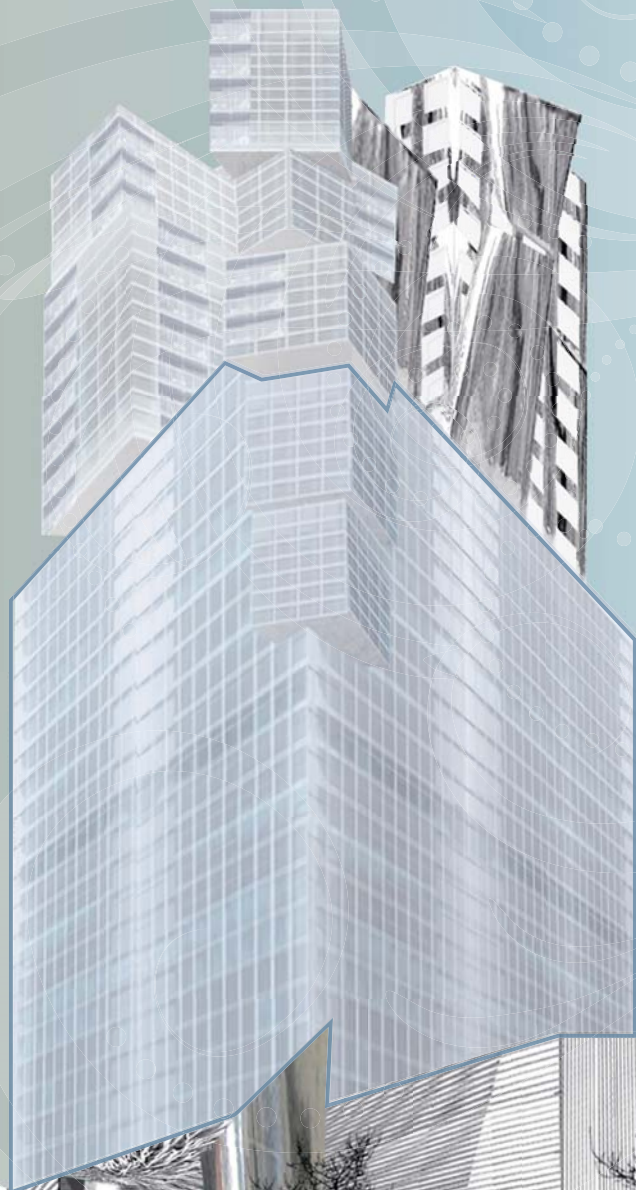




# CIELO

## AVAILABLE FOR LEASE

3625 N. Central Avenue



*For further information, please contact:*

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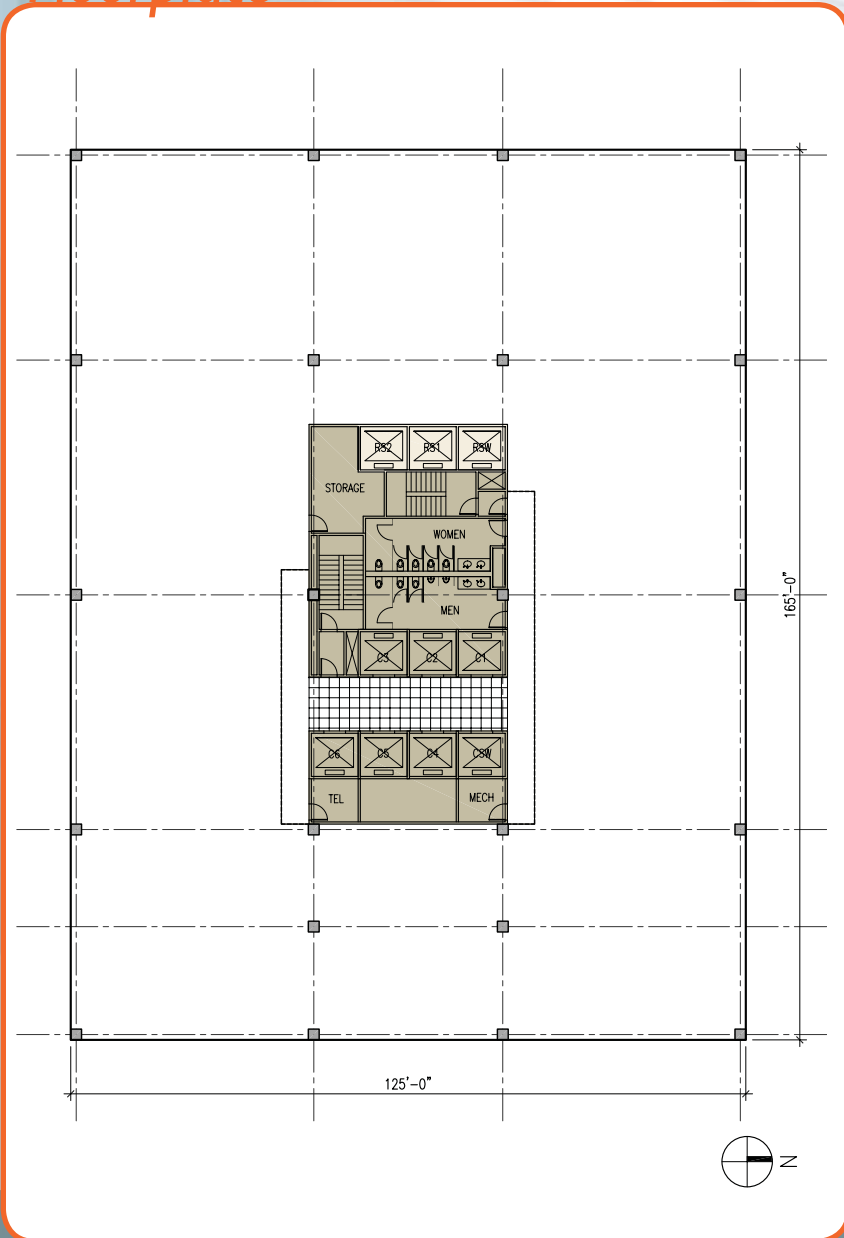
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# Floorplate



# Building Features

<b>Office Area</b>	±252,574 RSF
<b>Floorplate Size</b>	±20,625 RSF
<b>Office Floors</b>	13 Stories (8-20)
<b>Rental Rate</b>	\$34.00 P/RSF
<b>Expense Stop</b>	\$10.00 P/RSF
<b>TI Allowance</b>	\$40.00 P/RSF
<b>Target Occupancy</b>	4QTR 2009

## Parking

- Ratio of 4:1,000
- 7 levels of above grade parking
- \$100 reserved stalls, \$75 unreserved

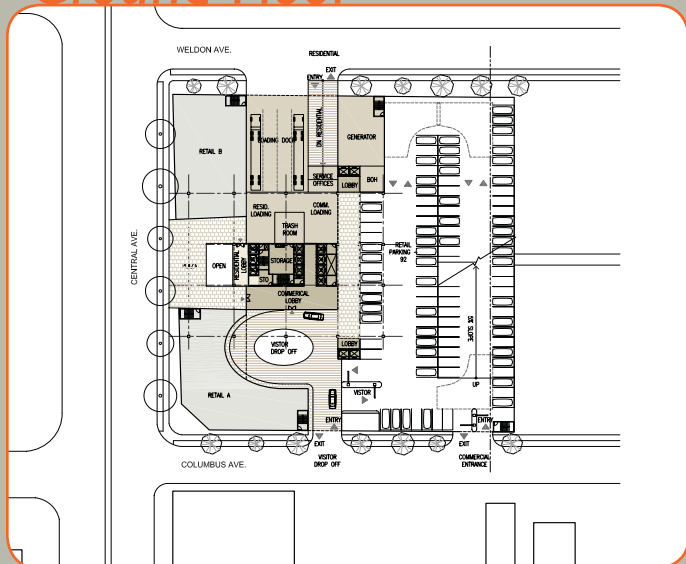
## Developer

- Milbank Real Estate & 4D Development
- New Class A Office Development

## Corporate Neighbors

- IBM
- Microsoft
- Xerox
- Deloitte & Touche
- AIG

# Ground Floor

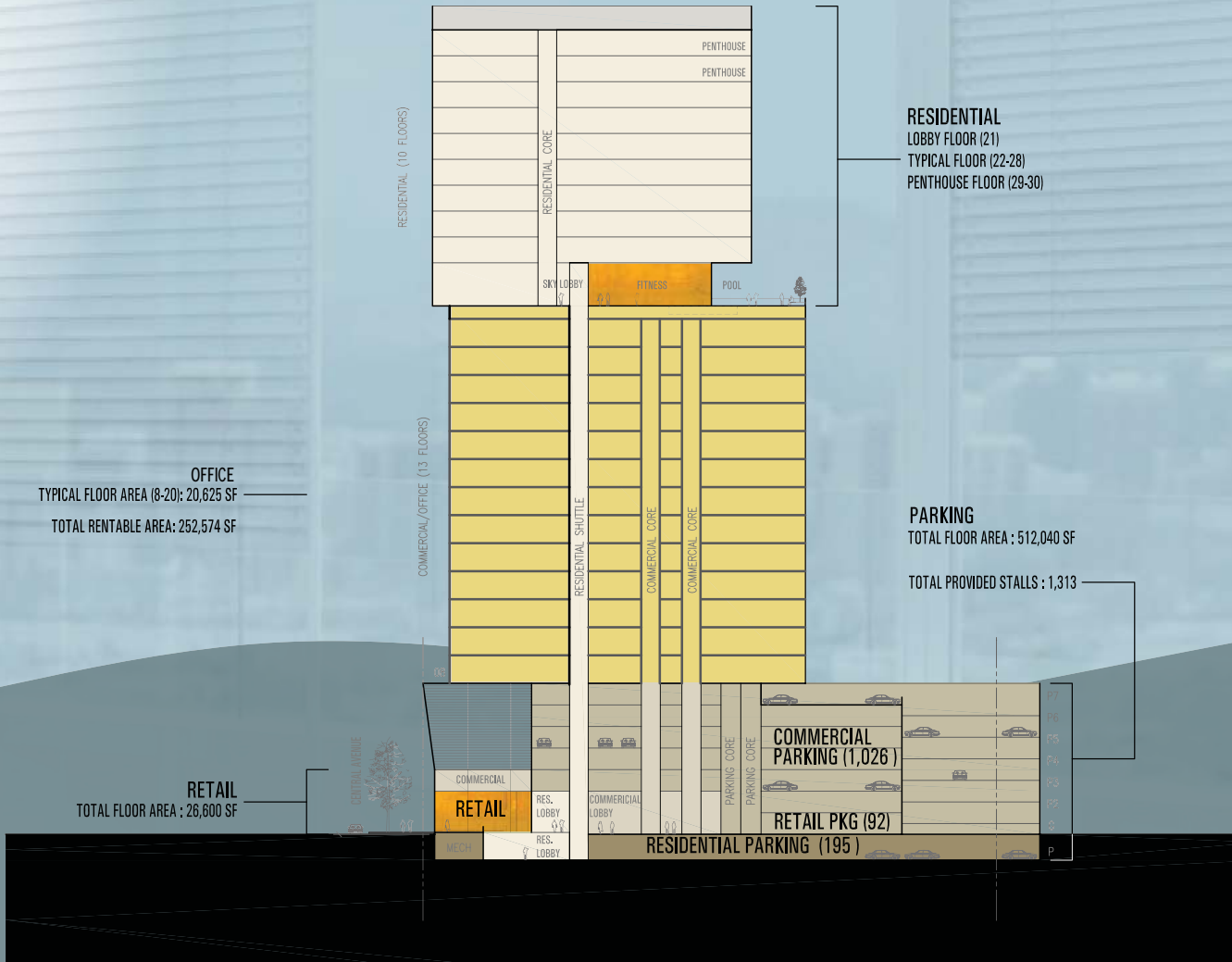


# Ground Floor Lobby





# 3625 N. Central Avenue Phoenix, Arizona



## Area Amenities

- Ideally located on Central Avenue strategically placed between two Light-Rail Stations
- In the heart of the Phoenix Central Business District with direct car and train access to Sky Harbor Airport and all major freeways
- Over 18 restaurants within walking distance, hotels, and other amenities nearby
- Building features a fitness center, ground floor retail and landscaped patios
- First Class "A" office tower built on Central Avenue in 18 years



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