

# 501G

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**<sup>®</sup> Owner

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



# BUILDING HIGHLIGHTS



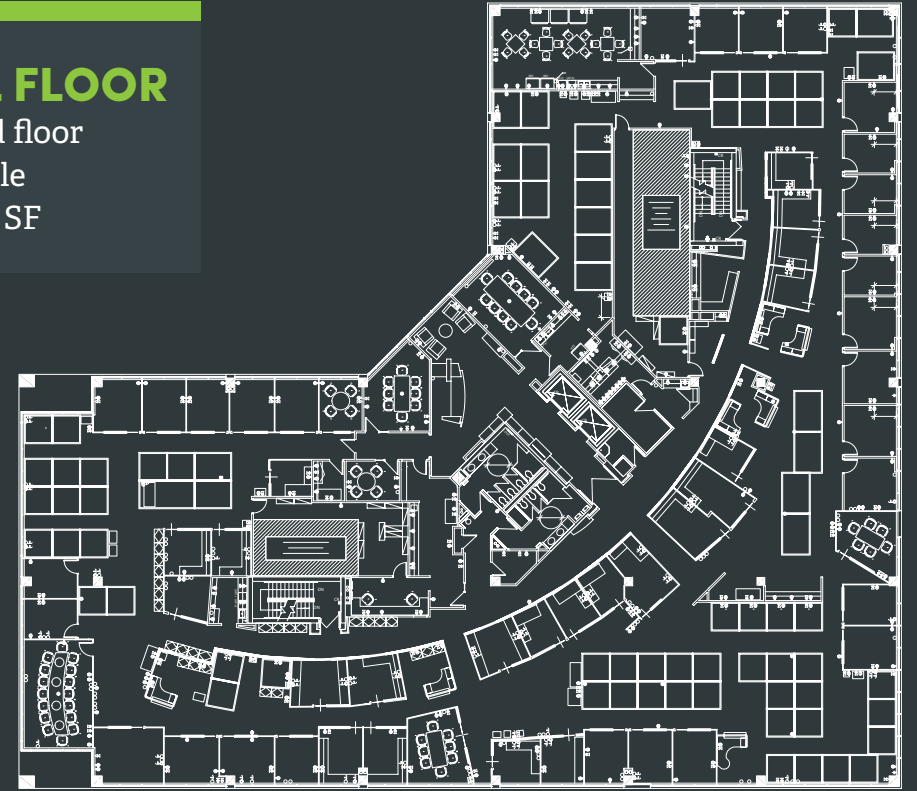
## PARKING

Up to 6/1000 RSF parking ratio



## FULL FLOOR

Full 3rd floor available  
±26,533 SF

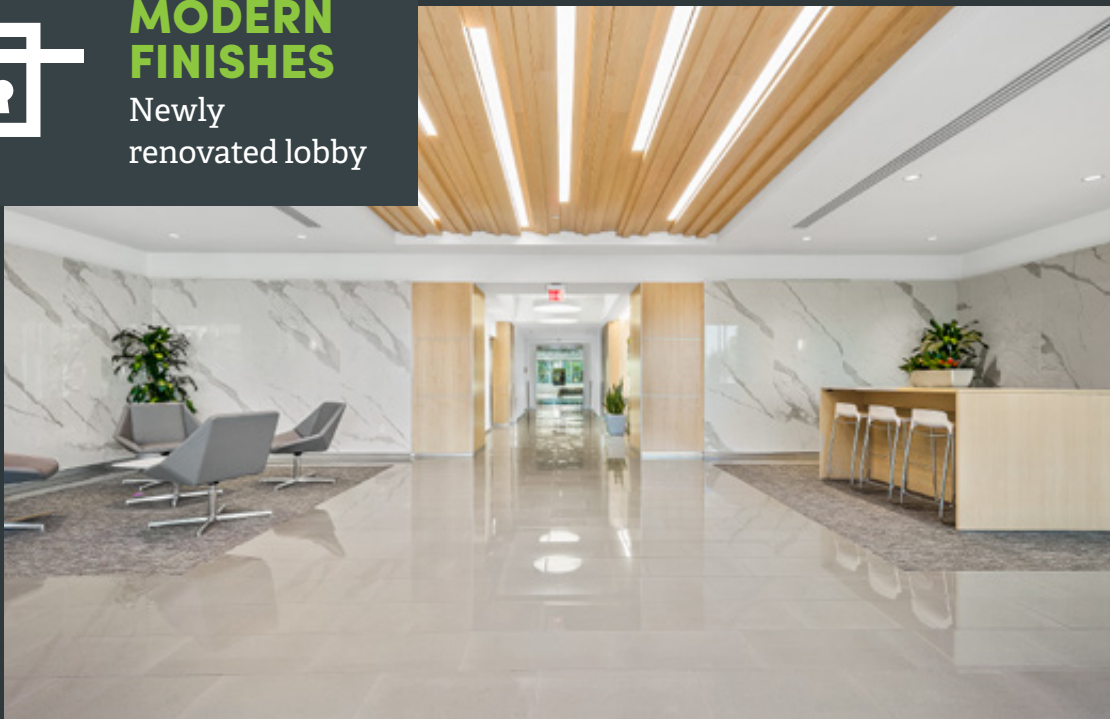


NOT TO SCALE



## MODERN FINISHES

Newly renovated lobby

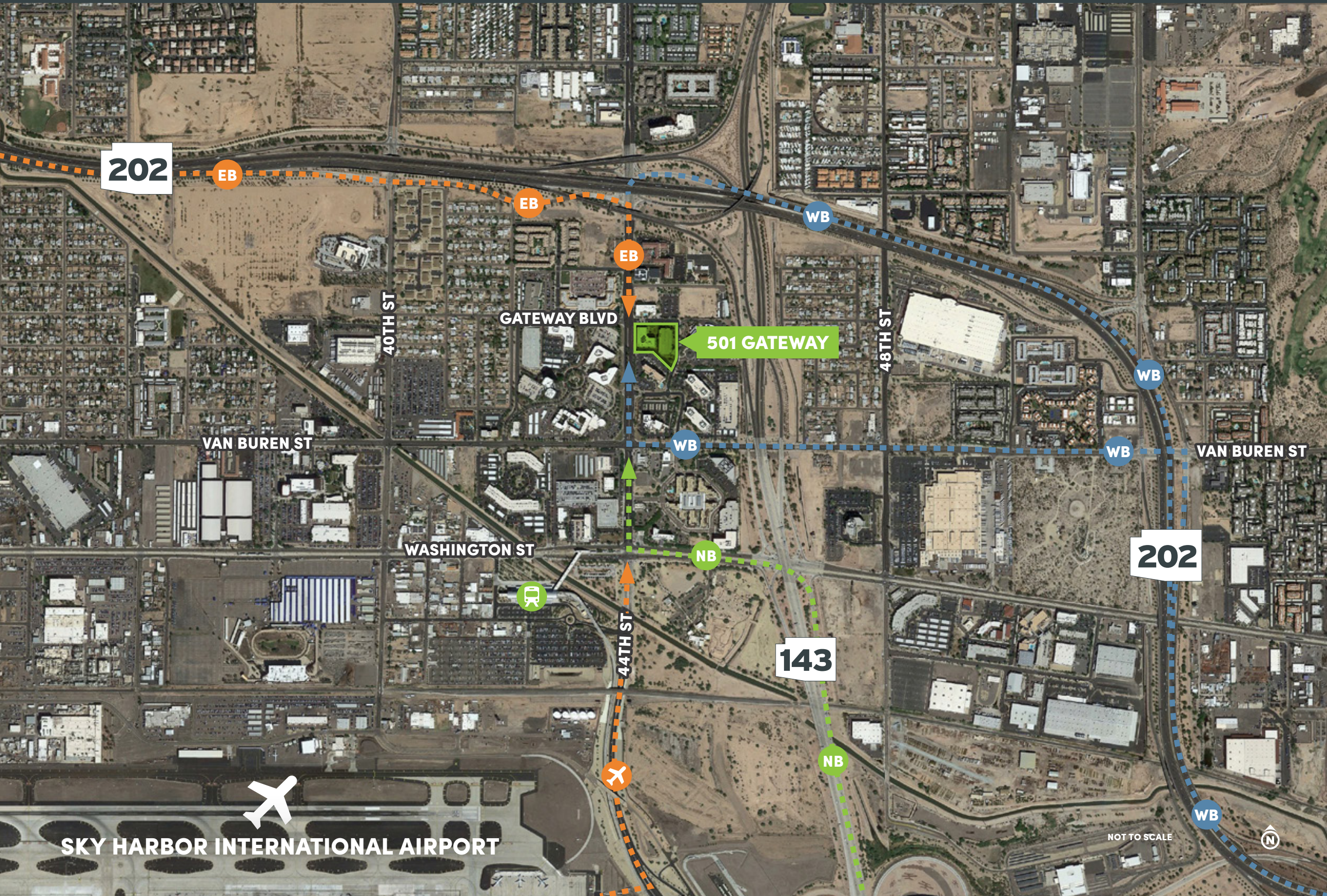


## AMENITIES

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.



SKY HARBOR INTERNATIONAL AIRPORT



# AMENITIES

501 Gateway has numerous amenities within a five minute commute.

## RESTAURANTS

**FIVE GUYS**



**Ruby Tuesday**



**BLIMPIE**  
America's Sub Shop

**SUBWAY**



**Schlotzsky's**

## HOTELS

**aloft**



# CORPORATE NEIGHBORS



Honeywell

CVS  
CAREMARK



PROSPER

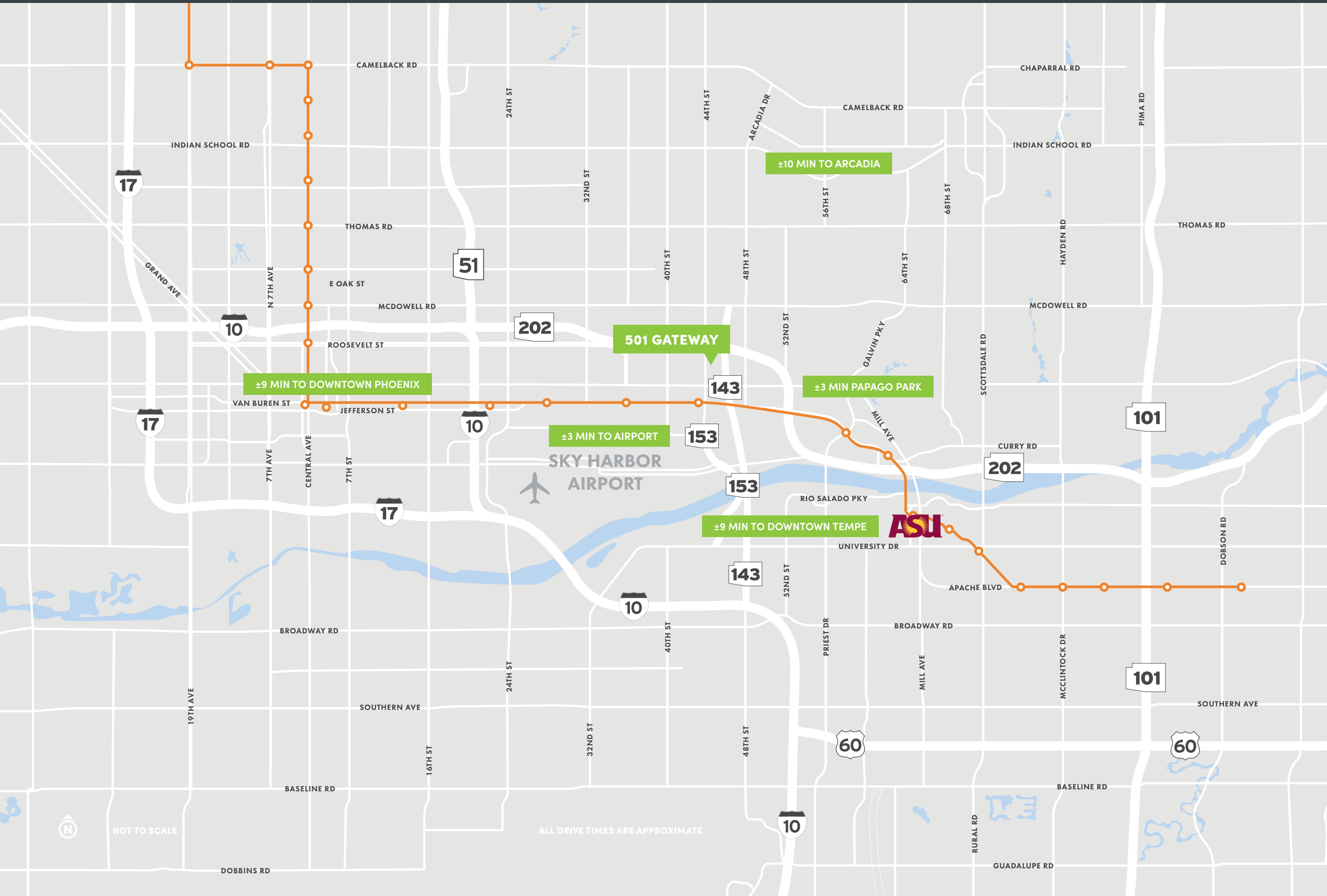


*mobile mini, inc.*





# CENTRAL LOCATION







**ARCADIA**



**PAPAGO PARK**



**DOWNTOWN PHOENIX**



**DOWNTOWN TEMPE**



**VALLEY METRO LIGHT RAIL**



**PHOENIX SKY HARBOR**



# Amazing Views





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### Leasing Representatives

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# CBRE

