



OFFICE FOR LEASE

FAIRMOUNT PLACE

4001 NORTH 3RD STREET | PHOENIX, ARIZONA 85012

A Renewed Midtown Workplace Opportunity

Fairmount Place is a multi-tenant, mid-rise office property ideally located in the heart of Midtown Phoenix.

The four-story garden-style building offers private suite entrances, shaded breezeways, and a secure, landscaped courtyard complete with a fountain and seating areas. An attached three-level parking garage provides direct access to the first and second floors, delivering highly sought-after, direct-to-suite parking convenience.

FAIRMOUNT PLACE
4001

A Closer Look at Fairmount Place

Building SF.....±87,033 SF 4-Story Office Building

Site Size..... ±2.9 Acres; ±126,324 SF

Availability & Lease Rates

Suite	SF	Lease Rate
110	±1,401	\$23.00/SF Full Service
220	±1,457	\$22.00/SF Full Service
460	±2,677	\$22.00/SF Full Service

Year Built..... 1984; Renovated 2022–2024

Parking..... 3.94/1,000 Parking Ratio

..... **Covered:** 257 at \$40.00/space/month

..... **Reserved:** 37 at \$30.00/space/month

Zoning..... C-0, City of Phoenix

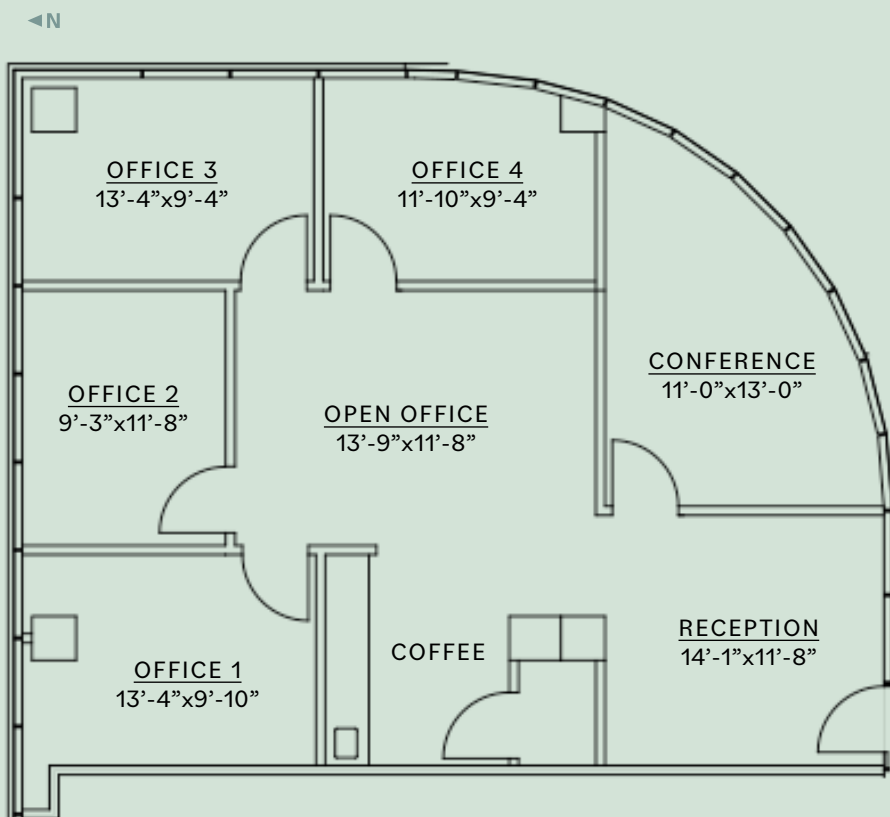
Parcel Numbers.....118-24-004A and 118-24-018A

- + Now Under New Ownership
- + Upgraded with \$2.2 Million in Capital Improvements from 2022 to 2024 including Renovated and Newly Constructed “Spec” Tenant Suites
- + Multi-Story Garage and Surface Parking
- + Monument Signage Available
- + Daytime Security On-Site Monday through Friday
- + After Hours Security Patrols
- + Landscaped Courtyard with Fountain & Seating Areas
- + Located in Heart of Healthcare & Bioscience Districts

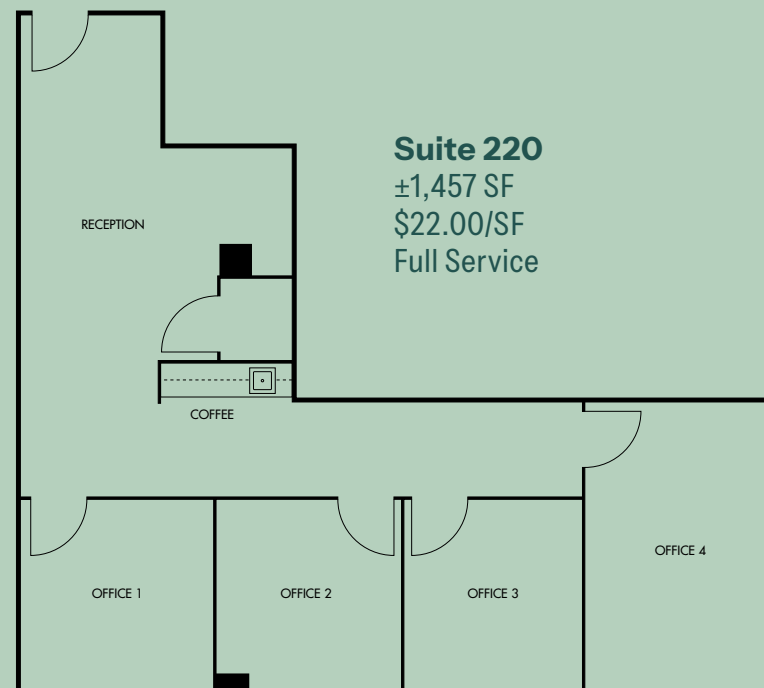




Availabilities

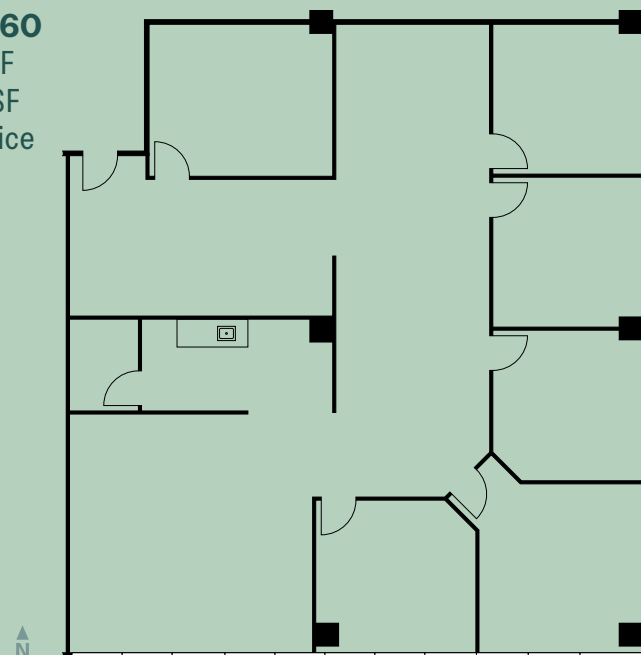


Suite 110
±1,401 SF
\$23.00/SF
Full Service



Suite 220
±1,457 SF
\$22.00/SF
Full Service

Suite 460
±2,627 SF
\$22.00/SF
Full Service





At the Intersection of Innovation and Prestige

Located at the center of Central Phoenix's thriving healthcare and bioscience districts, Fairmount Place is surrounded by more than \$1 billion in recent capital investment, over 6 million square feet of advanced healthcare and laboratory space, and approximately 10,000 new bioscience jobs added between 2019 and 2023.

The property is also nestled among some of Phoenix's most established and affluent neighborhoods, including Encanto, Willo, and Phoenix Country Club, where home values typically range from \$500,000 to over \$3 million.



FAIRMOUNT
PLACE



Demographics

2025 Population

1 Mile	22,356
3 Miles	180,679
5 Miles	430,494

Daytime Population

1 Mile	39,511
3 Miles	268,345
5 Miles	613,209

2025 Businesses

1 Mile	1,910
3 Miles	11,194
5 Miles	21,403

Average Household Income

1 Mile	\$97,822
3 Miles	\$112,661
5 Miles	\$109,965

Median Age

1 Mile	35.4
3 Miles	35.8
5 Miles	34.6

2023 Population

5-Year Projection

1 Mile	25,507
3 Miles	195,251
5 Miles	446,708

Daytime Workers

1 Mile	31,715
3 Miles	190,678
5 Miles	404,380

2025 Employees

1 Mile	27,679
3 Miles	146,169
5 Miles	323,478

2025 Average Value of Owner Occupied Housing

1 Mile	\$520,667
3 Miles	\$112,661
5 Miles	\$109,965

Source: Esri 2025



Traffic Counts

Indian School W	37,382
Indian School E	41,106
Central Ave N	37,991
Central Ave S	23,224

Source: TrafficMetrix 2025

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