

RED MOUNTAIN

Corporate Center



±33,000 SF, EXPANDABLE TO ±51,000 SF

LARGEST BLOCK OF SPACE ON ONE FLOOR IN THE AIRPORT/44TH STREET MARKET

4801 EAST WASHINGTON STREET
PHOENIX | ARIZONA

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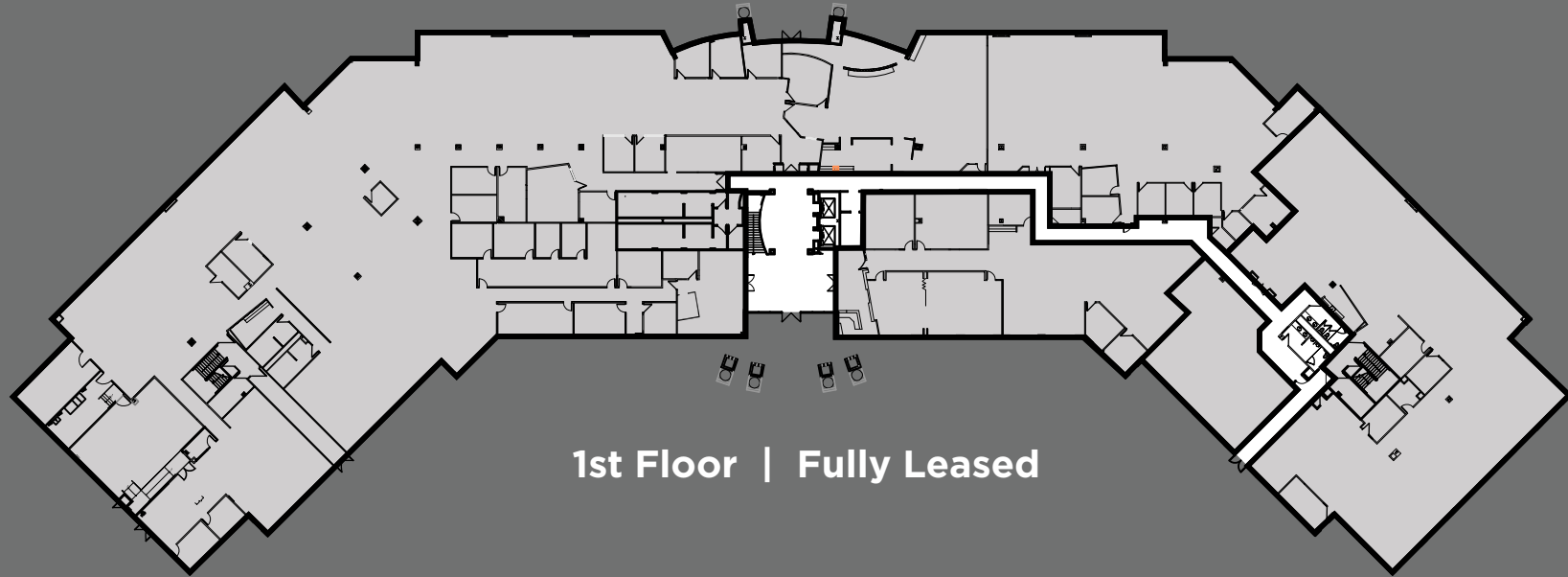
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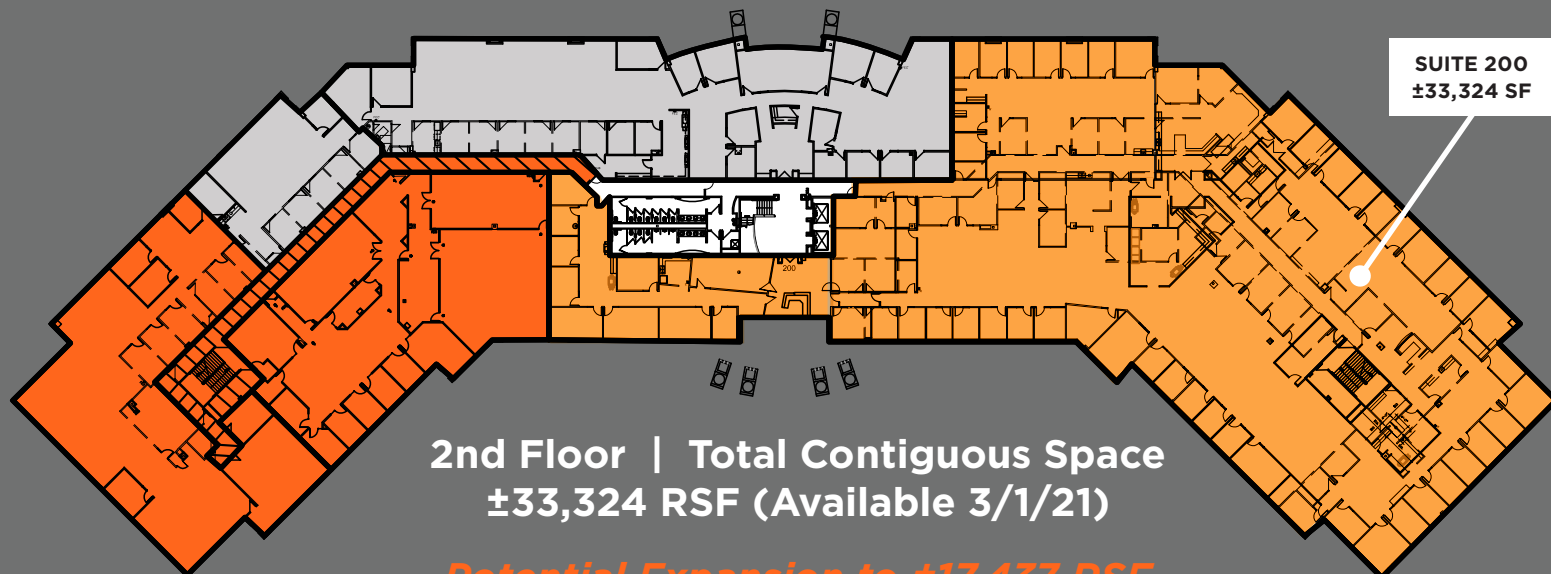
2555 E Camelback Rd Ste 400 | Phoenix, Arizona 85016 | p+1 602 954 9000 | f+1 602 468 8588 | cushmanwakefield.com



FLOOR PLANS



1st Floor | Fully Leased



2nd Floor | Total Contiguous Space
±33,324 RSF (Available 3/1/21)

Potential Expansion to ±17,437 RSF



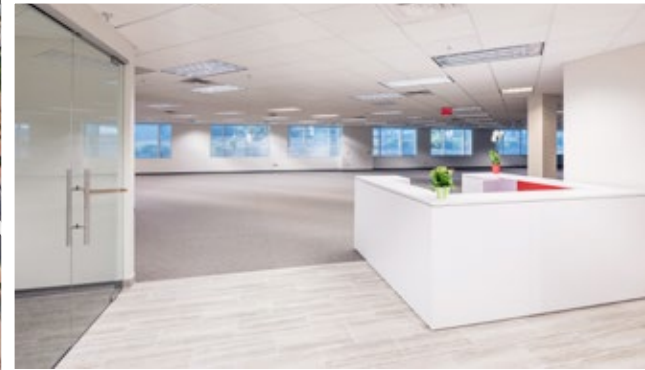
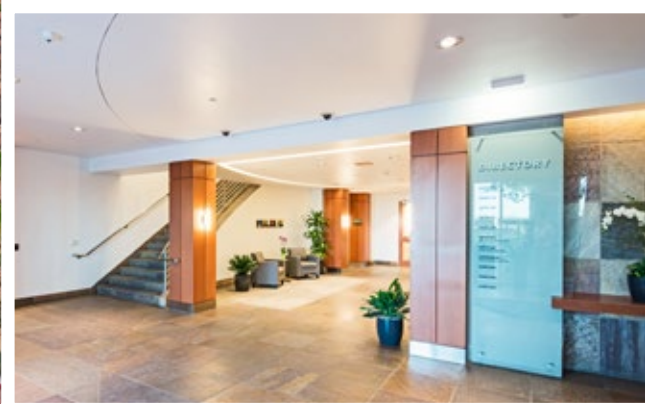
Building Features

- Size: ±126,048 Rentable Square Feet
- Year Built: 1999
- Zoning: A-2, City of Phoenix
- Parking: 747 Total Spaces 6:1,000 ratio; 357 Covered Spaces
- Red Mountain Corporate Center is a two (2) story multi-tenant office building located in the heart of the 44th Street/ Gateway Corridor
- On-site retail including Hap's Pit Barbecue, Cousin's Subs and Samurai Sam's
- Internal staircase finished with slate flooring connects the two floors
- Built out space with private offices break room, and open area available



Location Features

- Exceptional visibility and location from Highway 143 and Washington Street
- Convenient ingress and egress via 48th Street and Washington Street
- Easy access to Loop 202, 143 freeway, Sky Harbor International Airport, and labor pools in the east, west, and north valley
- Full service light rail stop on Washington and 44th street servicing Downtown Tempe, and connecting to Downtown Phoenix
- Over 75 restaurants in Downtown Tempe located within two miles of the building
- Public transportation access with bus stops along Washington Street and 48th Street



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