

PHOENIX AIRPORT CENTER

4717 E Hilton Ave • Phoenix, AZ 85034

Total Building Size ±148,446 SF
Year Built 1995 (Recently Renovated)
Parking Parking Ratio: 6.0/1,000

PROPERTY FEATURES

- Multi-use building at Phoenix Airport Center
- Great location off of State Route 143 and University Dr
- Minutes away from Sky Harbor International Airport
- Monument Signage - Freeway Frontage onto State Route 143
- 100% Air Conditioned - New high-efficiency chiller system
- New 25-year roof system
- Adjacent to the Hilton Phoenix Airport, Sleep Inn and Courtyard by Marriott Phoenix Airport
- High end office space and TI's Available



FLEX/OFFICE | SPACE AVAILABLE FROM ±8,353 SF - ±62,992 SF



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CDM

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gany Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

Exclusive Contacts:

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AVAILABLE FOR LEASE

Suite 100	Office	±19,198 SF	\$19.90 F/S Net of Janitorial
Suite 200	Office	±14,302 SF	\$19.90 F/S Net of Janitorial
Suite 250	Office	±29,492 SF	\$19.90 F/S Net of Janitorial
Suite 200 - 250	Office	±43,794 SF	\$19.90 F/S Net of Janitorial
Suite 400	Industrial	±31,046 SF	\$9.90 NNN
Suite 500 (Option 1)	Office	±12,350 SF	\$19.90 F/S Net of Janitorial
Suite 500 (Option 2)	Industrial	±12,350 SF	\$9.90 NNN



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DEMOGRAPHICS



Population
1M: 495
3M: 77,114
5M: 334,954



Housholds
1M: 195
3M: 29,515
5M: 127,624



Avg HH Income
1M: \$79,659
3M: \$56,702
5M: \$64,087



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AVAILABILITY:
\$19.90 F/S NET OF JANITORIAL

Suite 100: ±19,198 SF

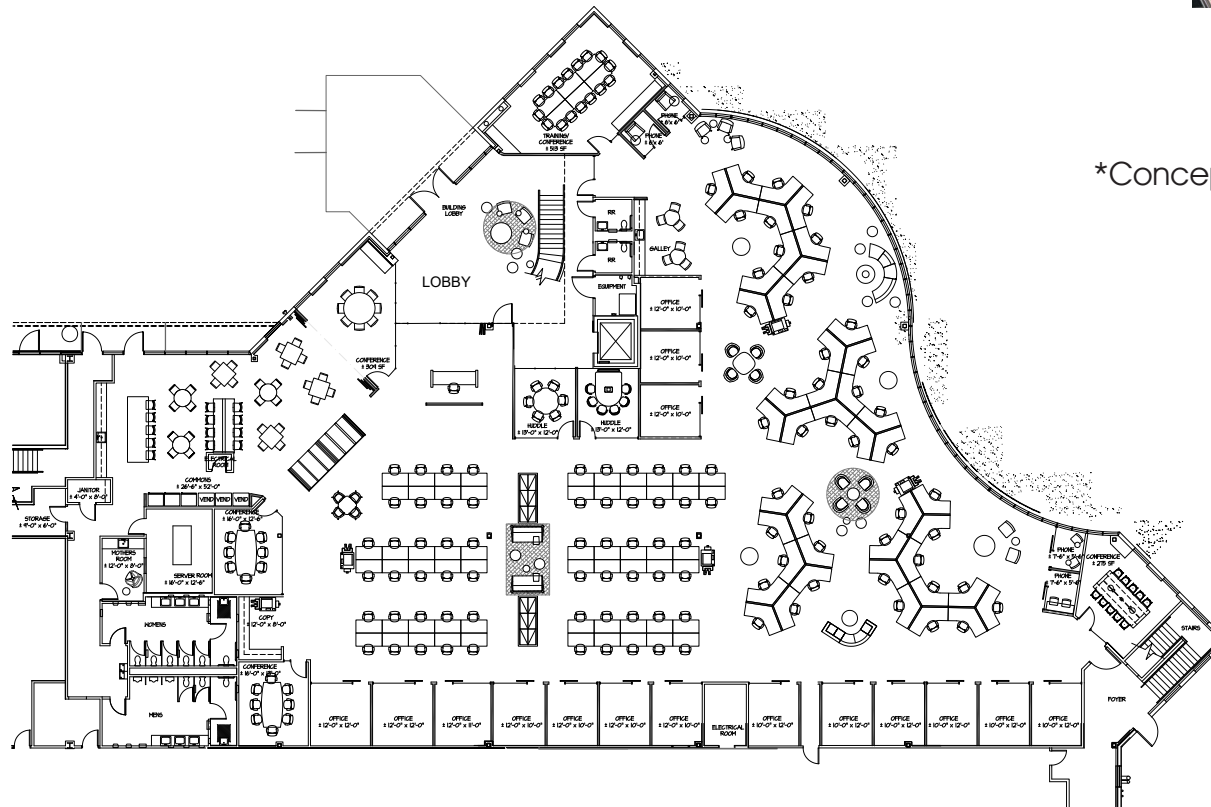
First Floor Space

Sprinklered

Build to Suit (Conceptual Plan)

Contiguous up to ±62,992 SF of Office and/or

±12,350 SF Warehouse (Suites 200-250 and/or 500)



*Conceptual Space Plan

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. Equal Housing Opportunity

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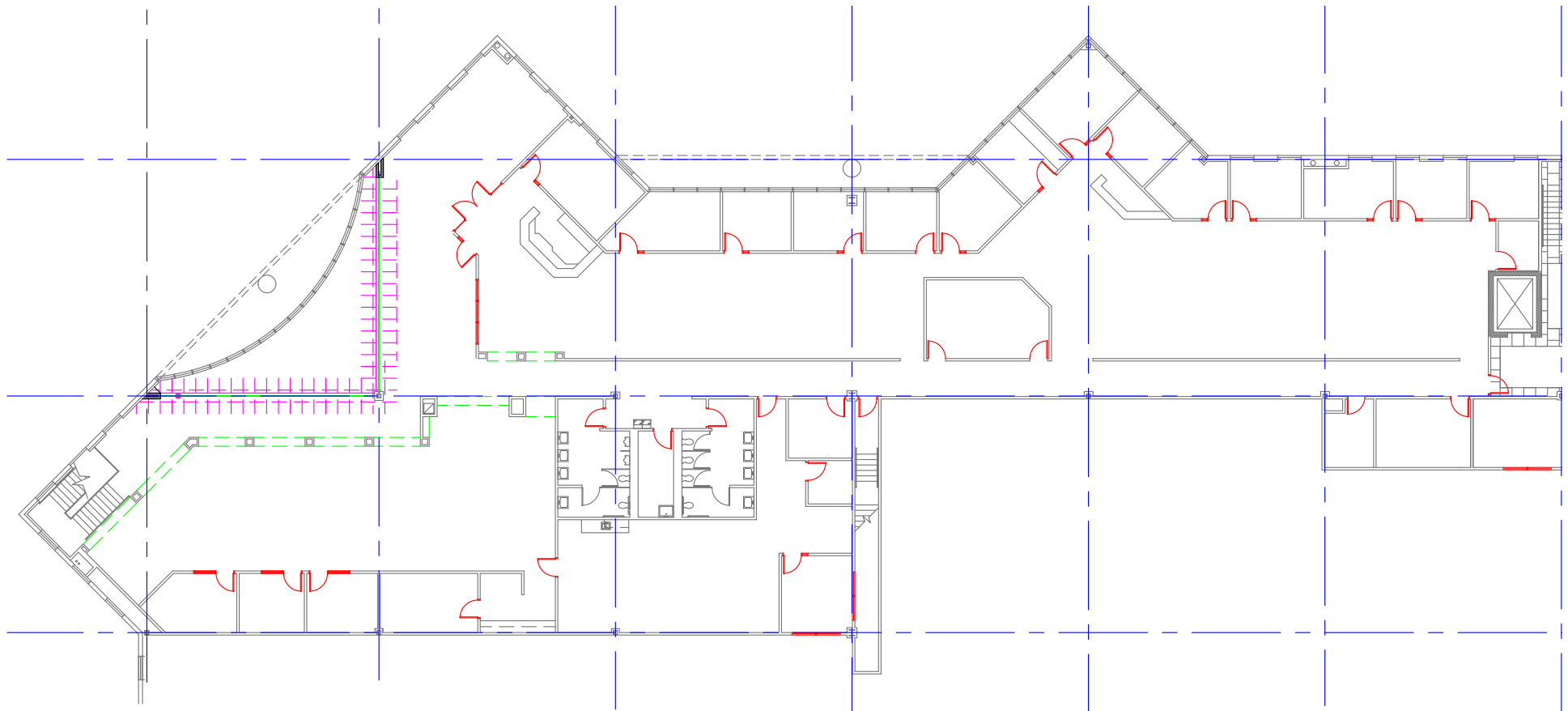
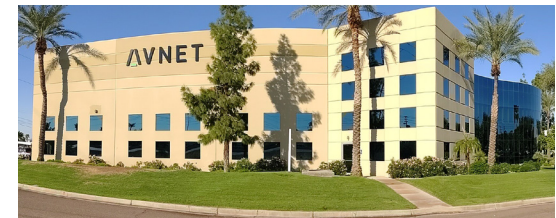
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AVAILABILITY:
\$19.90 F/S NET OF JANITORIAL

Suite 200: ±14,302 SF

High End Office Space

Contiguous up to ±62,992 SF (Suite 100 and/
or 250)



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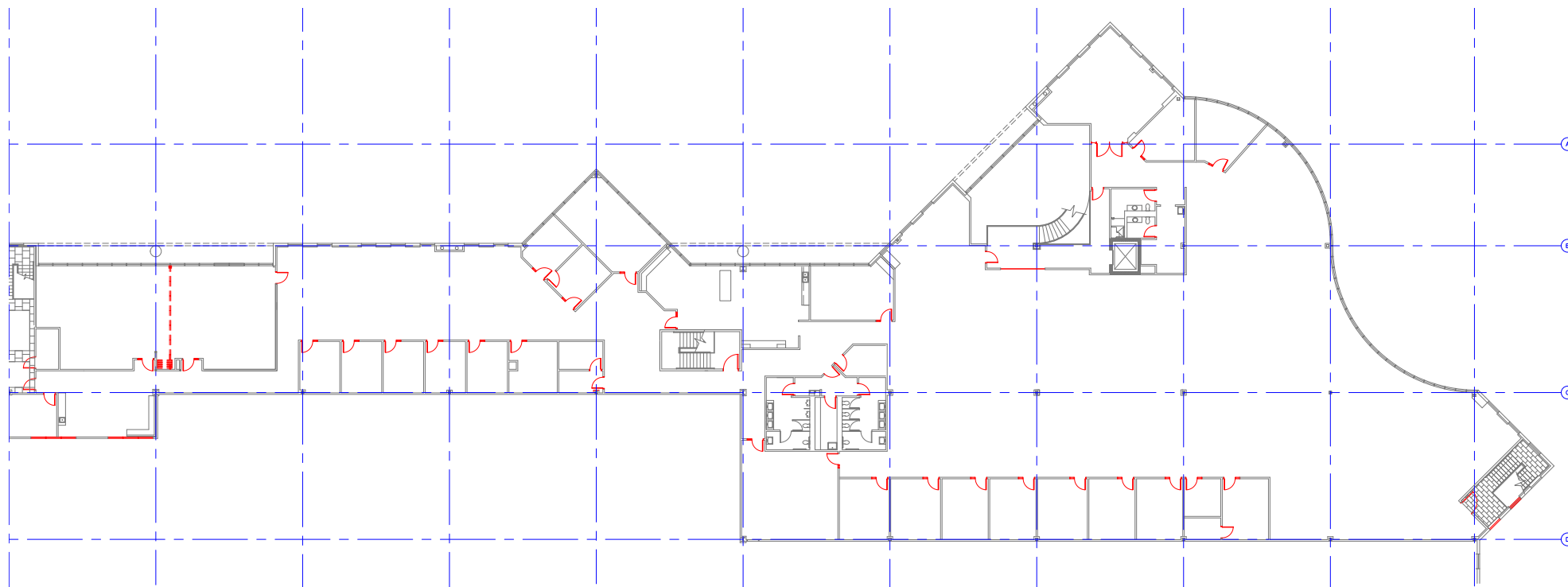
AVAILABILITY:

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Suite 250: ±29,492 SF

High End Office Space

Contiguous up to ±62,992 SF (Suite 100 and 200)



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AVAILABILITY:

\$9.90 NNN

Suite 400: ±31,046 SF

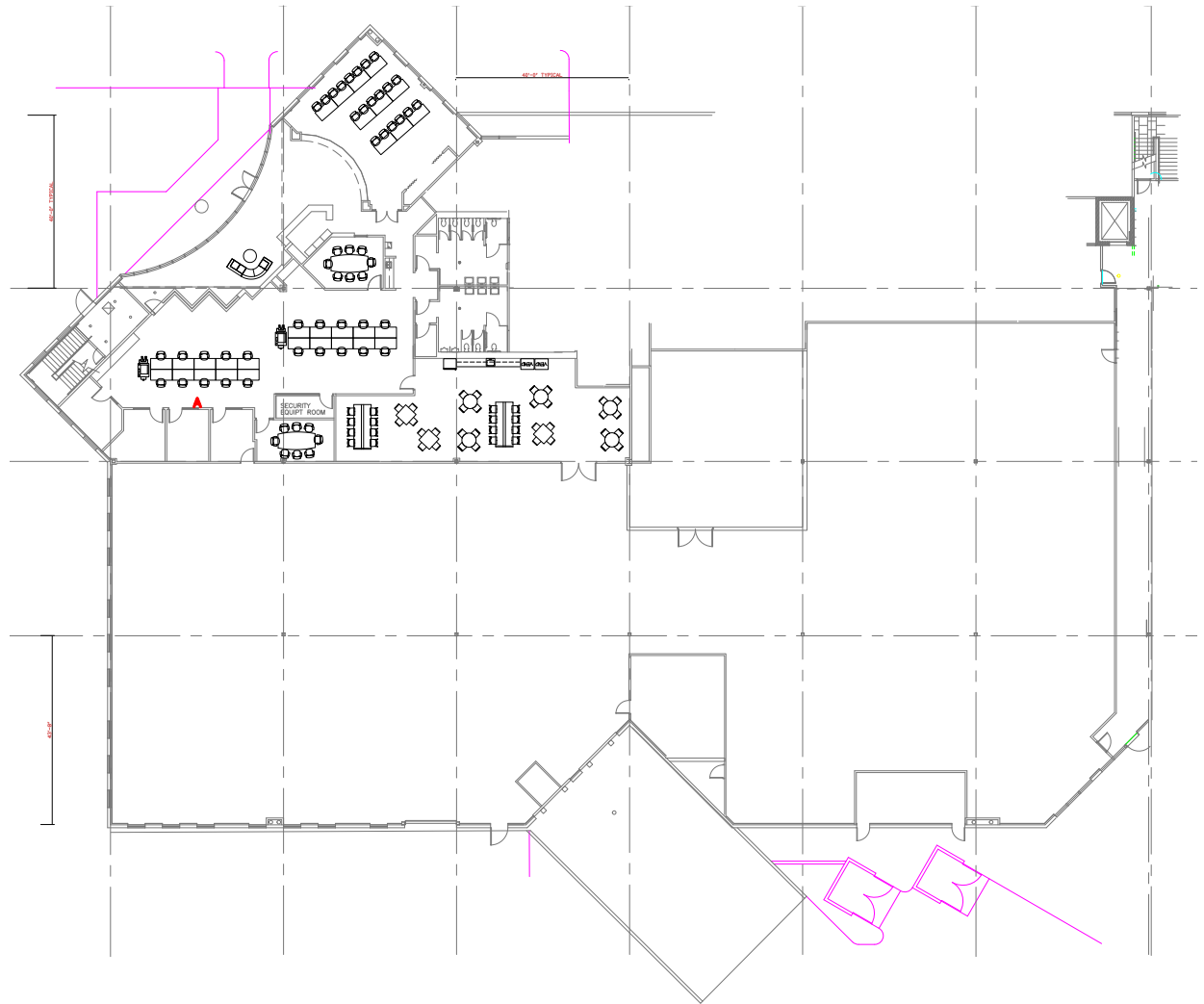
±23,364 SF Warehouse

±7,682 SF Office

2 DH/Truck Level

277/480V | 3,000 Amps | 3ph

Contiguous up to ±39,399 SF (Suite 350)



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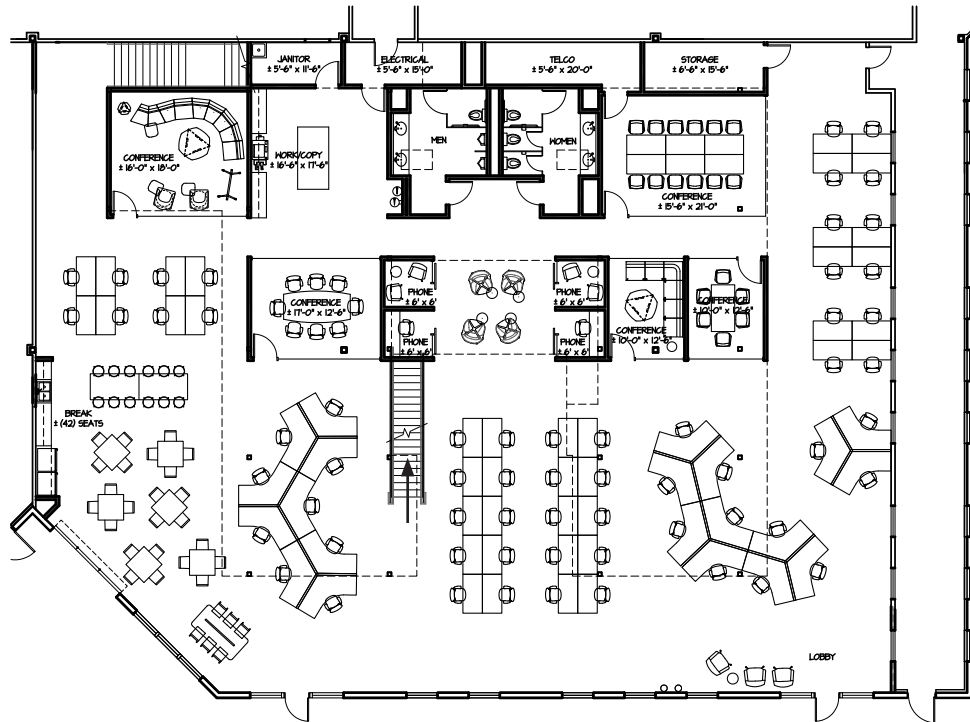
AVAILABILITY: (OPTION 1)
\$19.90 F/S NET OF JANITORIAL

Suite 500: ±12,350 SF

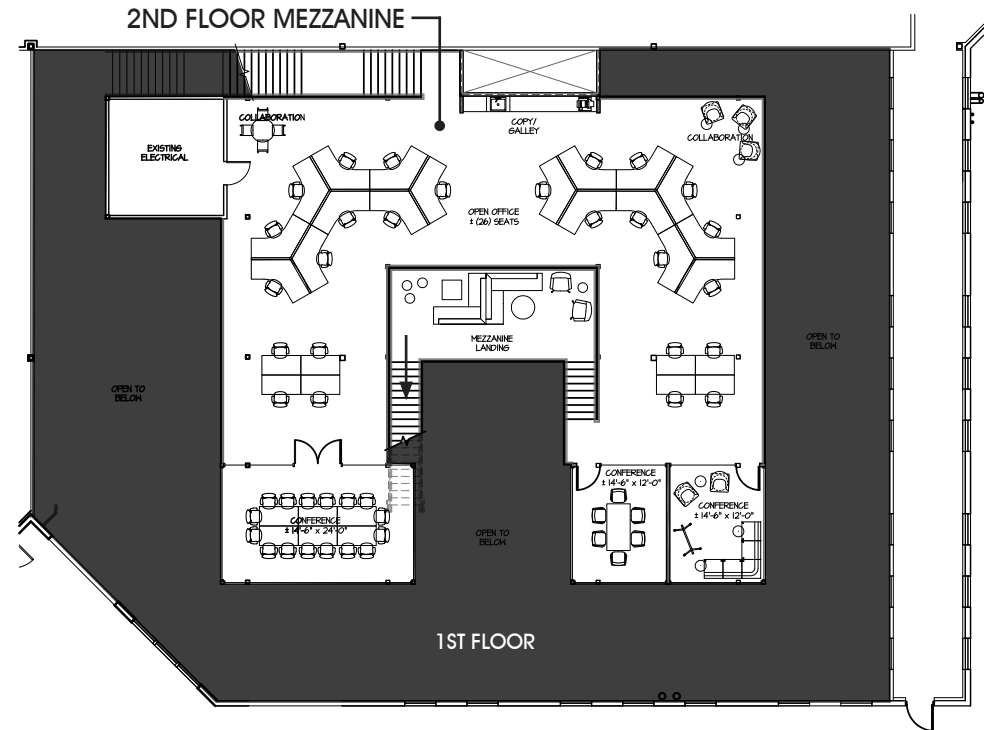
Roll Up Door

100% A/C'd

Contiguous up to ±75,342 SF Office (Suite 100,
200, & 250)



① SUITE 500 - FIRST FLOOR



② SUITE 500 - MEZZANINE

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AVAILABILITY: (OPTION 2)

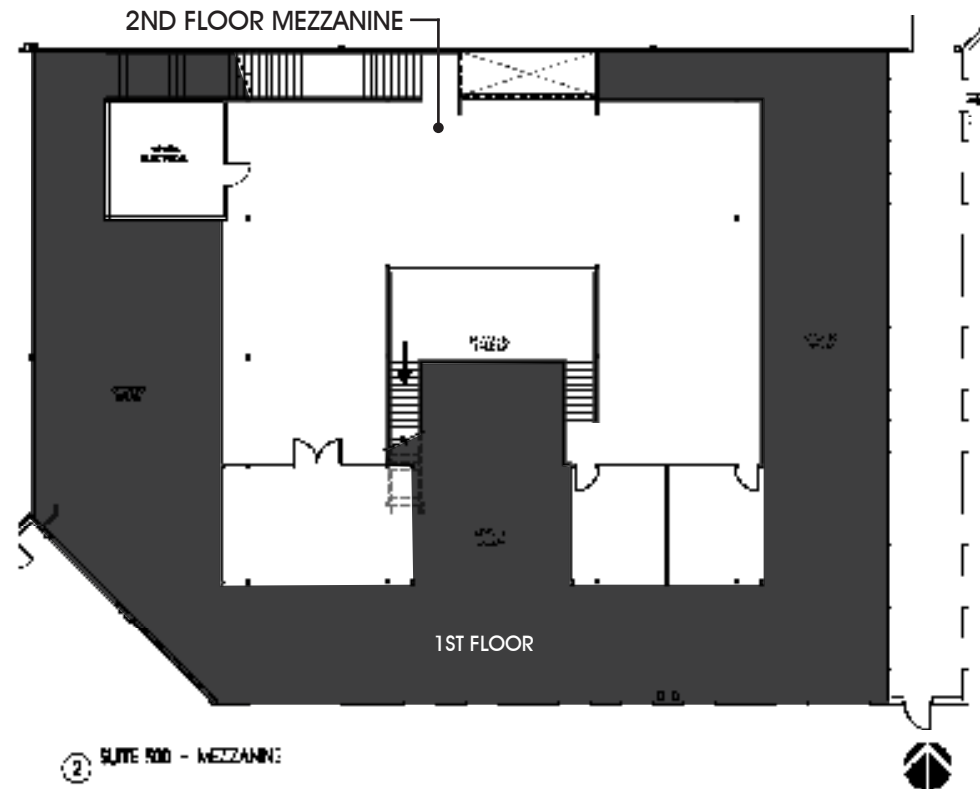
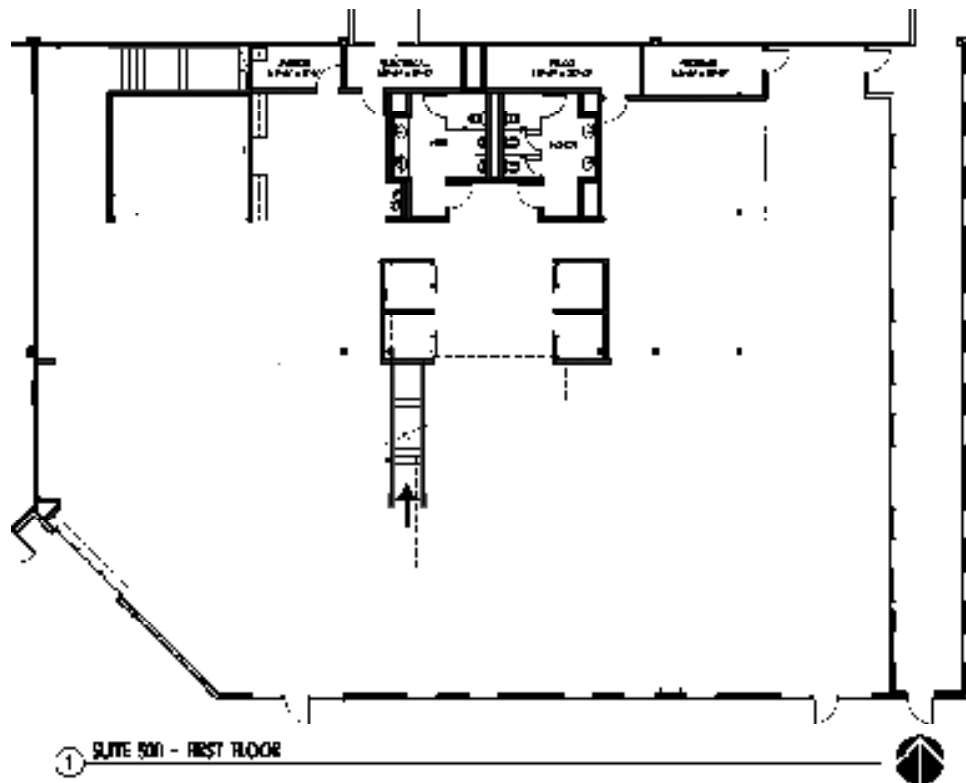
\$9.90 NNN

Suite 500: ±12,350 SF

Roll Up Door

100% A/C'd

Contiguous up to ±75,342 SF Office (Suite 100, 200, & 250)



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