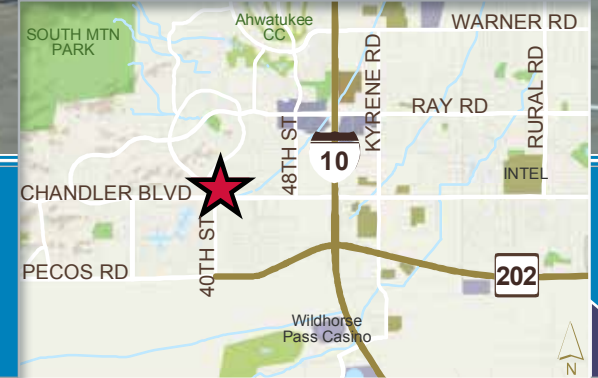


MOUNTAIN SKY FINANCIAL PLAZA

4001

E. MOUNTAIN SKY AVE
PHOENIX ▼ AZ 85044



EXCLUSIVE ADVISORS

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**CUSHMAN &
WAKEFIELD**

2555 E. CAMELBACK RD, SUITE 400, PHOENIX, ARIZONA 85016



MOUNTAIN SKY FINANCIAL PLAZA

3 Minutes to I-10 ▾ 5 Minutes to Ikea ▾ 6 Minutes to Chandler Mall

N/NEC CHANDLER BLVD & 40TH ST

BUILDING FEATURES

Building Size: ±19,210 SF

Lease Rate: \$18.00-\$19.00/RSF Full Service

Parking: Covered Parking Available \$35/Mo.

Annual Increases: \$1.00

Tenant Improvements: Negotiable

Operating Expenses: Base Year

AVAILABLE SUITES

Suite 107: ±1,308 RSF

AMENITIES

- ▾ Building Signage Available
- ▾ Numerous Retail, Service & Restaurant

Amenities Nearby

- ▶ 3 Minutes to I-10
- ▶ 5 Minutes to Ikea
- ▶ 6 Minutes to Chandler Mall



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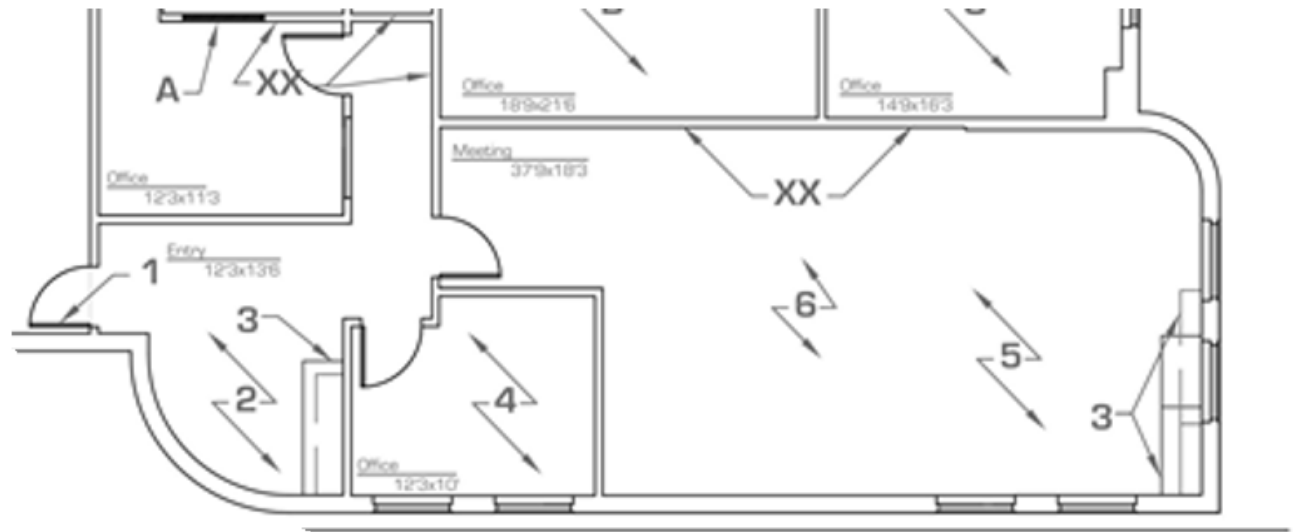
MOUNTAIN SKY FINANCIAL PLAZA

4001 E MOUNTAIN SKY AVENUE
PHOENIX | AZ 85044

SUITE 107: 1,308 RSF

LEASE RATE:

\$18.00-\$19.00 PSF FULL SERVICE



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