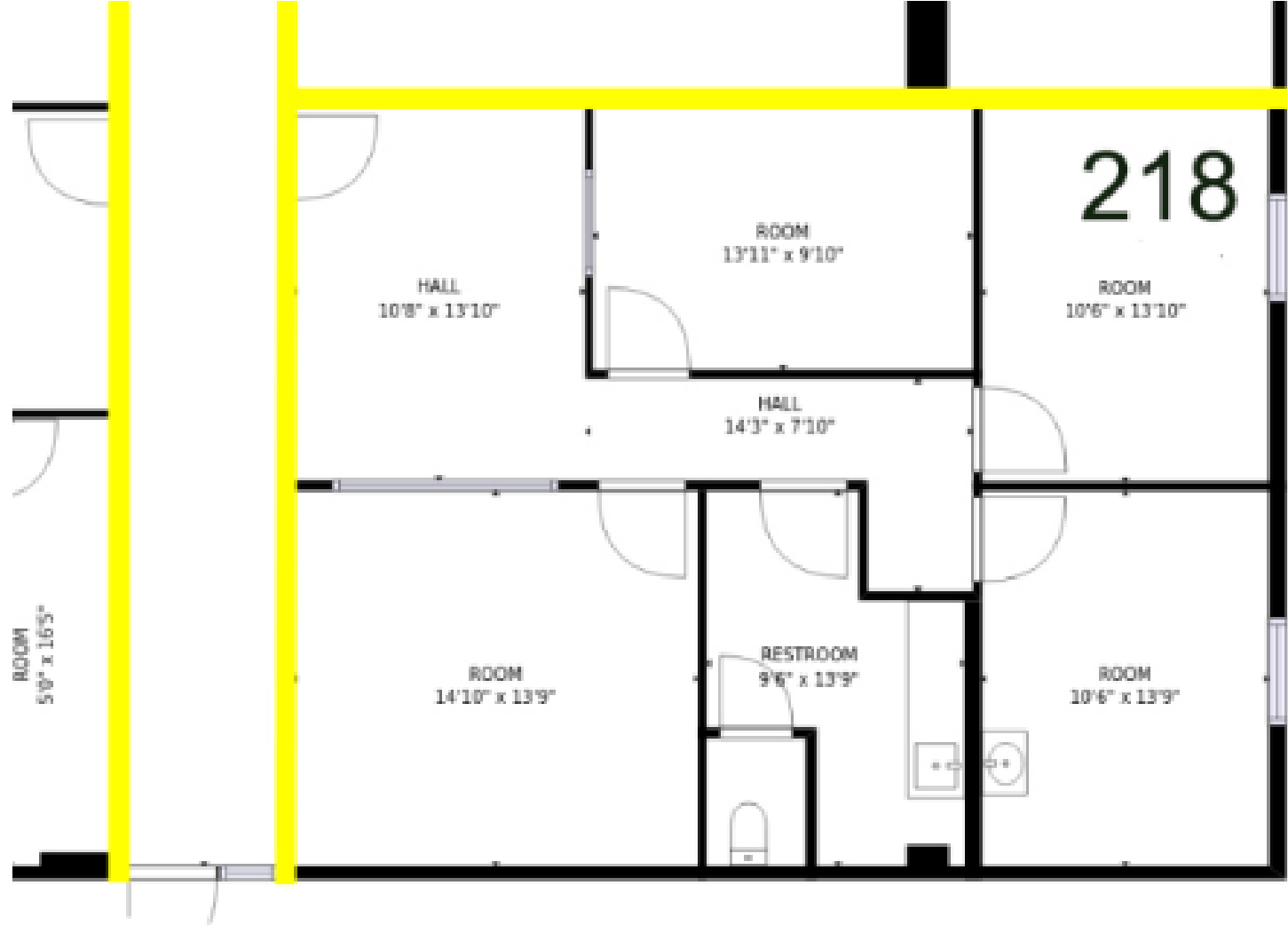


**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com



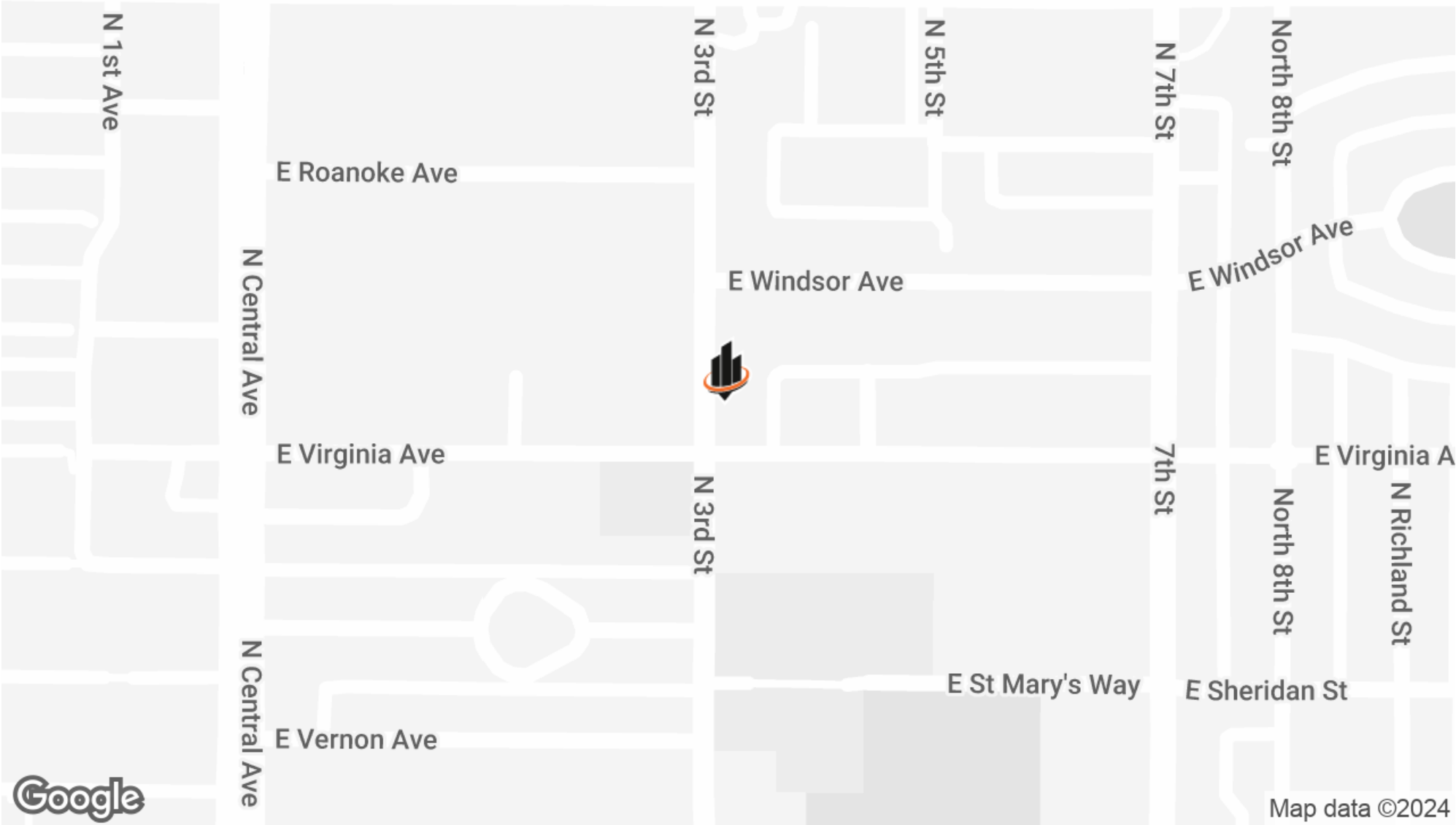
SUITE 218 FLOOR PLAN



**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com

LOCATION MAP



**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com



RETAILER MAP



Google

Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com



BUSINESS MAP



**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,753	140,545	363,992
AVERAGE AGE	36.9	32.2	31.7
AVERAGE AGE (MALE)	36.4	32.3	31.5
AVERAGE AGE (FEMALE)	37.2	32.3	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,997	56,553	134,225
# OF PERSONS PER HH	2.0	2.5	2.7
AVERAGE HH INCOME	\$57,963	\$49,477	\$52,634
AVERAGE HOUSE VALUE	\$354,762	\$322,223	\$331,079

\* Demographic data derived from 2020 ACS - US Census



**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com

CITY OF PHOENIX



**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com

**WINDSOR COURT** | 2601 N 3rd St Phoenix, AZ 85004

PHOENIX, AZ

Downtown Phoenix is a center for employment, education, professional sports, living, arts, and culture. The dramatic changes over the past five years provided a surge in momentum and even more development. In addition to large-scale projects such as the Phoenix Convention Center Expansion, Valley Metro Light Rail, and the Phoenix Biomedical Campus serving as major activity centers, there is a real grassroots effort by residents and employees to create a true downtown community. Home to numerous major employers, Downtown Phoenix boasts the highest concentration of employment in the state.

TOP PHOENIX EMPLOYERS

BANNER HEALTH	8,184 (Employees)
HONEYWELL	6,247
AMERICAN EXPRESS	5,880
ST. JOSEPH'S HOSPITAL	4,109

DT PHX HIGHLIGHTS

- 3,512 Businesses | 63,494 Employees
- ±6,000 Multi-Family units Existing, Under Construction, or in Planning
- Over 800,000 SF of Retail Space | 165+ Restaurants
- 9.8 million SF of Office Space | 880k SF of Convention Center Space
- 20,000+ Students at ASU, U of A, and NAU Downtown Campuses
- ±\$721 Million in Consumer SPending



## PHOENIX RE-DEVELOPMENT

### PARK CENTRAL

Park Central was the first shopping mall in the Phoenix Valley and is now seeing re-vitalization into a popular office and retail hub. Park Central will combine its rich mid-century-modern history with a new focus on technology, innovation and design, including all the most sought-after features in today's office and retailer market. Creighton University will construct a new \$100 Million Health and Sciences Center in Park Central (Phase 1). Phase 1 will be 200,000 square feet and house 800 Creighton health Science students. Second building expected in the near future. Phase 1 will be completed in 2021.



### HANCE PARK REVITALIZATION

The Margaret T. Hance Park Revitalization Project is a public-private partnership led by the Hance Park Partner Coalition, consisting of the Phoenix Parks and Recreation Department, Phoenix Community Alliance, and Hance Park Conservancy. The project costs are an estimated \$100 million dollars and will bring an amphitheater, jogging loop, skate park, and garden, as well as double the number of trees in the park. The revitalization hopes to bring a great amount of attractions to the Downtown and mid-town Phoenix area.

**ANTHONY RUIZ**  
O: 480.425.5531  
anthony.ruiz@svn.com  
AZ #SA668172000

**CARRICK SEARS, CCIM, MBA**  
O: 480.425.5529  
carrick.sears@svn.com

### ENCANTO PARK

Encanto Park boasts 222-acres of lush oasis located in the heart of the Valley. The parks green surface and lagoon help offset heat waves in the city. One notable attraction at Encanto Park is Enchanted Island, an amusement park with rides, games, concessions, and a miniature train ride around the amusement area.

