

50 / RAY

14601 & 14605 S. 50TH ST. | PHOENIX, ARIZONA

 Everest Holdings

 AEW

 CUSHMAN &
WAKEFIELD

SO YOU THINK YOU KNOW?

The project formerly known as Foothills Corporate Center, **50/Ray** is being reintroduced to the market as premium corporate office space located at the link of the Interstate 10 and Loop 202 freeways in the Southeast Valley, appropriately accessible from the major intersection of **50th Street** and **Ray Road**. The project has a unique ability to provide users with all of the attributes and services that today's workforce demands to recruit, retain and develop top employee talent. See for yourself, find out why "Ray Knows" all about providing what tenants are looking for at **50/Ray**.

RAY KNOWS



RAY KNOWS... AMENITIES

Over 40 Restaurants and 100 Stores located within one mile radius with a wide variety of options.



RAY KNOWS... VISIBILITY

Two building complex located directly on the 1-10 Freeway with both top of building signage available, as well as a new freeway monument sign.



RAY KNOWS... ACCESS

Access is defined as a means of approaching or entering. 50/Ray is not only easily accessible physically via 3 diamond interchanges, its proximity to the new Loop 202 Freeway unlocks unmatched access to the West Valley.



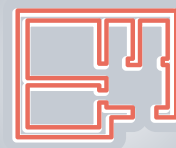
RAY KNOWS... THE NEIGHBORHOOD

50/Ray is strategically located between Tempe & Chandler, adjacent to Ahwatukee Foothills. The area is known for both convenient & upscale housing options, top tier schools and abundant outdoor activities (golfing, hiking and more).



RAY KNOWS... PLUG & PLAY

Why have your business wait on getting up & running? 50/Ray offers plug & play capable space.



RAY KNOWS... FLEXIBILITY

Offering a variety of space to the market; both fully furnished, plug & play space and customizable, white boxed options ready to be built to suit are currently available.



RAY KNOWS... EFFICIENT LARGE BLOCKS

Current availability includes multi-tenant spaces as well as a new to market, single tenant opportunity.



RAY KNOWS... PARKING

Generous onsite parking ratio of 6.0/1,000 RSF in surface lots, with covered, reserved available.

RAY KNOWS... AMENITIES



40+
RESTAURANTS

100+
STORES

5 RESTAURANTS
12 STORES

8 RESTAURANTS
14 STORES

14 RESTAURANTS
33 STORES

E RAY ROAD

W RAY ROAD

6 RESTAURANTS
16 STORES

54TH STREET

22 RESTAURANTS
28 STORES

14 RESTAURANTS
33 STORES

50/RAY



MODERN *market* EATERY



Sushi-Bar-Restaurant



MEXICAN GRILL & CANTINA



PEI WEI



THE ART OF SANDWICH CRAFTING
PITA JUNGLE



*WITHIN 2 BLOCKS OF 50/RAY



RAY KNOWS...
VISIBILITY

50/RAY

**MULTIPLE BUILDING SIGNAGE
OPTIONS AVAILABLE**

**±12 MINUTES TO
SKY HARBOR** 

NEW
**FREEWAY
MONUMENT SIGN**

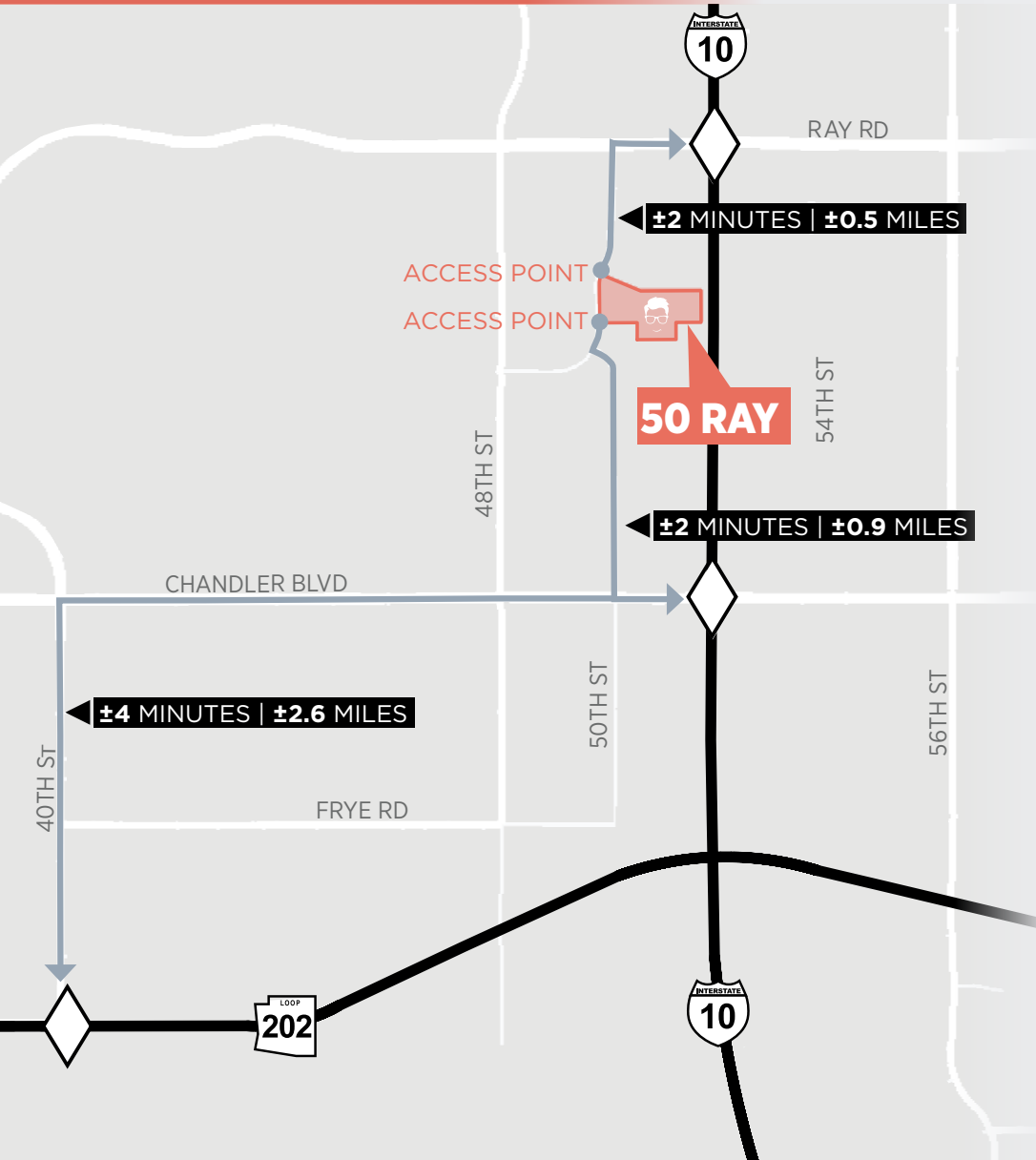
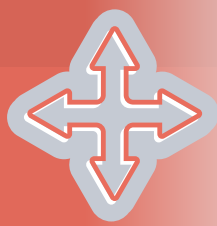
TENANT SIGNAGE

50/RAY

±190,000
VEHICLES PER DAY



RAY KNOWS... ACCESS



DRIVE TIMES

13

MINUTES TO
SKY HARBOR

14

MINUTES TO
ASU

19

MINUTES TO
DOWNTOWN PHOENIX

21

MINUTES TO
LOOP 202/I-10 INTERCHANGE

25

MINUTES TO
SCOTTSDALE

- 3 DIAMOND INTERCHANGES
- 2 DIRECT ACCESS POINT
- LOCATED AT THE CONNECTION OF LOOP 202 & INTERSTATE 10



RAY KNOWS...

EXPANDING WORKFORCE

5 MILES FROM 50 RAY

9.6% OF ASSOCIATE DEGREES
 28.5% OF BACHELORS DEGREES
 19.4% OF GRADUATE DEGREES

WORKFORCE

128,445

5 MILE RADIUS

MEDIAN AGE

37.1

YEARS OLD

AVERAGE HOUSEHOLD INCOME

\$106,535

AREA WORKFORCE SOUTH TEMPE

9.2% OF ASSOCIATE DEGREES
 24.8% OF BACHELORS DEGREES
 15.7% OF GRADUATE DEGREES

WORKFORCE

282,877

5 MILE RADIUS

MEDIAN AGE

32.8

YEARS OLD

AVERAGE HOUSEHOLD INCOME

\$81,253

LOOP 202 EXTENSION WORKFORCE 59TH AVE & WEST MCDOWELL

5.5% OF ASSOCIATE DEGREES
 5.6% OF BACHELORS DEGREES
 2.3% OF GRADUATE DEGREES

WORKFORCE

151,467

5 MILE RADIUS

MEDIAN AGE

27.1

YEARS OLD

AVERAGE HOUSEHOLD INCOME

\$50,171

UNLOCK ACCESS TO AN AFFORDABLE WORKFORCE



216,273

HOUSEHOLDS IN 2019

236,814

HOUSEHOLDS IN 2024

CHANDLER HOUSEHOLD

GILBERT HOUSEHOLDS

AVONDALE WORKFORCE

101,708

88,363

26,202

*ESRI, 2019 data

RAY KNOWS...

THE NEIGHBORHOOD



50+ PARKS



10+ GOLF COURSES



40+ SCHOOLS

5 MILES
FROM 50/RAY



30+ HIKING TRAILS
(TOTALING OVER 50 MILES)



80,000 HOUSING
UNITS WITHIN 5 MILES -
23,000 OF THOSE ARE APARTMENTS

12% OF HOUSES
WITHIN 5 MILES
ARE WORTH \$500K+



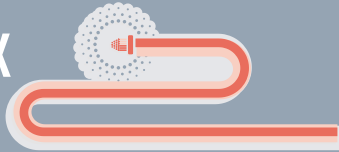
RAY KNOWS...
PLUG & PLAY



**CENTURY LINK
PHONE PROVIDERS**



**FIBER PROVIDERS:
CENTURY LINK / AT&T / COX**



**COX HIGH SPEED
INTERNET**



**BOTH BUILDING CONSIST
OF 277 / 480 VOLT,
3 PHASE 4 WIRE SERVICE**

14601: CAPACITY OF 3,000 AMPS
14605: CAPACITY OF 3,000 AMPS



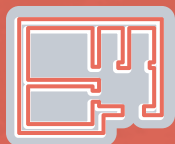
WEST BUILDING (14601)

- WHITE BOX, **PLUG & PLAY CAPABLE**
- ±40,218 RSF AVAILABLE
- DIVISIBLE FOR MULTI TENANT
- ±250 WORK STATIONS (CAPABLE)
- INDOOR / OUTDOOR SPACE

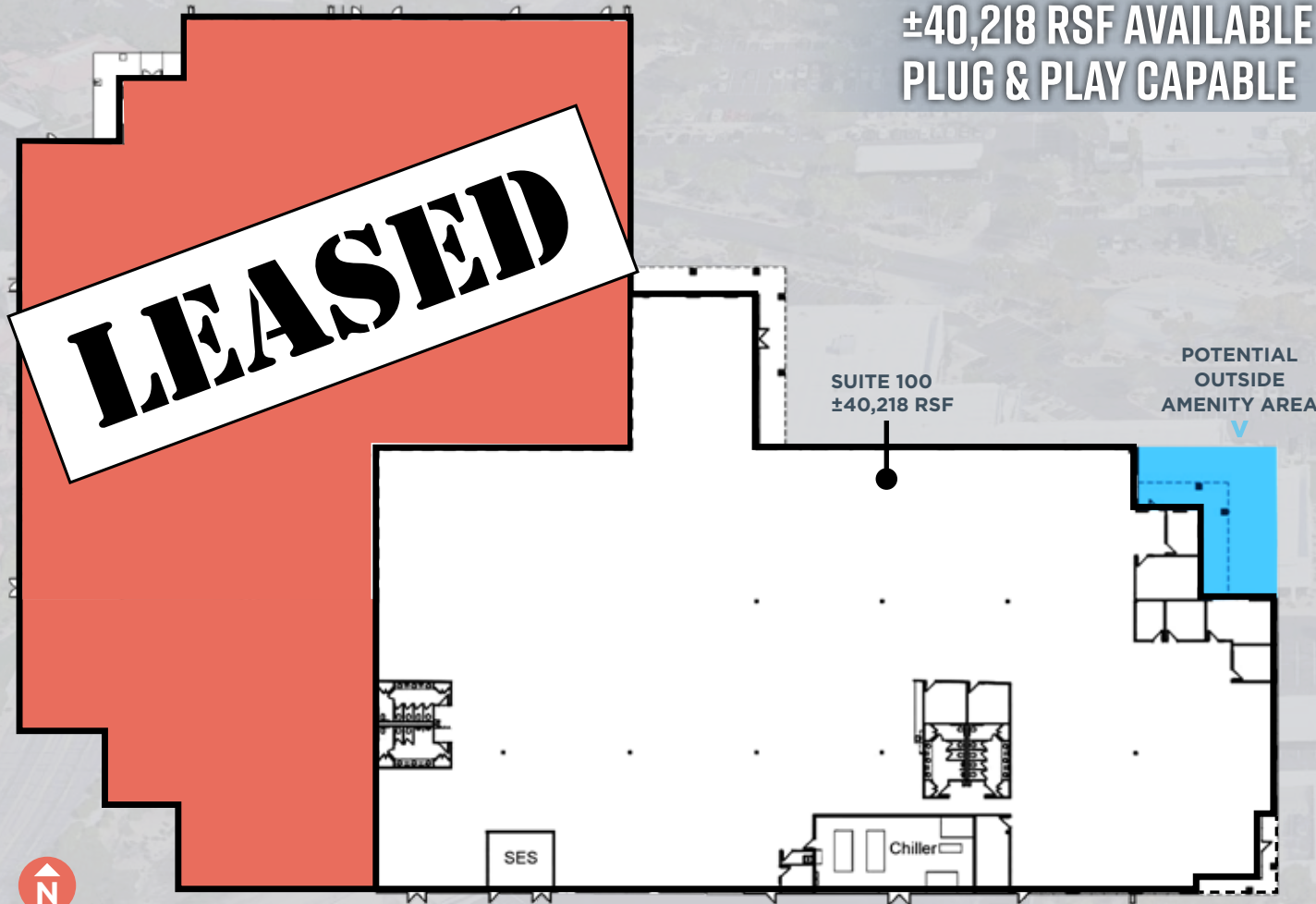
EAST BUILDING (14605)

- SECOND GEN, **PLUG & PLAY CAPABLE**
- ±65,657 RSF AVAILABLE
- SINGLE TENANT OPPORTUNITY
- ±300 WORK STATIONS (CAPABLE)
- RAISED FLOORS / EXISTING BACK UP GENERATOR

RAY KNOWS...
FLEXIBILITY



WEST BUILDING
14601 SOUTH 50TH STREET



**±40,218 RSF AVAILABLE
PLUG & PLAY CAPABLE**



RAY KNOWS...
PARKING

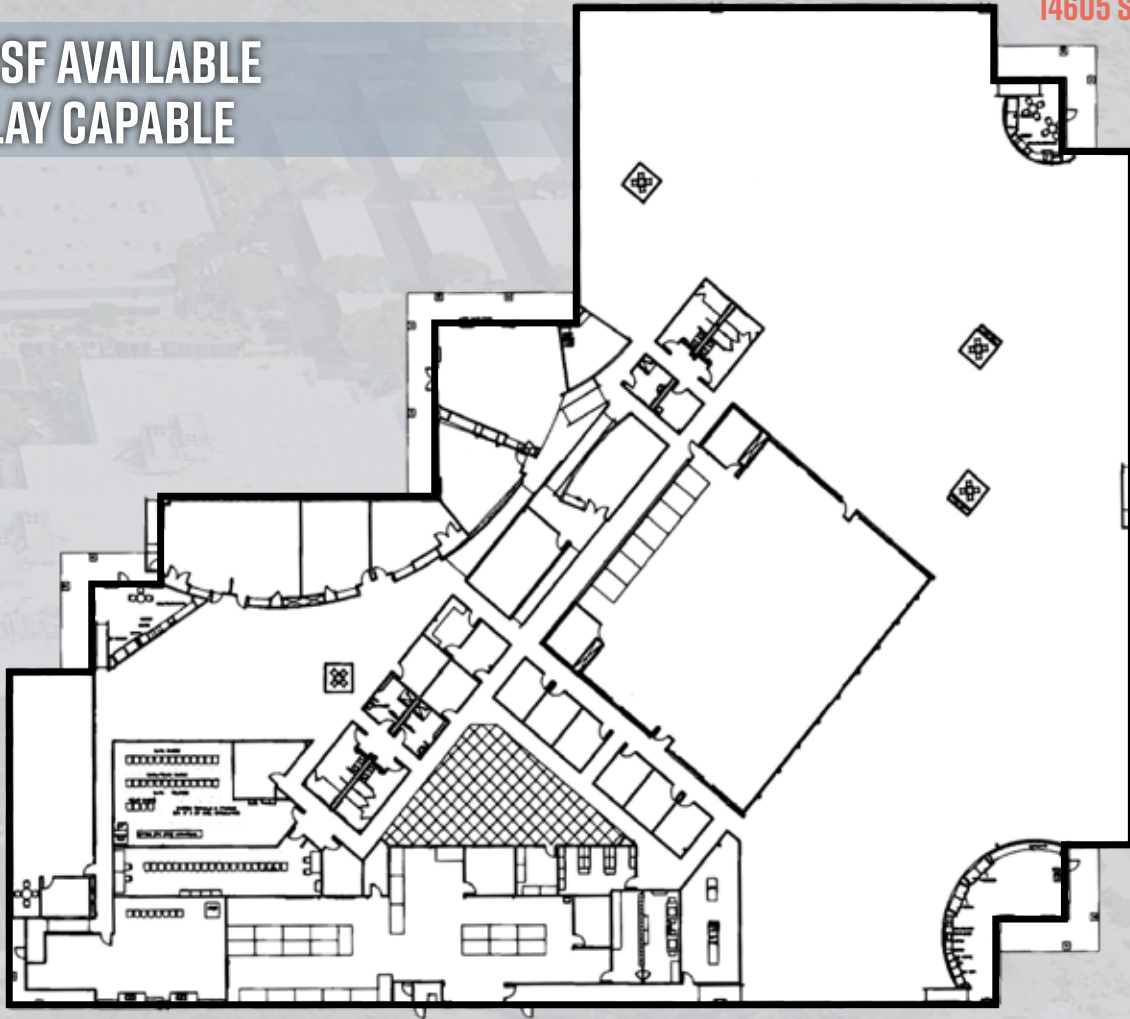


RAY KNOWS...

EFFICIENT LARGE BLOCKS

EAST BUILDING
14605 SOUTH 50TH STREET

±65,657 RSF AVAILABLE
PLUG & PLAY CAPABLE



6:1000 SURFACE WITH COVERED AVAILABLE



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WAKEFIELD**

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