

Broadway Commerce Center

4001 & 4013 E. Broadway Rd | 4411 S. 40th St
Phoenix, AZ 85225



Office / Industrial Suites for Lease

- Suites from $\pm 2,300$ SF to 11,166 SF
- Newly Renovated Suites
- Building & Monument Signage
- C-2 Zoning, City of Phoenix
- Excellent Access to I-10, SR-143 & US-60
- Minutes From Sky Harbor International Airport



For More Information,
Please Contact:

Tyson Breinholt

D: 480.966.7513

M: 602.315.7131

tbreinholt@cpi.az.com

Leroy Breinholt

D: 480.966.6593

M: 602.377.4687

lbreinholt@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpi.az.com

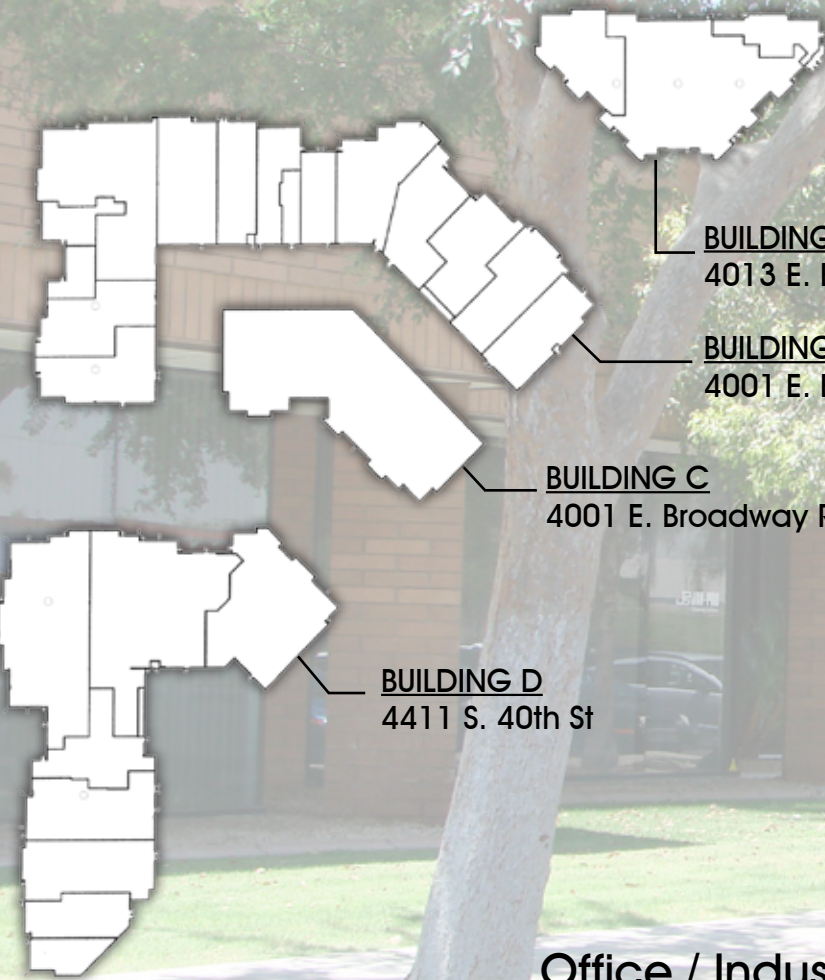
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 07 12 18

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BROADWAY ROAD

40TH STREET



BUILDING A
4013 E. Broadway Rd

BUILDING B
4001 E. Broadway Rd

BUILDING C
4001 E. Broadway Rd

BUILDING D
4411 S. 40th St



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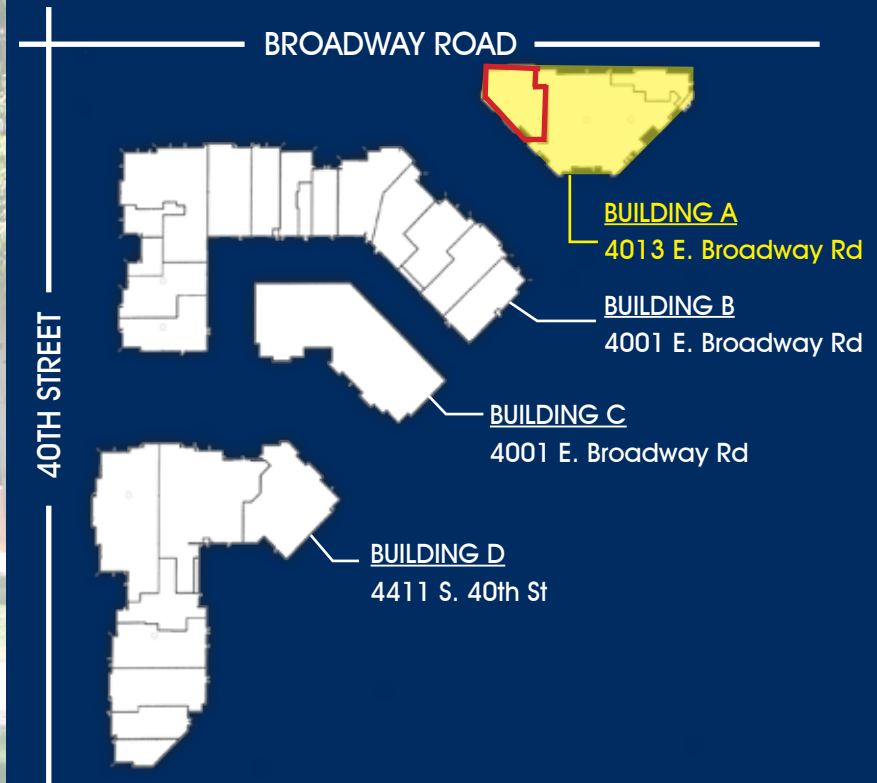
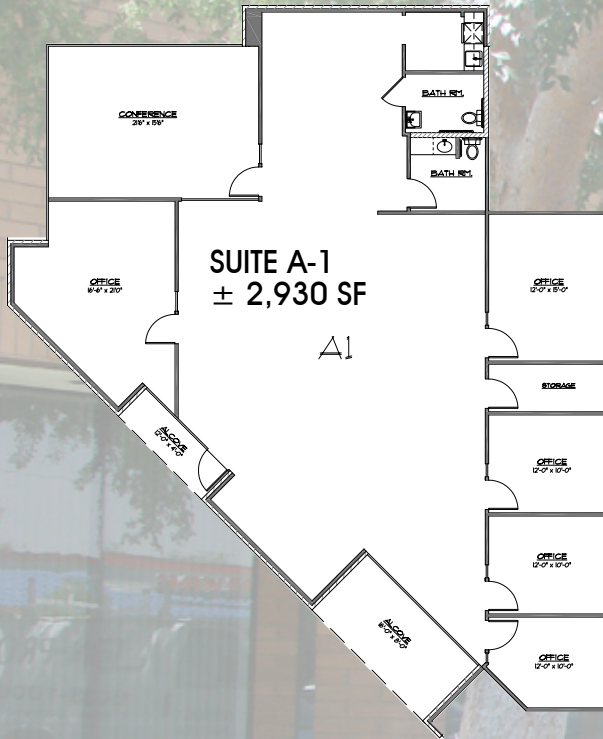
AVAILABILITY

4013 E. Broadway Rd - Building A (Office)

SUITE A-1:

± 2,930 SF

- Reception, 5 Offices, Conference Room, Bull Pen, Breakroom, and 2 Restrooms



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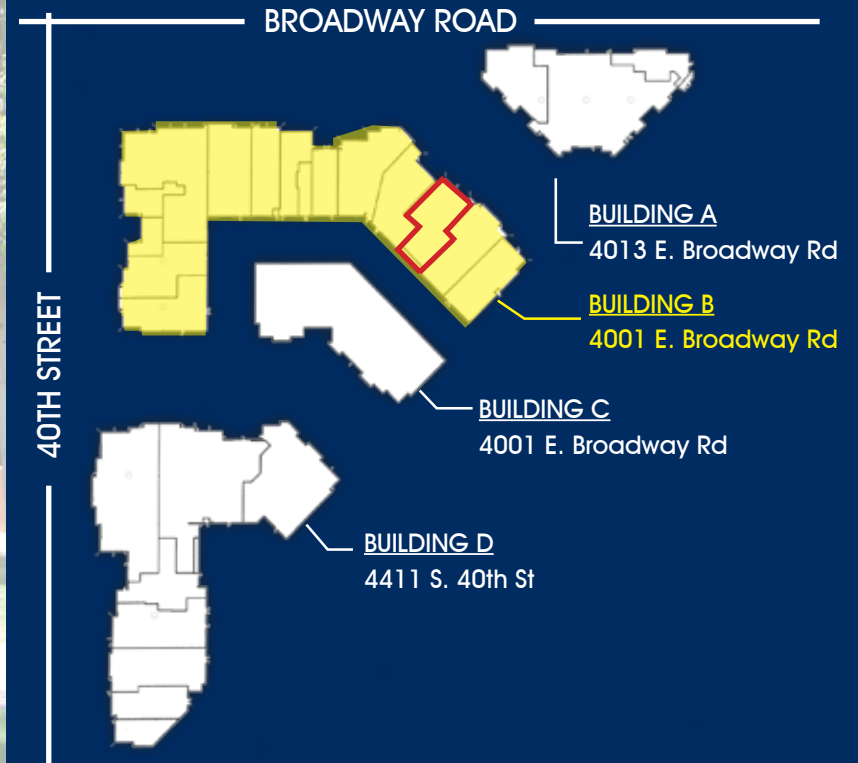
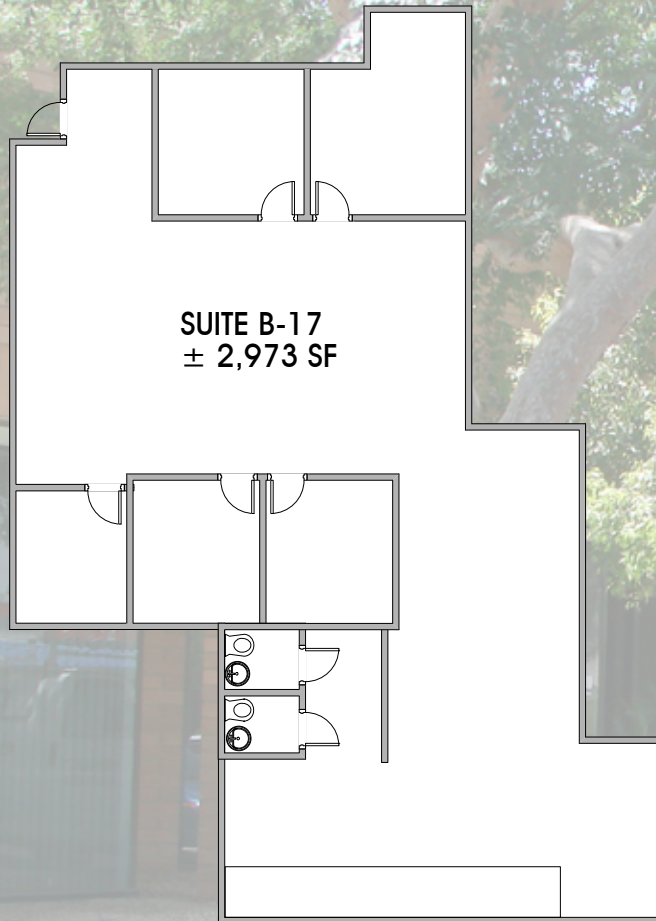
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AVAILABILITY

4001 E. Broadway Rd - Building B (Industrial-Flex)

SUITE B-17: ± 2,973 SF

- Reception, 5 Offices, Bull Pen, and 2 Restrooms



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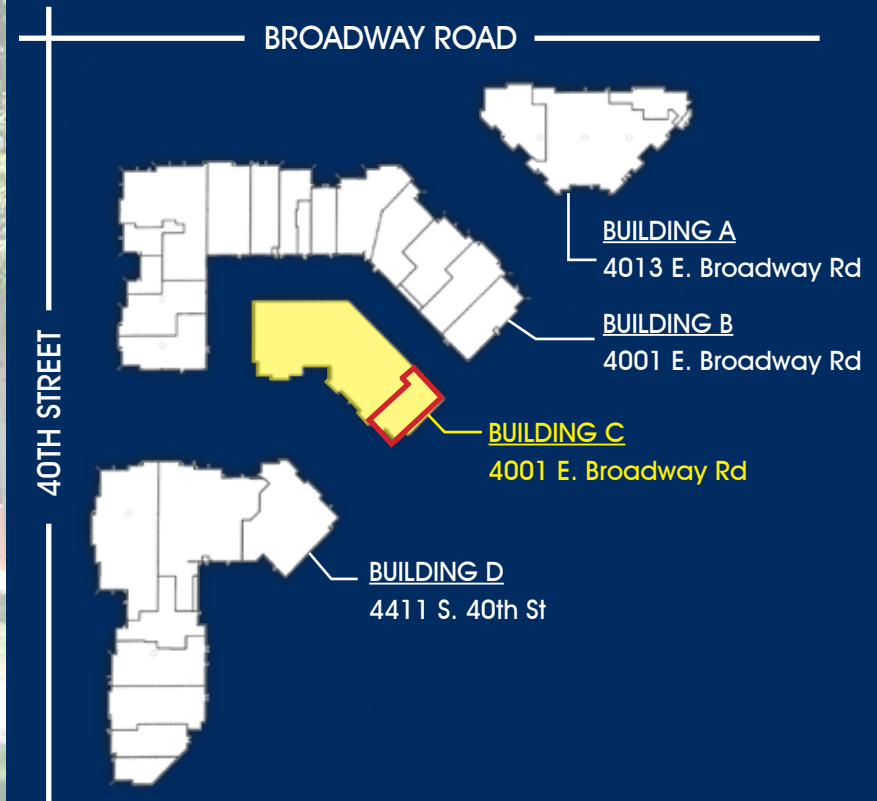
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AVAILABILITY

4001 E. Broadway Rd - Building C (Flex)

SUITE C-1: ± 2,300 SF

- Reception, 2 Offices, Bull Pen, Breakroom, and 2 Restrooms



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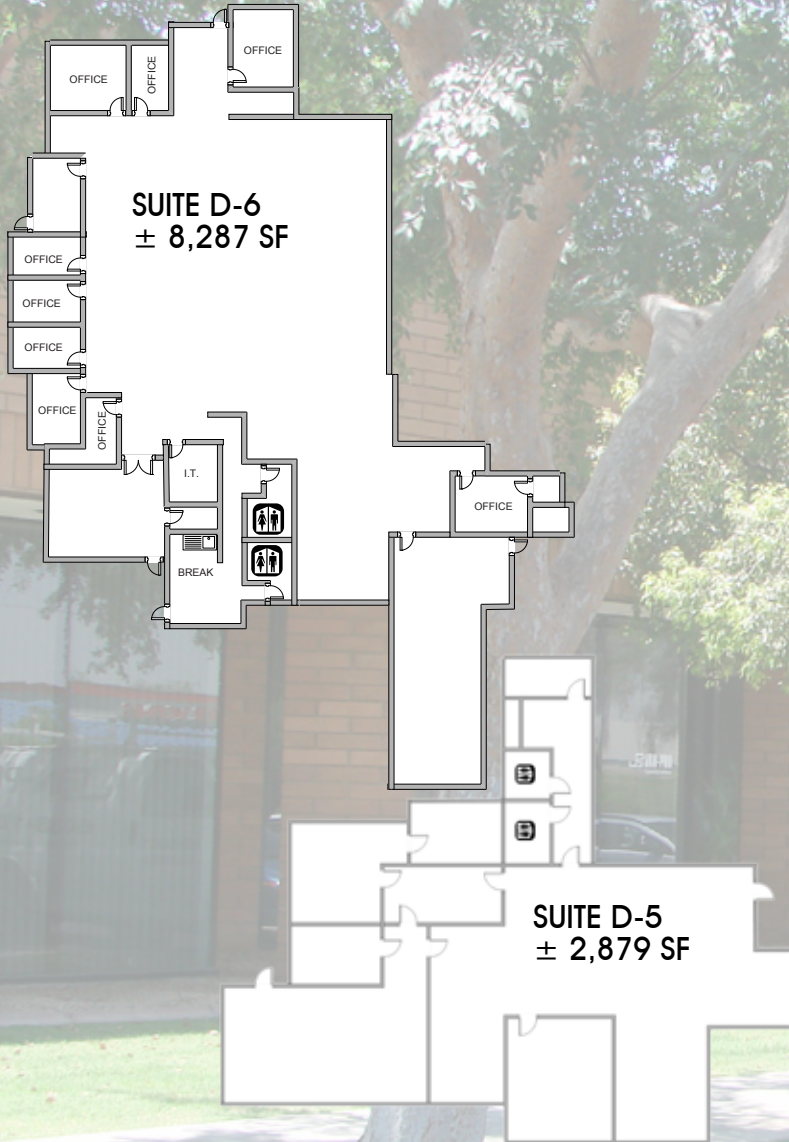
4411 S. 40th St - Building D (Flex)

SUITE D-5: ± 2,879 SF

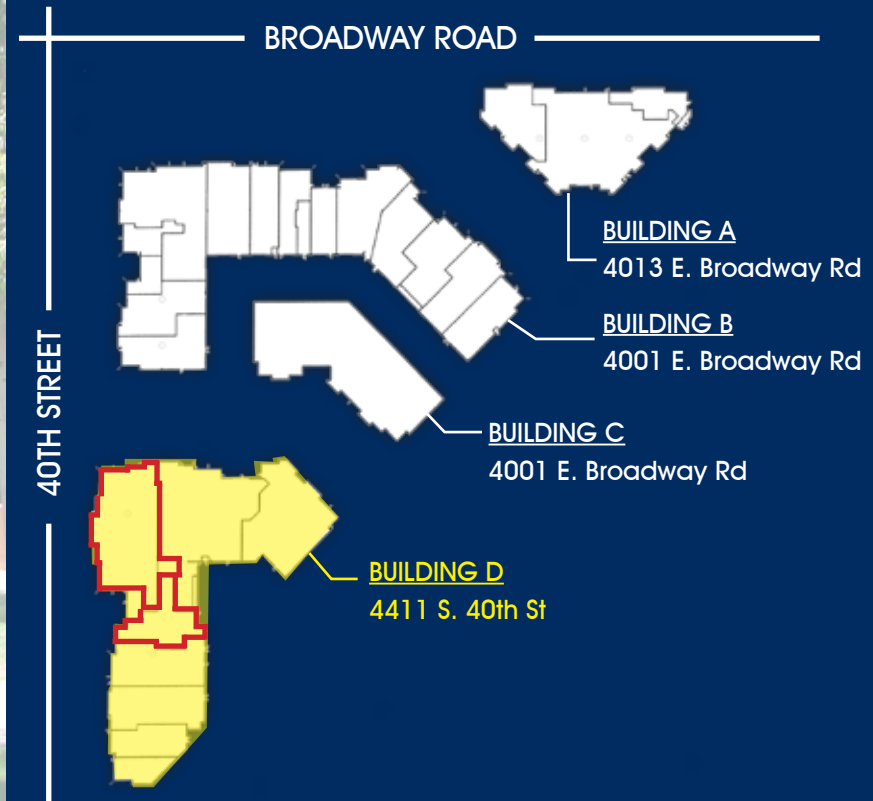
- Reception, 3 Offices, Conference, Bullpen, 1 Breakrooms, 2 Restrooms

SUITE D-6: ± 8,287 SF

- Reception, 9 Offices, Conference, Bullpen, 1 Breakrooms, 2 Restrooms



* Suite D-5 & D-6 are contiguous to ±11,166 SF



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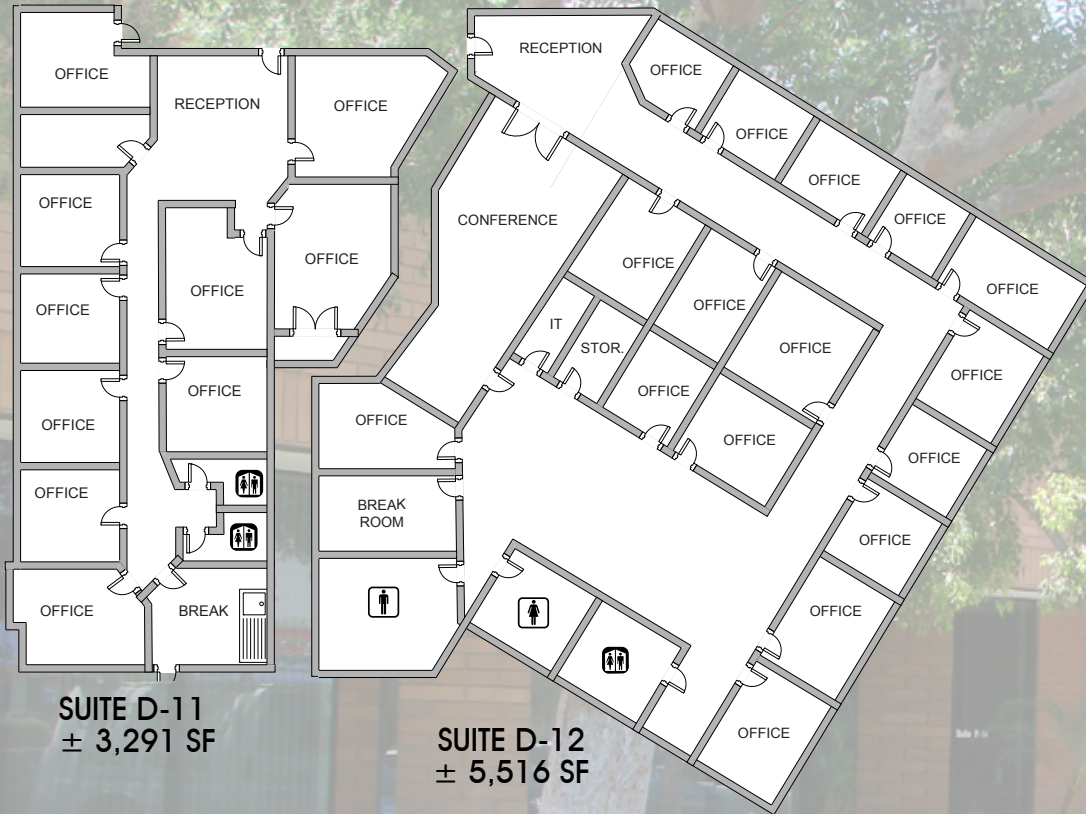
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AVAILABILITY

4411 S. 40th St - Building D (Flex)



SUITE D-11
± 3,291 SF

SUITE D-12
± 5,516 SF

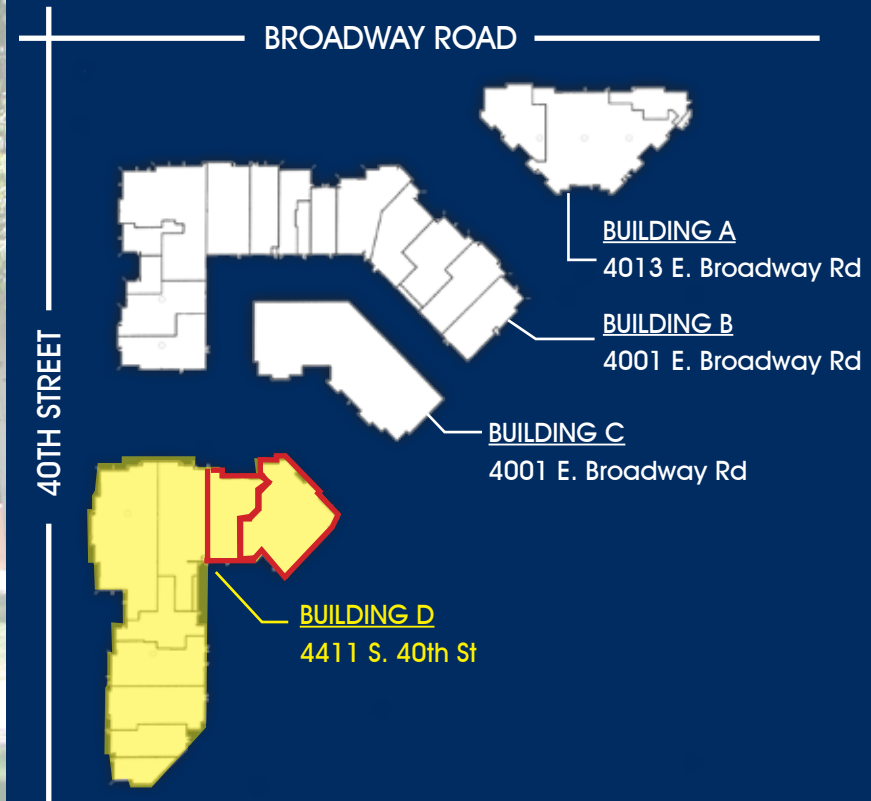
SUITE D-11: ± 3,291 SF*

- Great space with extensive glass line, enlarged break room, and restrooms

SUITE D-12: ± 5,516 SF

- New Spec Suite
- Reception, 16 Offices, Bull Pen, Conference Room, Breakroom, Storage, Server/IT Room, and 3 Restrooms

** Suite D-11 & D-12 are contiguous to ±8,807 SF*



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