ALLRED 40

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LOCATION // ACCESS // VALUE // PARKING

CBRE | **DOUGLAS ALLRED COMPANY**

NEW TWO-STORY, ±89,889-SQUARE FOOT OFFICE BUILDING

with an unparalleled location at the center of Metropolitan Phoenix's transportation and commerce

6.67/1,000 PARKING RATIO (600 SPACES)

DECK-TO-DECK CEILING HEIGHTS
1ST FLOOR - ±15'6"
2ND FLOOR - ±16'10"

COLUMN SPACING ±30' X 30' DIVISIBLE

LOCATION FEATURES

- Minutes to Sky Harbor International Airport
- ±10-minute drive to Downtown Phoenix
- ±10-minute drive to Downtown Tempe
- ±4-mile drive to Arizona State University
- Outstanding employee demographics within 3-, 5- & 10-mile radius survey
- Within 30-minute access to multiple labor markets including Scottsdale, the Southeast Valley, Central and Southwest Phoenix

SITE FEATURES

- ±7-Acre site
- Full diamond interchange at I-10 & 40th Street
- Excellent ingress & egress via signalized intersection at 40th Street and Raymond Street
- I-10 Freeway visibility
- A-1 Zoning
- Telecommunications connectivity via Century Link & Cox Communications
- 3,600 Amps electrical power from Salt River Project

Site Plan

RAYMOND STREET

NEW 2-STORY OFFICE
4039 E RAYMOND ST
±89,889 SF

40TH STREET

INTERSTATE 10

N

SITE PLAN NOT TO SCALE

Aerial

TEMPE TOWN LAKE

DOWNTOWN TEMPE/ASU ±10 Minutes

PHOENIX MARRIOTT TEMPE AT THE BUTTES

143

S 48th ST

E BROADWAY RD

10

ALLRED 40

N

NOT TO SCALE

S 40th ST

ACCESS VIA I-10 OFF RAMP 40TH ST

FULL DIAMOND INTERCHANGE AT 40TH ST

ALLRED 40

4039 EAST RAYMOND STREET // PHOENIX, AZ

FOR MORE INFORMATION, PLEASE CONTACT

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