



# EAST GATEWAY

PHOENIX, ARIZONA



CLASS A OFFICE | AVAILABLE FOR LEASE



BUILDING RENOVATIONS COMING SOON!



# PROJECT FEATURES

- **Two, Four-Story Office Buildings-** Class A Curb Appeal Meets Ultimate Functionality
- **Centrally Located-** Adjacent To Sky Harbor International Airport The Hub Of Metro Phoenix
- **Established Amenity Base-** Adjacent to Doubletree Hotel, Aloft Hotel and Radisson Hotel and Over 45 restaurants located within a two mile radius
- **5.0 Parking Ratio-** Convenient structured parking garage on-site
- **Be Visible-** Building and monument

# PROJECT AVAILABILITY

## EAST GATEWAY I 4646 BUILDING

**SUITE 100** ±8,377 RSF  
*SPEC SUITE*

**SUITE 185** ±2,940 RSF  
*SPEC SUITE*

## EAST GATEWAY II 4686 BUILDING

**SUITE 200** ±20,334 RSF

**SUITE 300** ±23,022 RSF



# LOBBY RENOVATIONS & TENANT LOUNGE COMING SOON!



# SITE PLAN

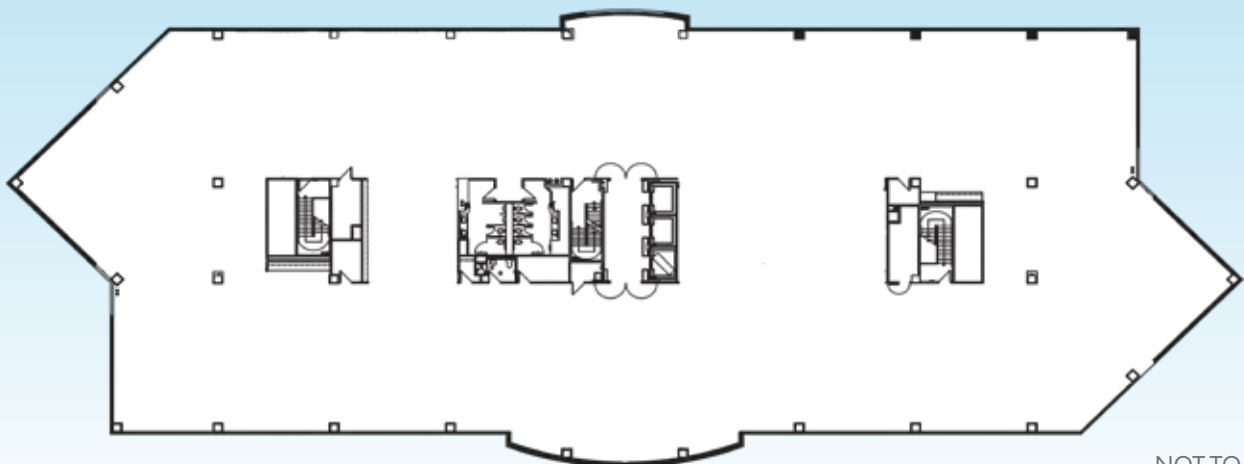


# CLASS A CURB APPEAL



## MEETS ULTIMATE FUNCTIONALITY

TYPICAL FLOOR PLATE | ±30,000 RSF



NOT TO SCALE

# IN THE MIX OF IT ALL

## NEARBY AMENITIES

PIESTEWA PEAK

LOOP  
202

COFCO CHINESE  
CULTURAL CENTER

TWO  
GATEWAY  
ONE  
GATEWAY

NORTH 44TH STREET

501 GATEWAY

Hampton

Radisson

GATEWAY BOULEVARD

Arizona Federal  
The credit union for the way you define success

Residence  
Inn  
Marriott

Holiday Inn

MARRIOTT

abc 15  
KNXV-TV

PHASE II

PHASE I

## AIRPORT AMENITIES VIA SKY TRAIN

- NYPD PIZZA
- PEET'S COFFEE
- BLUE MESA TACOS
- CHELSEA'S KITCHEN
- LO-LO'S CHICKEN & WAFFLES
- THE ROCKET
- SMASHBURGER
- JOE'S REAL BBQ
- BARRIO AVION
- WILD FLOWER BREAD COMPANY



NOT TO SCALE

CAMELBACK MOUNTAIN

SCOTTSDALE

ARCADIA

LOOP  
202



EAST GATEWAY

ARIZONA  
143

### 18 RESTAURANTS WITHIN 1 MILE

- PHX EATS CAFE
- THE POST
- RUBY TUESDAY
- BRIX KITCHEN & COCKTAILS
- SPEEDY STREET TACOS
- RBG GRILL
- THE LUNCH LOUNGE
- WALTER STATION
- THE STOCKYARDS STEAKHOUSE
- SAMURAI SAMS
- HAP'S PIT BARBECUE
- HONEY BEARS BBQ
- PHOENIX SLICE HOUSE
- THE BREAD AND HONEY HOUSE
- JUST CUZ SUBS
- BURGER THEORY
- CIRO'S TACO FAMILY RESTAURANT
- SUBWAY

#### RESTAURANTS & HOTELS

3 Mile Radius:  
278 Restaurants  
44 Hotels

5 Mile Radius:  
1311 Restaurants  
147 Hotels

EAST VAN BUREN STREET



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FOR MORE INFORMATION CONTACT:

**JERRY ROBERTS**

Executive Managing Director

+1 602 229 5829

[jerry.roberts@cushwake.com](mailto:jerry.roberts@cushwake.com)

**PAT BOYLE**

Director

+1 602 229 5828

[pat.boyle@cushwake.com](mailto:pat.boyle@cushwake.com)



**CUSHMAN &  
WAKEFIELD**

2555 E CAMELBACK RD | PHOENIX, AZ 85016  
[WWW.CUSHMANWAKEFIELD.COM](http://WWW.CUSHMANWAKEFIELD.COM)



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