



4505 East Chandler Boulevard, Phoenix, Arizona

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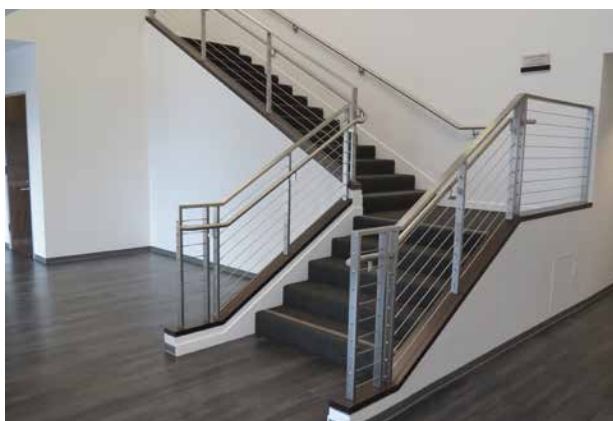
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Conveniently located in the heart of the Southeast Valley, Foothills Gateway is a modern, high-class office building with abundant dining, shopping, and entertainment options nearby. Here you'll find successful office users enjoying this unique, innovative space to grow business and attract employees.

Just minutes from freeway access and Sky Harbor Airport, Foothills Gateway is centrally located in the South Tempe/Chandler/Ahwatukee submarket. Foothills Gateway is close to the shopping and dining destinations of Chandler Pavilions, The Shoppes at Casa Paloma, and Chandler Fashion Center. The building is also close to many hotels, high-end communities, South Mountain Recreational Park and corporate facilities for Honeywell, Intel and Wells Fargo.

Welcome to Foothills Gateway



Building Features:

Year Built: 1999

Total SF: 68,199SF

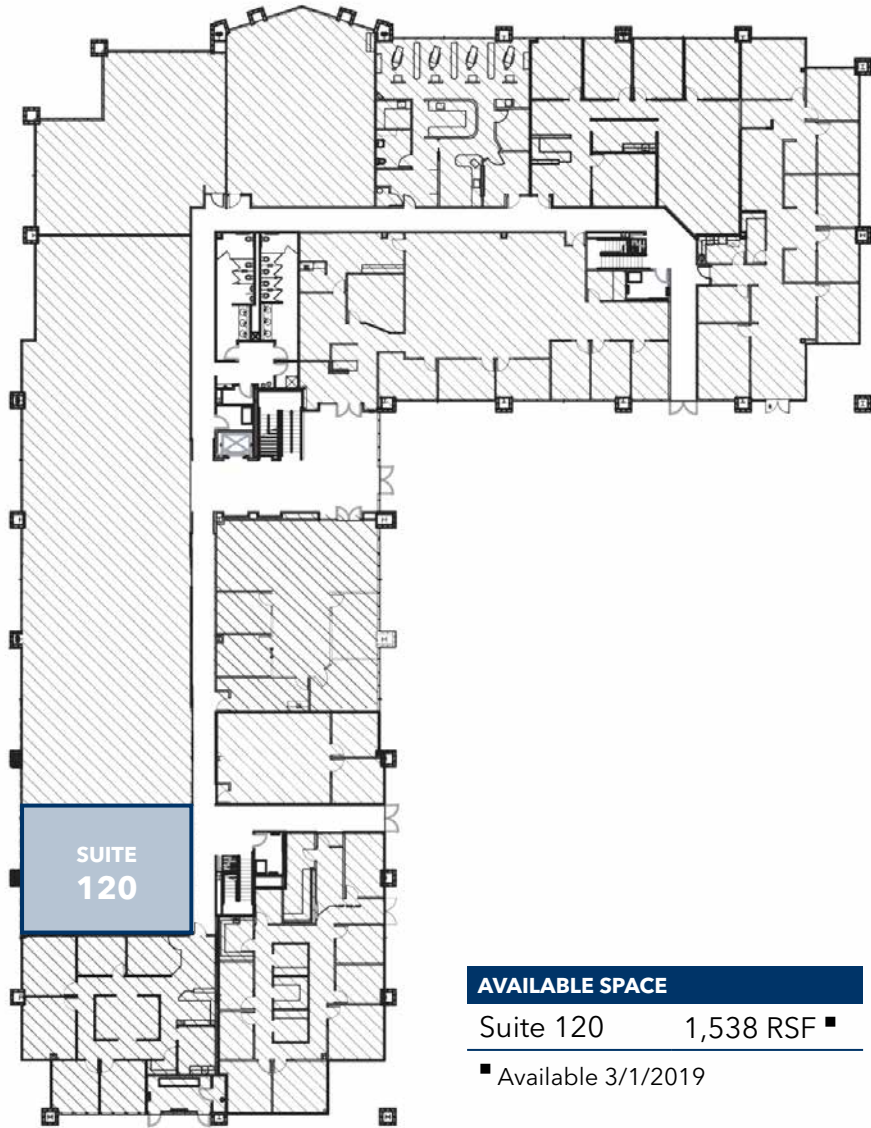
Lease Rate: \$24.00-\$24.50/SF Full Service

Parking Ratio: 4/1,000 SF

Property Features

- Building and monument signage available
- Access from a full-diamond interchange at I-10 and Chandler Boulevard
- Fiber available on Chandler Boulevard
- In the community of Ahwatukee Foothills, home to over 83,000 residents (2017 Esri forecast) with a median household income of \$79,736
- Convenient access to major high-end retail centers and Sky Harbor International Airport

First Floor

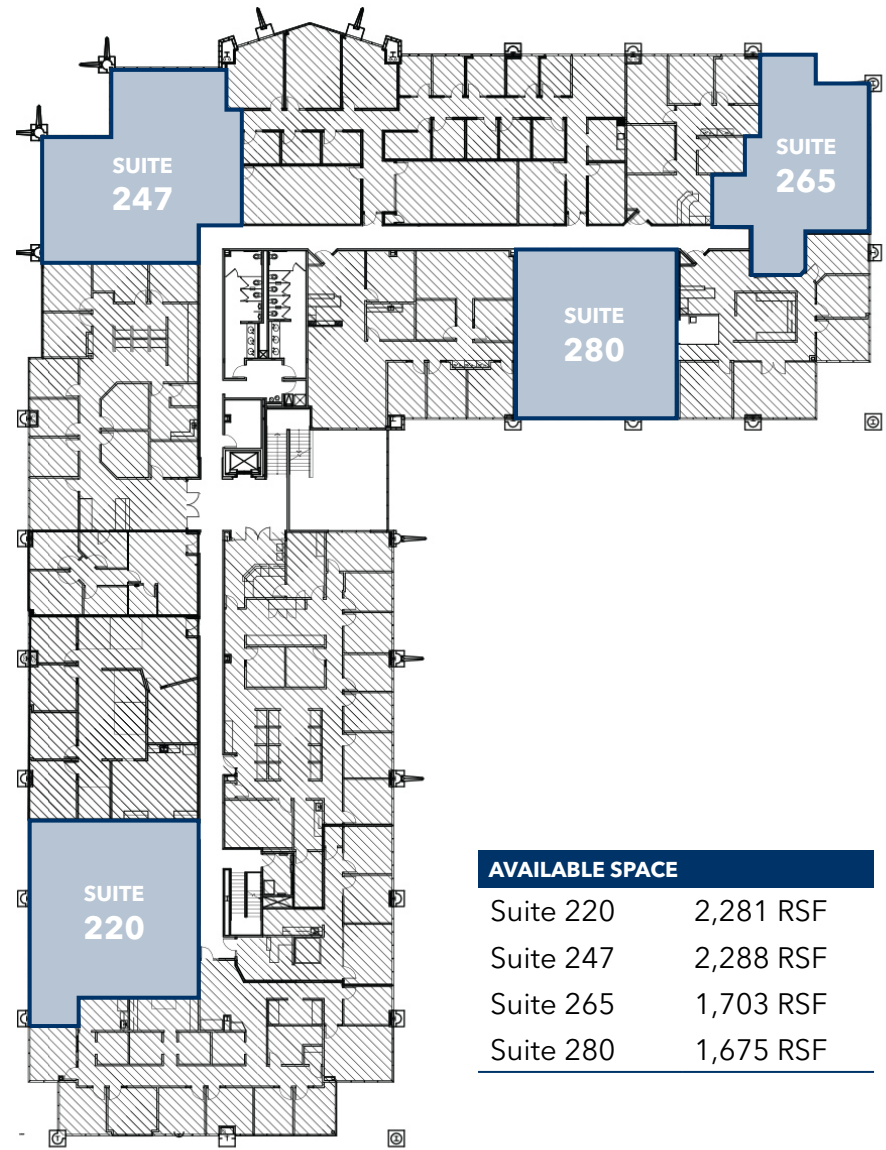


AVAILABLE SPACE

Suite 120 1,538 RSF ■

■ Available 3/1/2019

Second Floor



AVAILABLE SPACE

Suite 220	2,281 RSF
Suite 247	2,288 RSF
Suite 265	1,703 RSF
Suite 280	1,675 RSF



FOOTHILLS GATEWAY

Amenities within 5 minutes

Restaurants

- Starbucks
- Grimaldi's
- Pei Wei
- Fired Up Grill
- Rosati's Pizza
- Thai Basil Signature
- CK's Tavern & Grill
- Cracker Barrel
- Cold Stone Creamery
- Sandbar Mexican Grill
- Buca di Beppo
- Carraba's Italian Grill

Corporate Neighbors

- Honeywell
- Coca-Cola
- Intel
- McKesson
- Safeway
- Toshiba
- ADP
- Bank of America
- Fulton Homes
- Humana
- Origami Owl
- Edward Jones
- Wells Fargo
- Avnet
- Bashes
- Verizon Wireless Corporate Center

Hotels

- Fairfield Inn & Suites
- La Quinta
- Wild Horse Pass Hotel & Casino
- Hawthorn Suites
- Four Point by Sheraton
- Hilton
- Courtyard Marriot
- Drury Inn & Suites

Shopping/Retail

- Ikea
- Dick's Sporting Goods
- Total Wine & More
- Home Depot
- Bed Bath & Beyond
- Cost Plus
- AJ's Fine Foods
- Trader Joe's
- Gap Outlet
- Philosophy
- Coffin & Trout
- Rolfs
- Jos A. Bank
- Francesca's Collection
- Armani
- Bath & Body Works
- Ulta
- Sprouts Farmers Market
- Phoenix Premium Outlets

