

TOWER

2800 N. 44th St. Phoenix, AZ
tower44.colliers.com



| A Clear View From Any Angle.

A timeless image created by its distinctive architectural design.



Location features

- Walking distance to many restaurants & shops
- Convenient, close access to Loop 202, SR 143, SR 51 and Interstate 10

Walkable amenities include



TOWER

Tower44 is strategically located at the intersection of Thomas Road and 44th Street, which is a 7-minute drive from Sky Harbor International Airport, 9 minutes from Biltmore Fashion Park and 10 minutes from Fashion Square.

Tower44 is an office building featuring flexible floorplates and impressive, unobstructed views of Downtown Phoenix, Camelback Mountain, Piestewa Peak and Papago Buttes.



Abundant walkable area amenities



Centrally located with sweeping city views



Recently completed renovations

Building features

- Multi-tenant office building available for lease
- 150,835 total SF
- Spec suites available for immediate occupancy
- Top building signage available
- 4.0/1,000 parking ratio
- 1.4/1,000 parking ratio for covered reserved spaces
- Energy Star rated
- LEED Silver Certified building



1 ARCADIA CROSSING



2 DESERT PALMS POWER CENTER



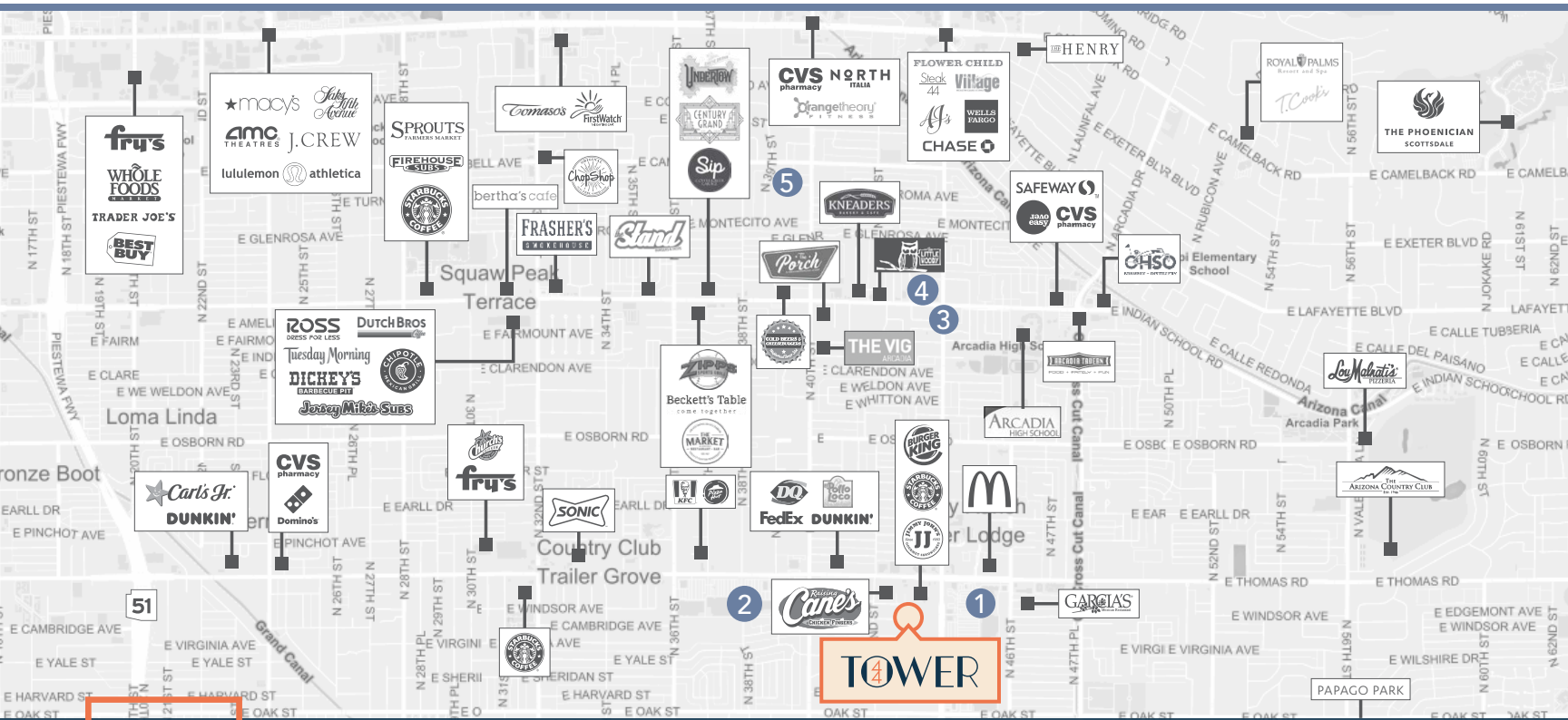
4 ARCADIA PROMENADE



3 E INDIAN SCHOOL & 44TH STREET



5 ARCADIA TOWN



GET IN TOUCH

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