

**OFFICE/ MEDICAL OFFICE FOR LEASE**

# Windsor Court Offices

**2601 N 3RD ST**

Phoenix, AZ 85004

**PLEASE CONTACT:**

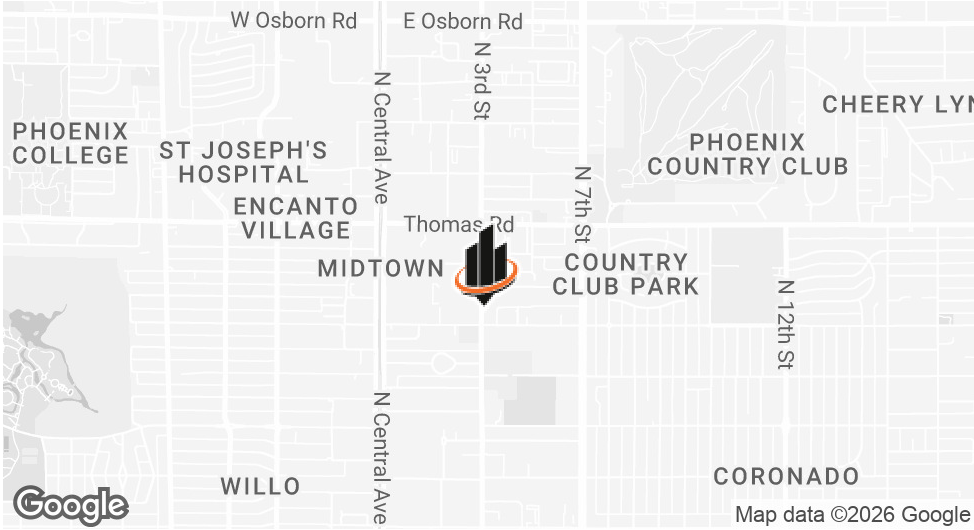
**CARRICK SEARS, CCIM, MBA**

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PROPERTY SUMMARY



OFFERING SUMMARY

|                |                                |
|----------------|--------------------------------|
| LEASE RATE:    | \$18 - 20 SF/yr (Full Service) |
| BUILDING SIZE: | 40,000 SF                      |
| AVAILABLE SF:  | 1,037 - 1,559 SF               |
| LOT SIZE:      | 1.3 Acres                      |
| ZONING:        | R-5, CO                        |
| APN:           | 118-45-016                     |
| VIDEO:         | <a href="#">View Here</a>      |

DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS  | 6,997    | 56,553   | 134,225  |
| TOTAL POPULATION  | 13,753   | 140,545  | 363,992  |
| AVERAGE HH INCOME | \$57,963 | \$49,477 | \$52,634 |

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# Property Description

- Recently Renovated Property Featuring New Paint, Updated Signage, Enhanced Landscaping & Freshly Sealed Parking Areas
- Professional Ownership with Responsive, Hands-On Management
- Excellent Parking Ratio of Approximately 5 Spaces per 1,000 SF
- Multiple Parking Options Including Free Uncovered Parking, Covered Reserved Parking (\$40/Month), and Garage Parking (\$75/Month)
- Convenient Access to Interstate 10, State Route 51, Downtown Phoenix, and the Central Avenue Business District
- Approximately 10 Minutes from Phoenix Sky Harbor International Airport
- Walking Distance to the Central Corridor, Metro Light Rail, Restaurants, and Business Amenities
- Elevator Service Providing Easy Access to All Three Floors
- Peaceful Courtyard Office Environment
- Access to Shared Restrooms, Conference Room, and Kitchen Facilities
- Flexible Suite Configurations for Professional and Medical Users
- Negotiable Tenant Improvement Allowances and Build-Out Opportunities Available
- Close Proximity to the Revitalized Park Central Development and Numerous Midtown Amenities

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**Garage Parking**



**Premier Central Corridor Location**



# Property Overview

Windsor Court is a professionally maintained three-story office building offering approximately 40,000 square feet of medical and professional office space, complemented by an additional 15,000 square feet of structured garage parking. The property has recently undergone a series of capital improvements, including fresh exterior paint, upgraded signage, enhanced landscaping, and a newly sealed parking lot, creating an attractive and welcoming environment for tenants and visitors alike.

Located in the heart of Midtown Phoenix, Windsor Court offers exceptional accessibility with convenient connections to Interstate 10, State Route 51, Downtown Phoenix, the Central Avenue Business District, Metro Light Rail, and Phoenix Sky Harbor International Airport. The surrounding area continues to benefit from significant redevelopment and investment, providing tenants with immediate access to restaurants, coffee shops, retail destinations, and professional services, including the nearby Park Central district.

The property features elevator service to all floors, a tranquil courtyard setting, and an excellent parking ratio of approximately 5 spaces per 1,000 square feet. Tenants and their clients benefit from a variety of parking options, including free surface parking, covered reserved parking available for \$40 per month, and garage parking available for \$75 per month.

Windsor Court offers flexible office configurations suitable for a variety of professional, medical, counseling, consulting, and administrative users. Select suites include private restrooms, while all tenants have access to well-maintained common-area restrooms, a shared conference room, and kitchen facilities. Tenant improvement allowances and customized build-out opportunities may be available and are negotiable depending on lease terms and tenant requirements.

With professional ownership, responsive management, flexible leasing options, and a highly desirable Midtown Phoenix location, Windsor Court provides an exceptional opportunity for businesses seeking a professional office environment with outstanding accessibility and amenities. Minimum lease term: 12 months. Owner/Agent.

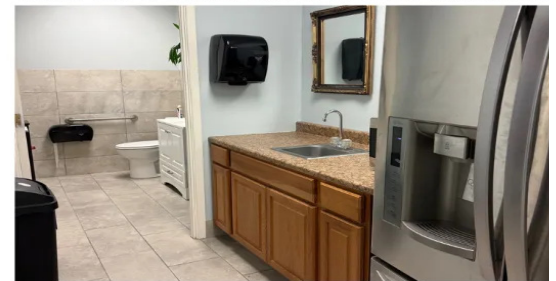
**Courtyard View**



**Shared Conference Room**



**Shared Conference Room Kitchen**



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## ADDITIONAL PHOTOS



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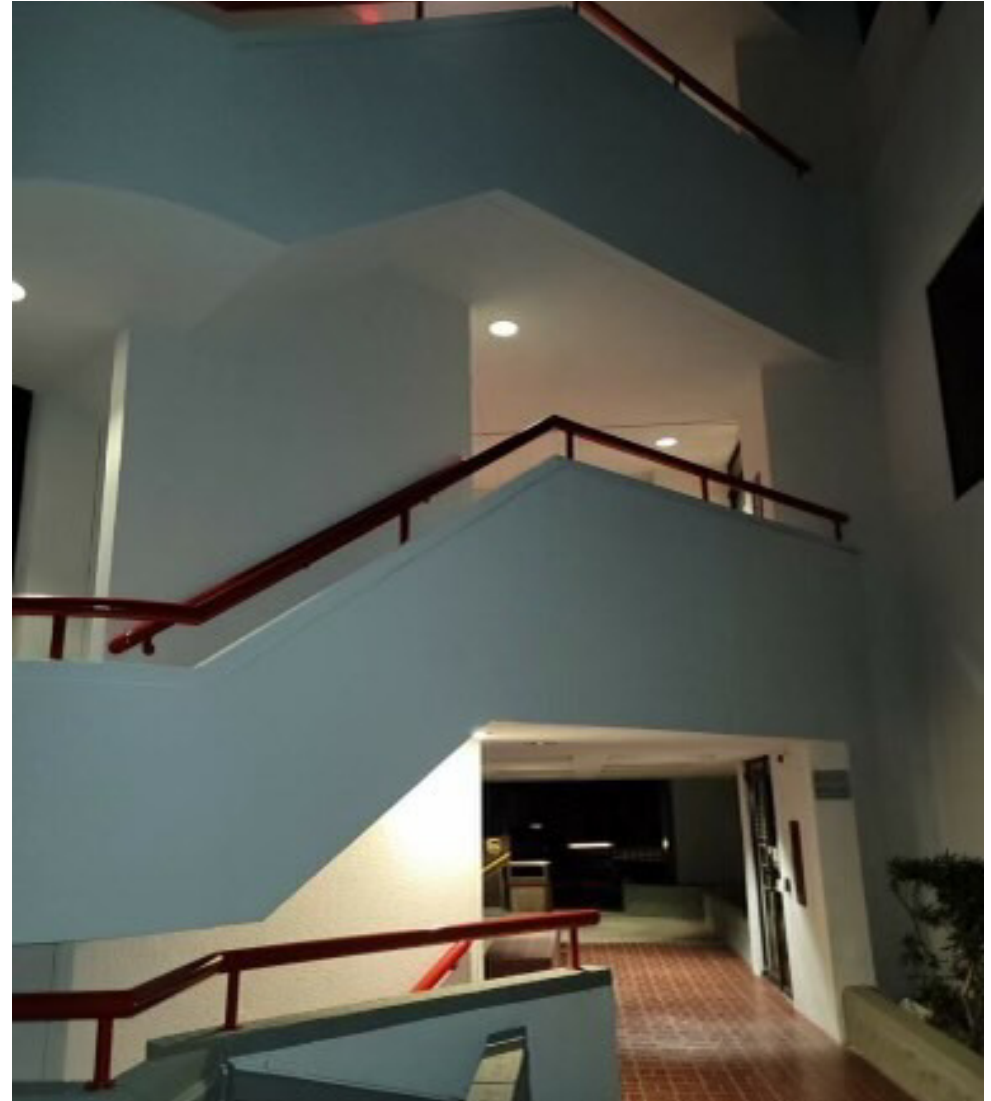
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## ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

|              |                  |             |                   |
|--------------|------------------|-------------|-------------------|
| LEASE TYPE:  | Full Service     | LEASE TERM: | Negotiable        |
| TOTAL SPACE: | 1,037 - 1,559 SF | LEASE RATE: | \$18 - \$20 SF/yr |

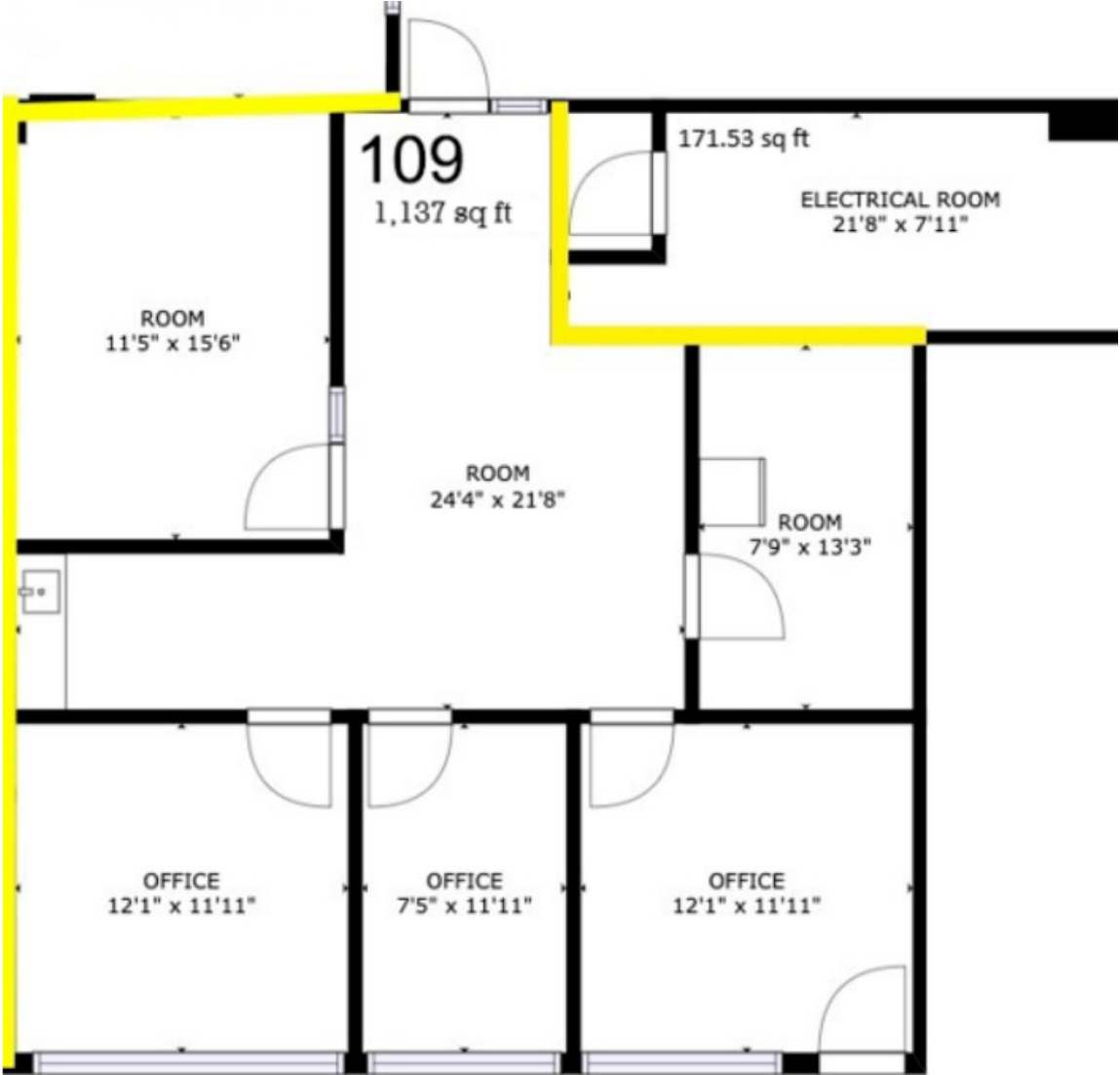
AVAILABLE SPACES

SUITE    TENANT    SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

|           |           |          |              |               |                                                                                                                                                                                                                                                                                          |
|-----------|-----------|----------|--------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suite 109 | Available | 1,137 SF | Full Service | \$19.00 SF/yr | Functional office suite featuring three window offices, one conference room, a storage room, and a spacious reception/common area with a convenient kitchen sink nook.                                                                                                                   |
| Suite 210 | Available | 1,559 SF | Full Service | \$18.00 SF/yr | The large open area provides flexibility for workstations, collaborative space, training, or conference use, while the private rooms offer dedicated space for individual offices or meetings. A versatile layout well suited for a variety of professional office users.                |
| Suite 211 | Available | 1,037 SF | Full Service | \$20.00 SF/yr | Conveniently located just off the second-floor corridor near the elevators and secondary building entrance, with easy access to covered parking. The suite features three private offices and a reception area, offering a functional layout for a variety of professional office users. |
| Suite 302 | Available | 1,187 SF | Full Service | \$20.00 SF/yr | Functional medical office layout featuring four private rooms, dedicated storage, and sinks in two of the back rooms. Well suited for medical, wellness, or professional office users.                                                                                                   |

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SUITE 109 FLOOR PLAN



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**106**  
1,091.64 sq ft

ROOM 14'7" x 18'5"

ROOM 11'7" x 11'0"

ROOM 11'0" x 11'3"

OFFICE 12'0" x 10'11"

**102**  
630.14 sq ft

OFFICE 17'0" x 12'0"

**100**  
662.12 sq ft

OFFICE 14'0" x 13'0"

ROOM 7'7" x 10'2"

OFFICE 14'0" x 13'4"

ROOM 10'7" x 15'7"

ROOM 7'11" x 11'3"

ROOM 10'0" x 10'7"

SITTING ROOM 12'0" x 15'1"

HALL 10'7" x 13'0"

**107**

ROOM 13'0" x 12'7"

**108**  
495.34 sq ft

REAR ROOM 9'5" x 15'0"

ROOM 8'0" x 11'7"

REAR ROOM 9'13" x 11'7"

HALL 17'7" x 13'0"

ROOM 12'0" x 11'10"

HALL 17'10" x 7'10"

**110**  
1,126.78 sq ft

ROOM 26'0" x 38'0"

MEETING ROOM 11'7" x 13'0"

**109**  
1,227.37 sq ft

HALL 14'0" x 13'0"

ROOM 10'17" x 11'10"

OFFICE 12'0" x 12'0"

OFFICE 7'0" x 12'0"

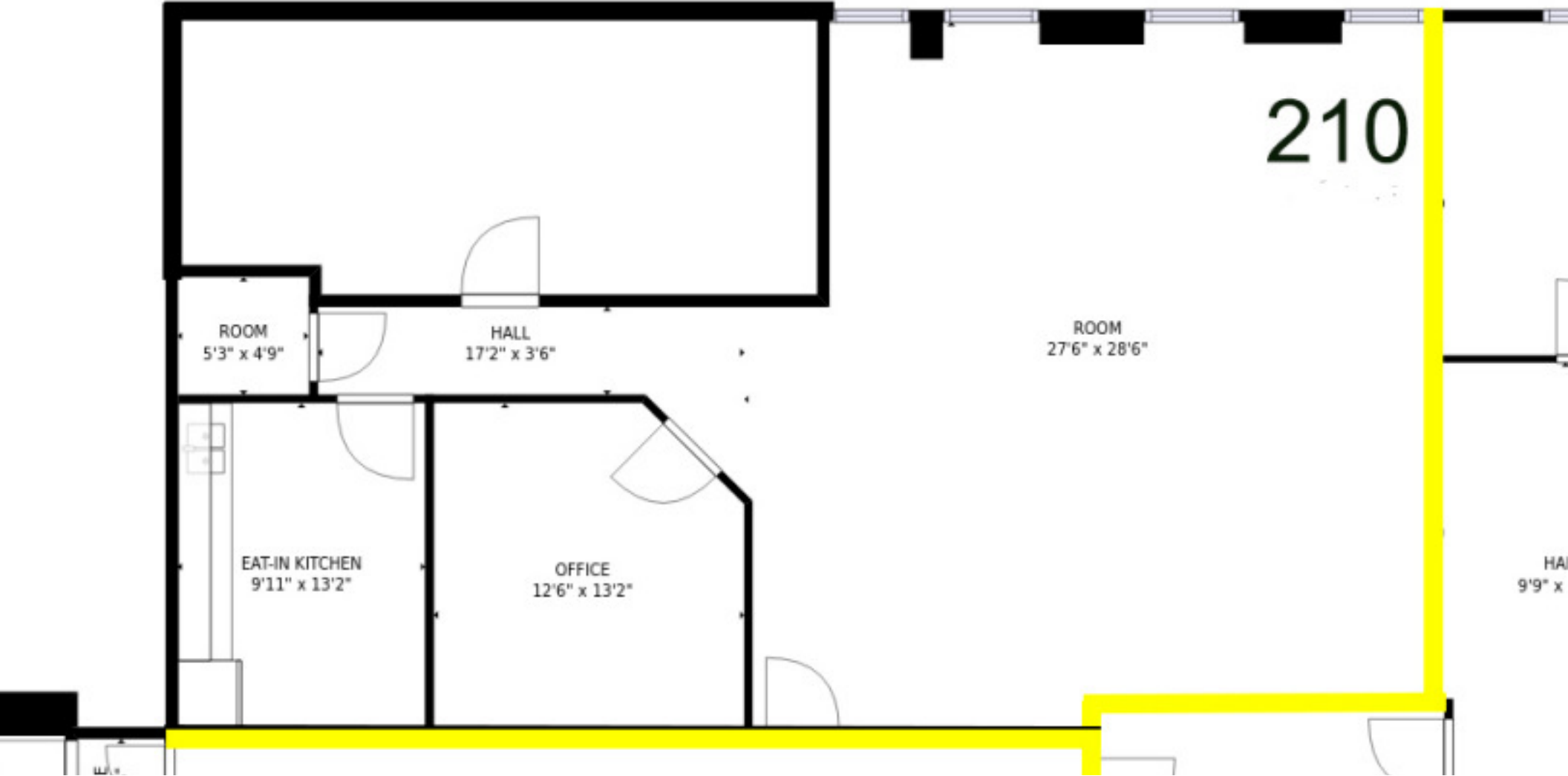
OFFICE 11'0" x 11'0"

STAIRS

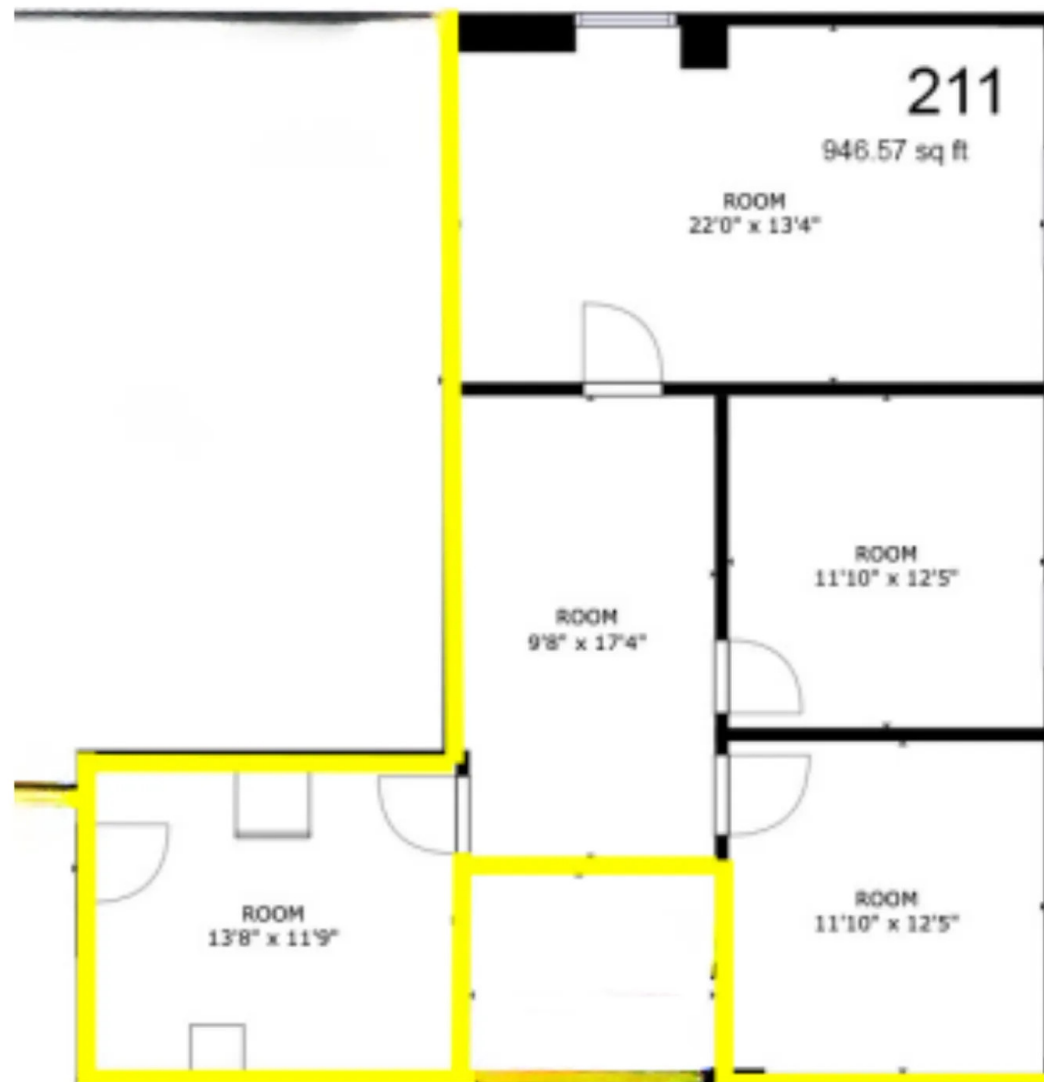


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SUITE 210 FLOOR PLAN



## SUITE 211



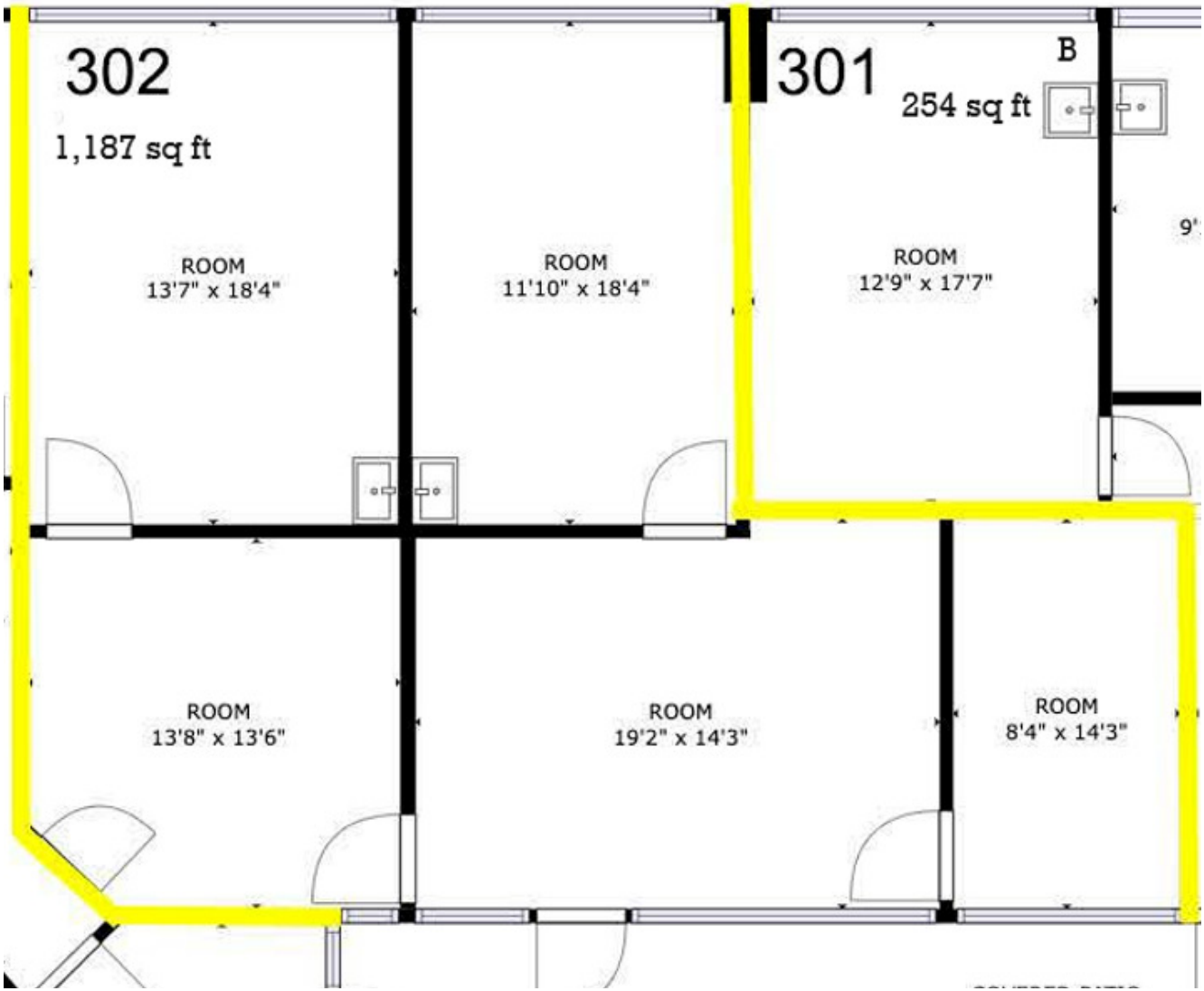
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SUITE 302 FLOOR PLAN



### FLOOR PLAN (3RD FLOOR)

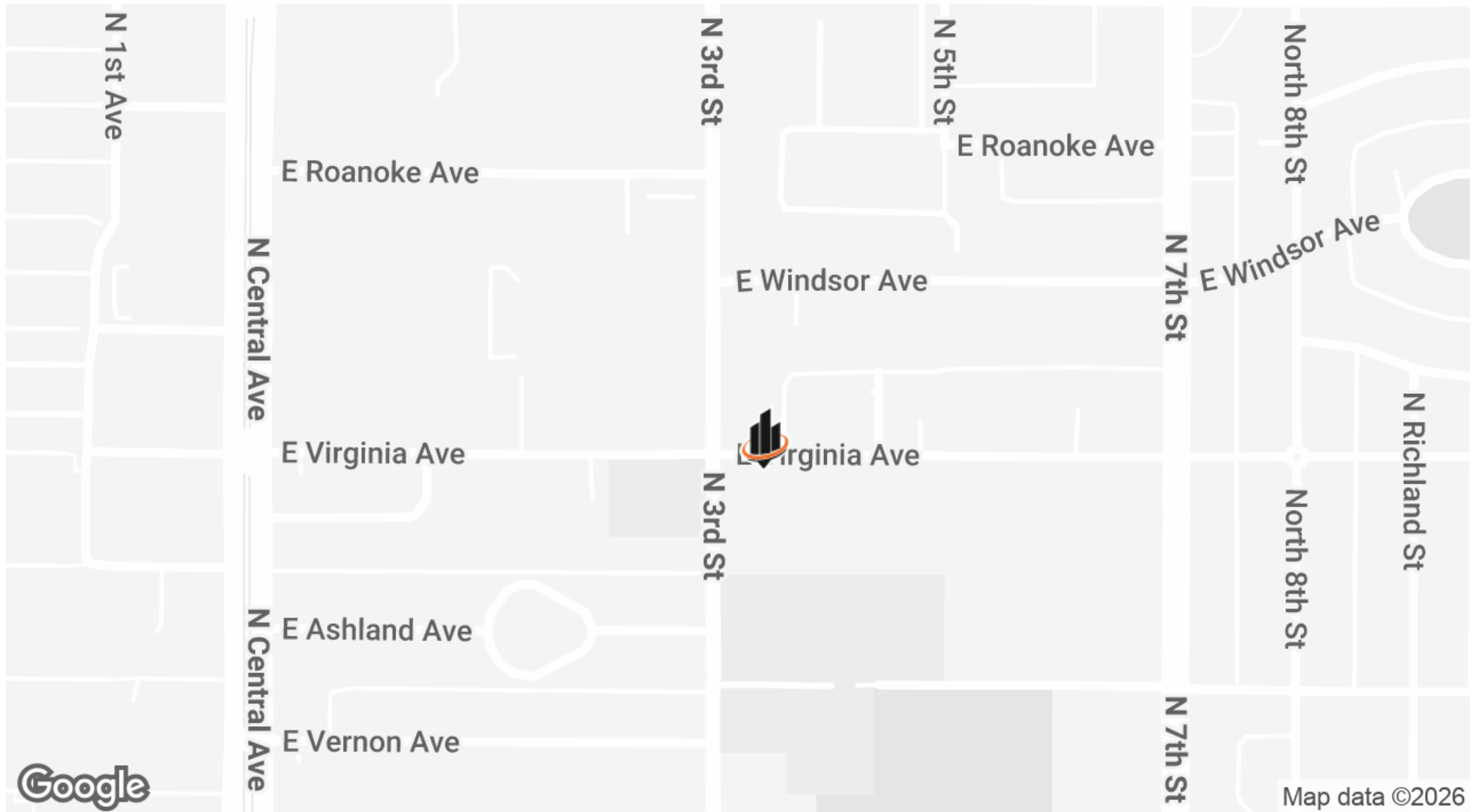


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## LOCATION MAP



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## RETAILER MAP



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## BUSINESS MAP



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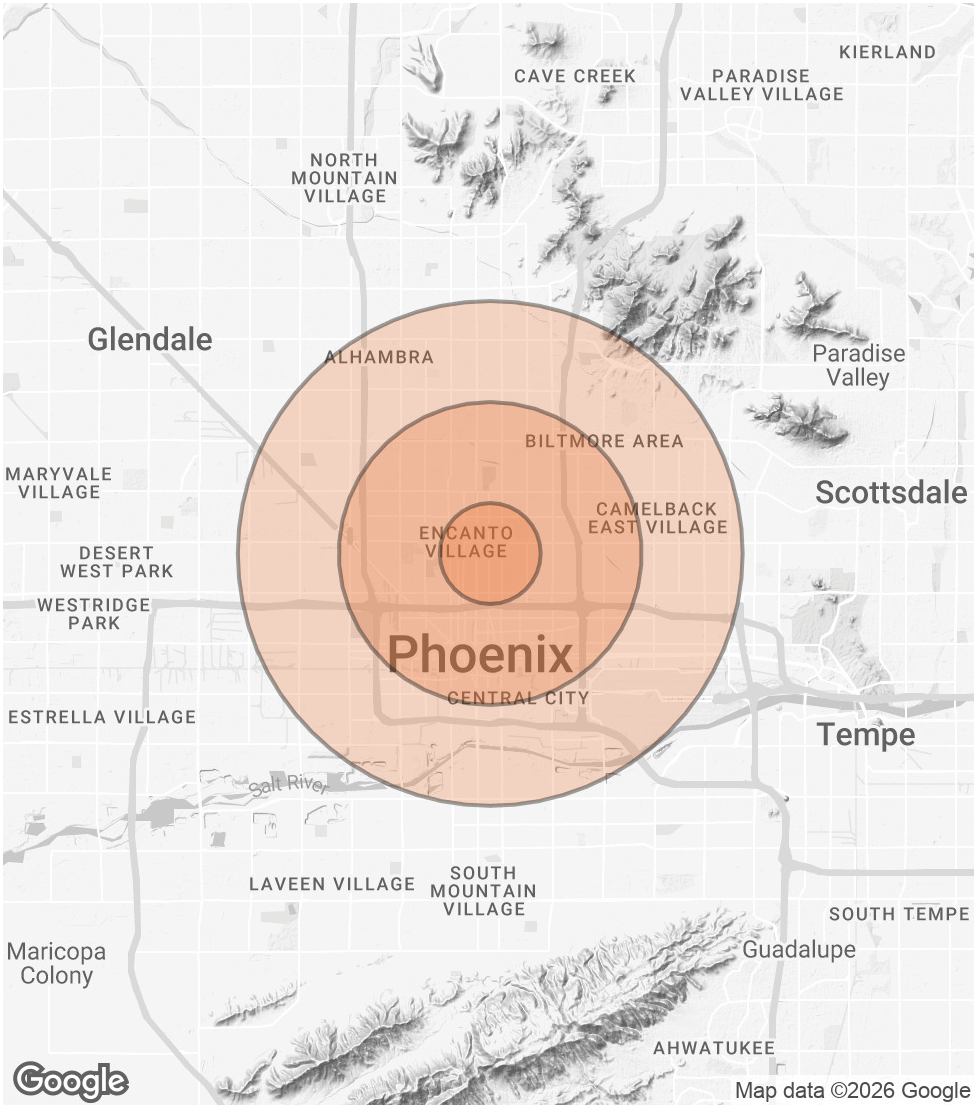
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DEMOGRAPHICS MAP & REPORT

| 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    |

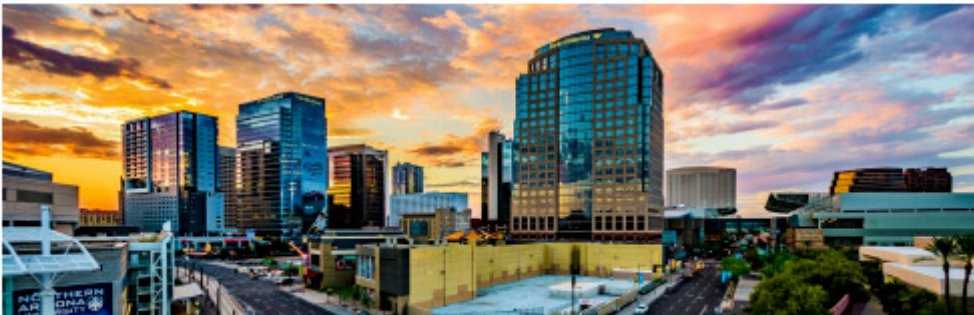
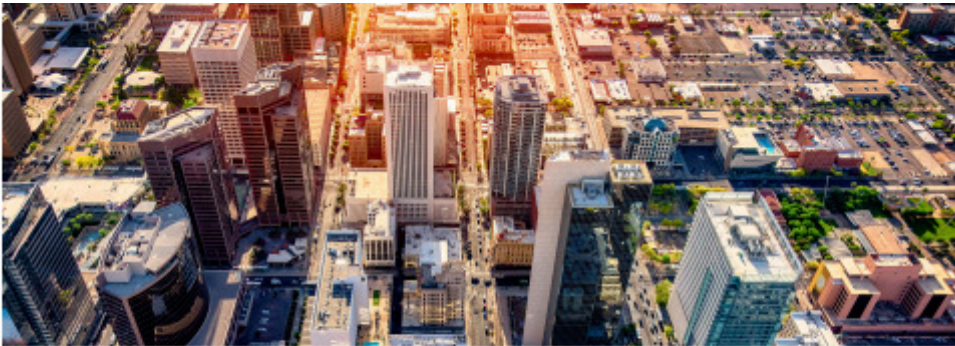
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 6,997     | 56,553    | 134,225   |
| # OF PERSONS PER HH | 2.0       | 2.5       | 2.7       |
| AVERAGE HH INCOME   | \$57,963  | \$49,477  | \$52,634  |
|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

\* Demographic data derived from 2020 ACS - US Census



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CITY OF PHOENIX



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

## 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.



## 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.

