

501 

501 GATEWAY



501 NORTH 44TH STREET, PHOENIX

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THE TEAM

CBRE Leasing

CBRE is the world's largest commercial real estate services and investment firm. CBRE has approximately 44,000 employees and serves real estate owners, investors and occupiers through approximately 350 offices worldwide.

IRGENS[®] Owner

Irgens is a commercial real estate developer providing development, property management & consulting services to commercial & healthcare clients nationwide.



BUILDING HIGHLIGHTS



PARKING

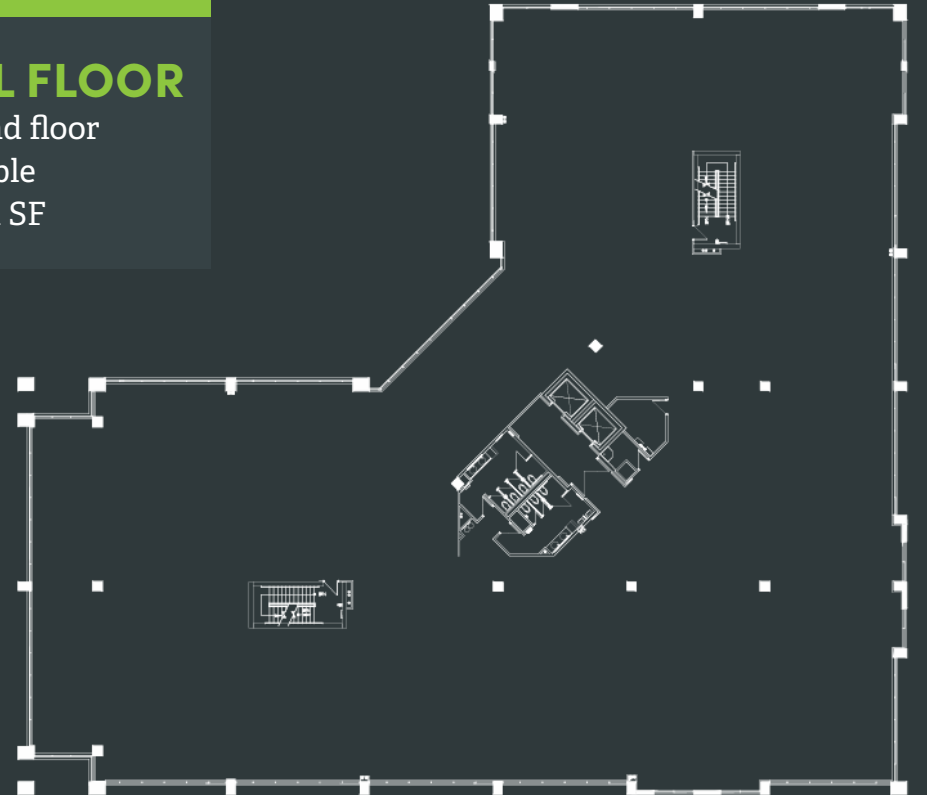
Up to 5/1000 RSF parking ratio



FULL FLOOR

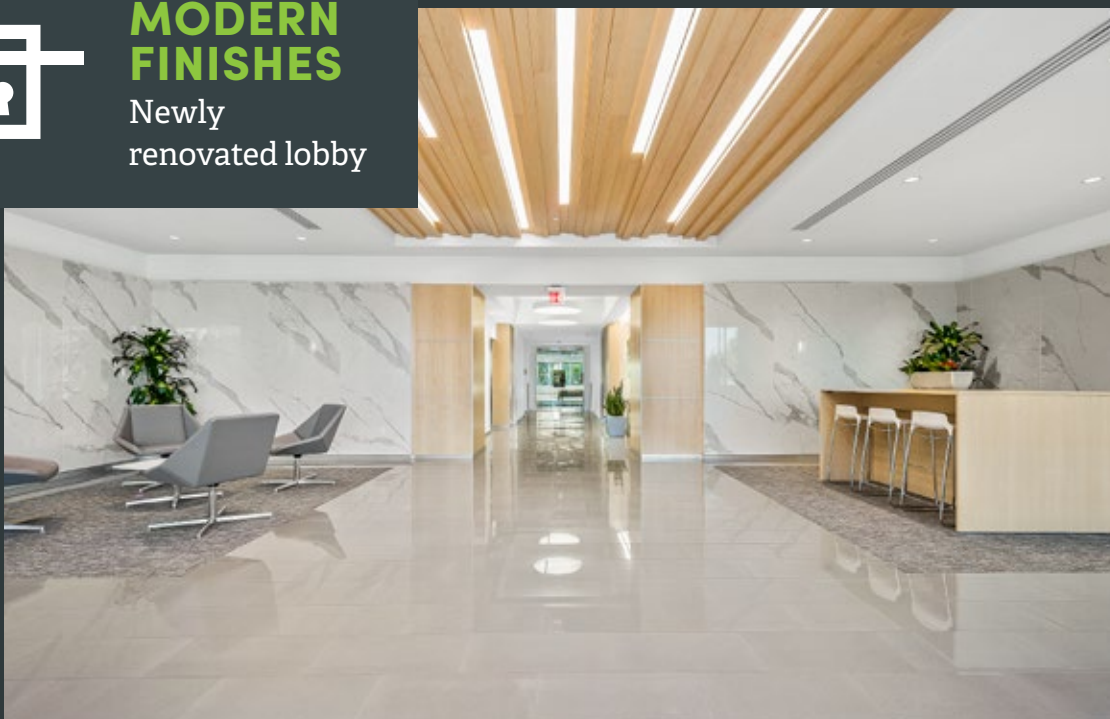
Full 2nd floor available
±26,101 SF

NOT TO SCALE



MODERN FINISHES

Newly renovated lobby

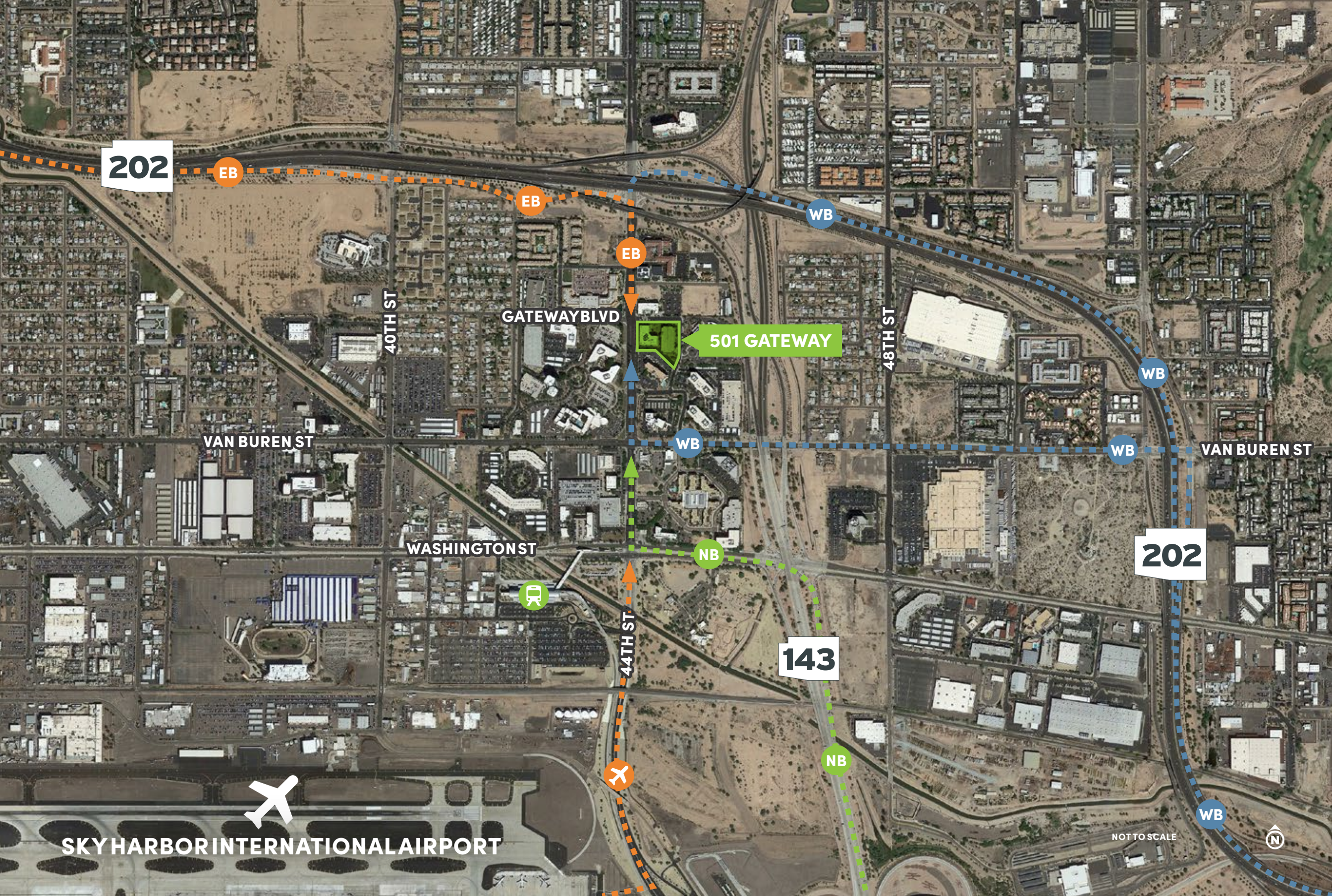


AMENITIES

On-site cafe for employee convenience



501 Gateway's central location provides direct access to light rail, major freeways, Phoenix Sky Harbor Airport & Downtown Tempe.





AMENITIES

501 Gateway has numerous amenities within a five minute commute.

RESTAURANTS

FIVE GUYS



Ruby Tuesday



BLIMPIE
America's Sub Shop

SUBWAY



in the box®

Schlotzsky's

HOTELS

aloft



CROWNE PLAZA
HOTELS & RESORTS



DOUBLE TREE
BY HILTON™



Marriott

CORPORATE NEIGHBORS



Honeywell

CVS
CAREMARK



PROSPER

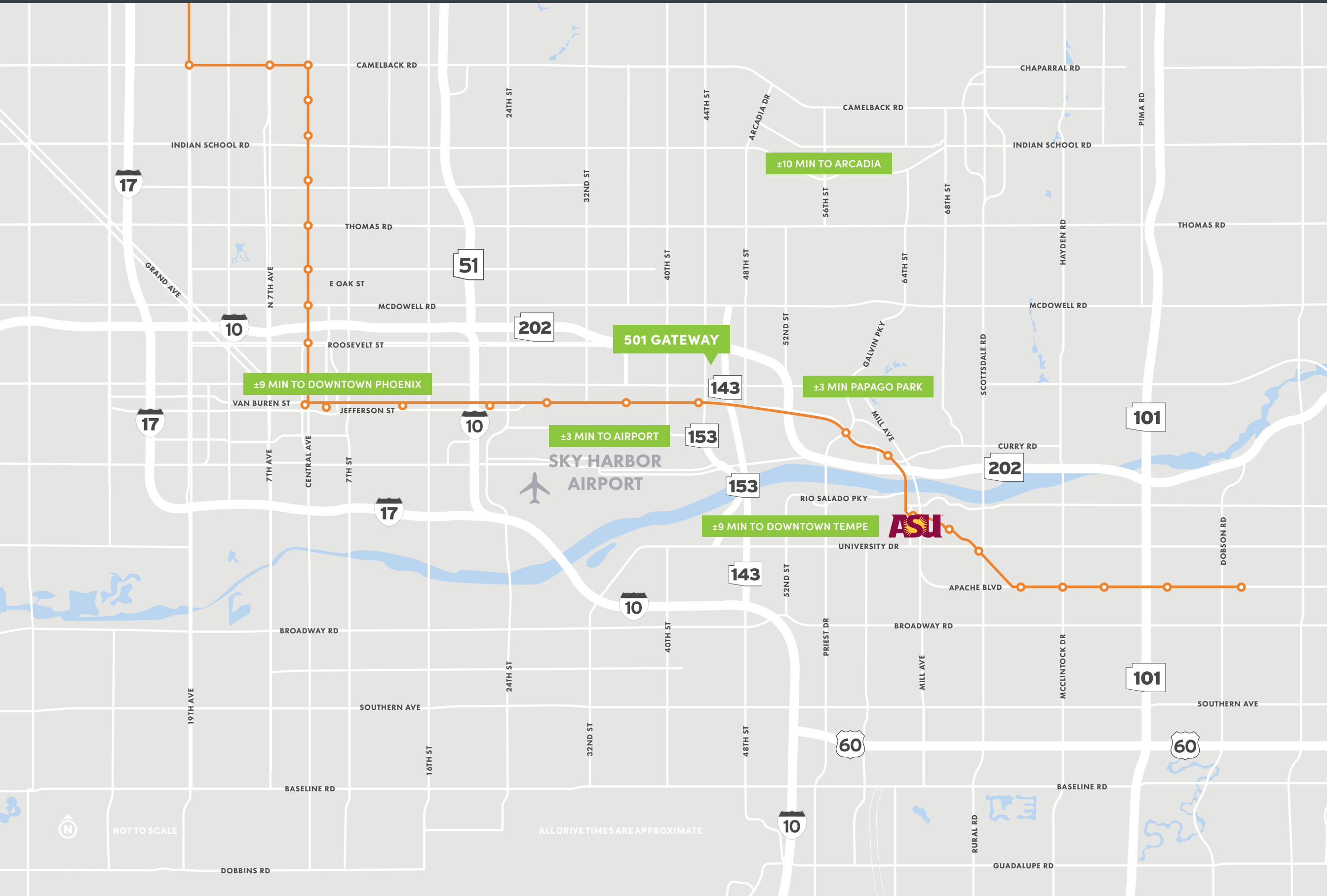


mobile mini, inc.





CENTRAL LOCATION





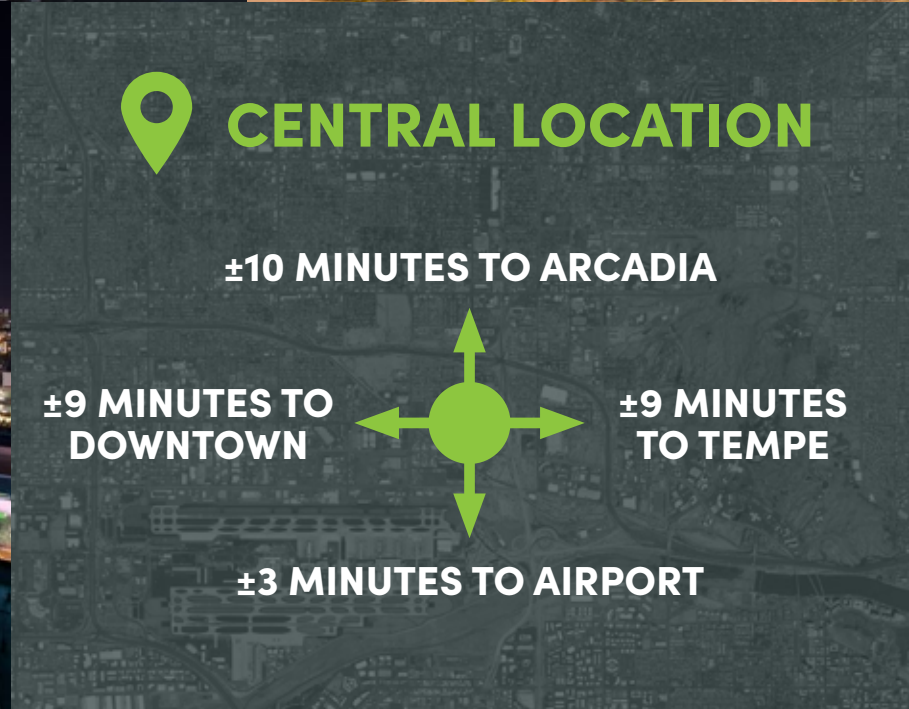
ARCADIA



PAPAGO PARK



DOWNTOWN PHOENIX



CENTRAL LOCATION

±10 MINUTES TO ARCADIA

±9 MINUTES TO DOWNTOWN

±9 MINUTES TO TEMPE

±3 MINUTES TO AIRPORT



DOWNTOWN TEMPE



VALLEY METRO LIGHT RAIL



PHOENIX SKY HARBOR



Amazing Views



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Leasing Representatives

COREY HAWLEY
602.735.1742
corey.hawley@cbre.com

BRYAN TAUTE
602.735.1710
bryan.taute@cbre.com

CHARLIE VON ARENTSCHILDT
602.735.5626
charlie.vona@cbre.com

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