



**ADDRESS:** 5050 North 40th Street  
Phoenix, AZ 85018

**TOTAL PROJECT SIZE:** ± 72,000 SF

**TOTAL AVAILABLE:**

1st Floor: 100:	11,055 SF*
120:	1,753 SF*
160:	2,655 SF
240:	1,321 SF
300:	5,239 SF

\*Suites 100 and 120 are contiguous to 12,808 SF

**LEASE RATE:** \$23.50/SF, Full Service

**PARKING:** All Parking is Underground!  
Reserved Parking \$50.00/mo. - Unreserved Free!  
3.87:1000 ratio

**RENOVATIONS:** Lobby & All Common Corridors Refurbished/New Exterior Paint Job/New Landscaping

**AMENITIES:** Chelsea's Kitchen Next Door & Numerous Restaurants and Hotels in the Camelback Corridor  
On-site Gym & Shower Facility

**FOR MORE INFORMATION:**

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