

ALLRED 40

4039 EAST RAYMOND STREET // PHOENIX, AZ



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
NOT TO
SCALE

INTERSTATE 10



NOT TO SCALE S 40th ST

ACCESS VIA I-10
OFF RAMP 40TH ST

FULL DIAMOND
INTERCHANGE
AT 40TH ST

ALLRED 40

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FOR MORE INFORMATION, PLEASE CONTACT

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