

# PHOENIX GATEWAY CENTER

CLASS A CORPORATE CAMPUS AVAILABLE FOR LEASE



ONE GATEWAY  
426 NORTH 44TH STREET

TWO GATEWAY  
432 NORTH 44TH STREET

THREE GATEWAY  
410 NORTH 44TH STREET

PHOENIX, ARIZONA





TWO GATEWAY

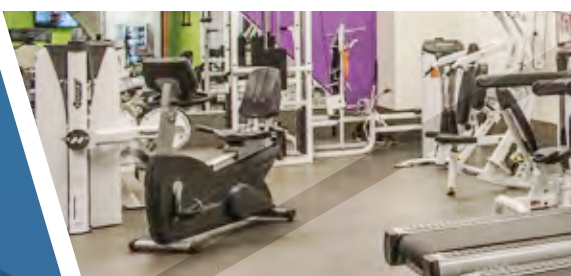
## PROJECT FEATURES

- ◆ **CLASS A CORPORATE CAMPUS IN PHOENIX'S MOST CENTRAL LOCATION**  
Three, Class A Office Buildings Located In The Most Accessible Part Of The Valley
- ◆ **BEST IN CLASS QUALITY PRODUCT**  
Timeless Midrise Buildings With High End Granite & Glass Finishes. True Structured & Underground Parking Options For An Executive Feel
- ◆ **EXPERIENCE THE AMENITIES**  
Onsite Benefits Include New "Original Marketplace" Restaurant, Upgraded Fitness Center, Remodeled & Energized Outdoor Amenity Space. New Tenant Lounge & Convenient Conference Center. On-Site Property Management Office and 24-Hour Security.
- ◆ **A VARIETY OF SPACE AVAILABILITIES**  
Phoenix Gateway Center Offers a Variety Of Options - From Move In Ready Spec Suites To Full Floor Opportunities



**ONE GATEWAY**

**ON SITE AMENITIES**



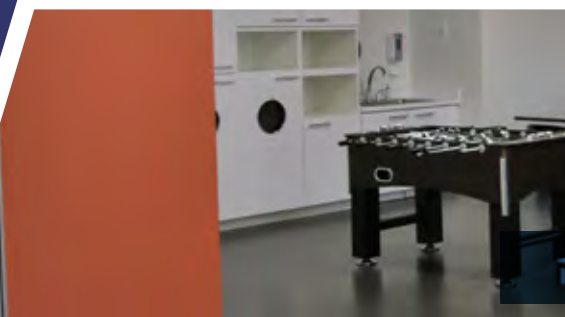
**NEW FITNESS CENTER**



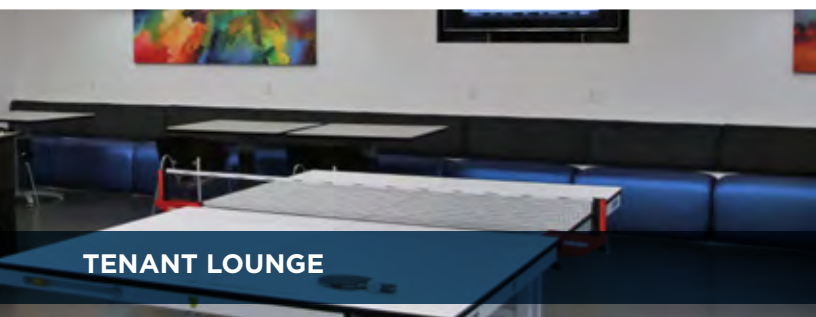
**ON-SITE DELI**



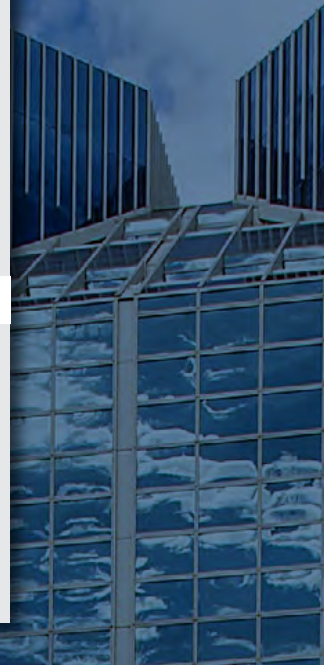
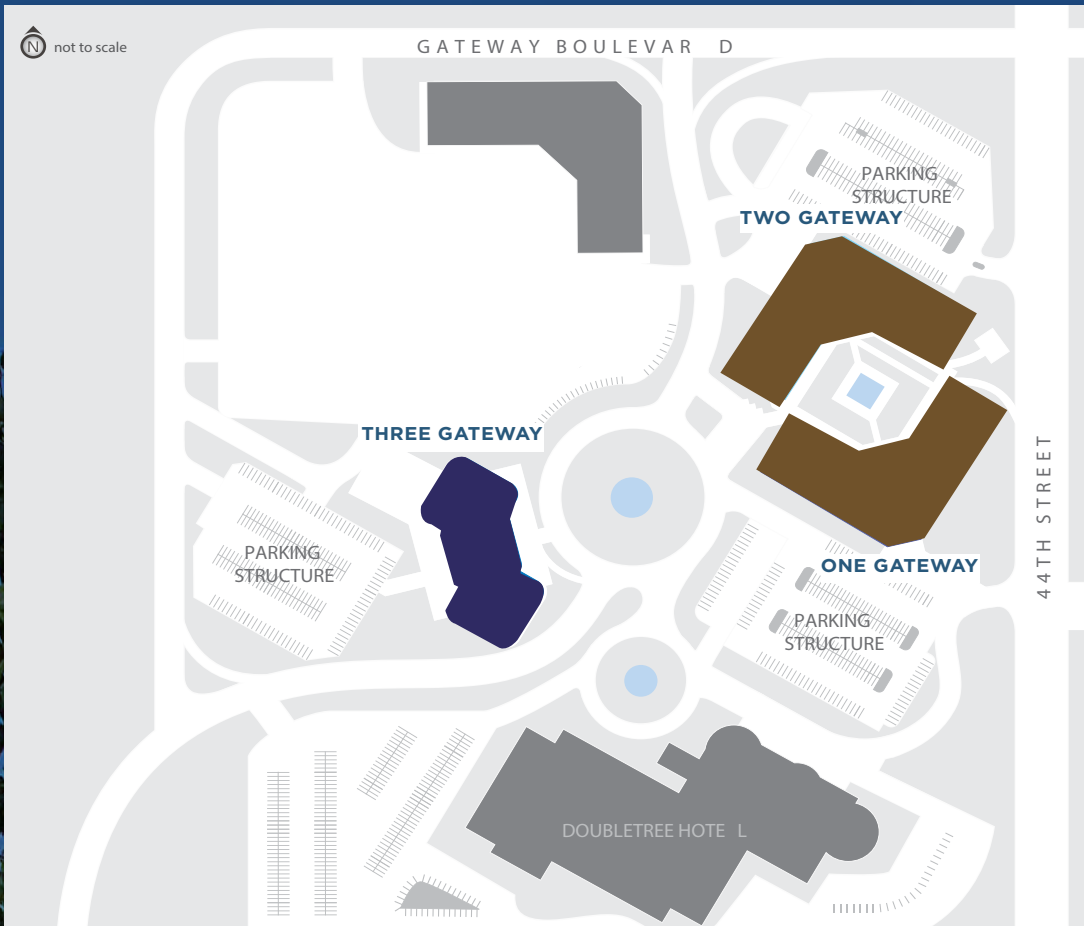
**TENANT CONFERENCE CENTER**



**TENANT LOUNGE**



# SITE PLAN



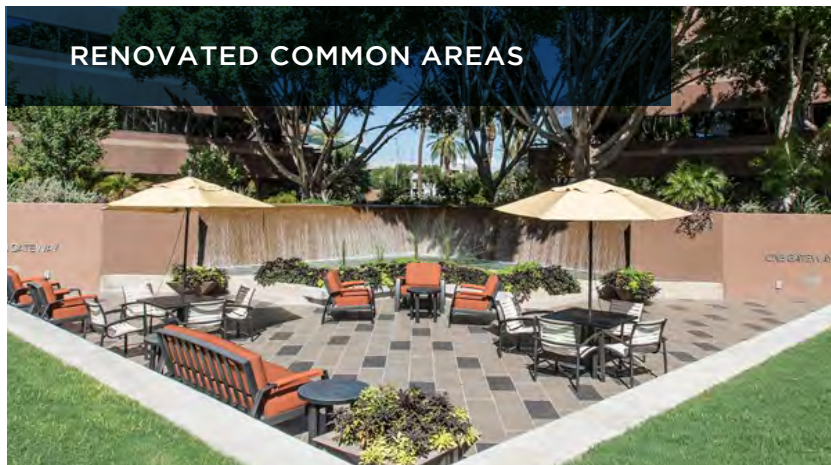
UPDATED MONUMENT SIGNAGE



REFRESHED BUILDING LOBBIES



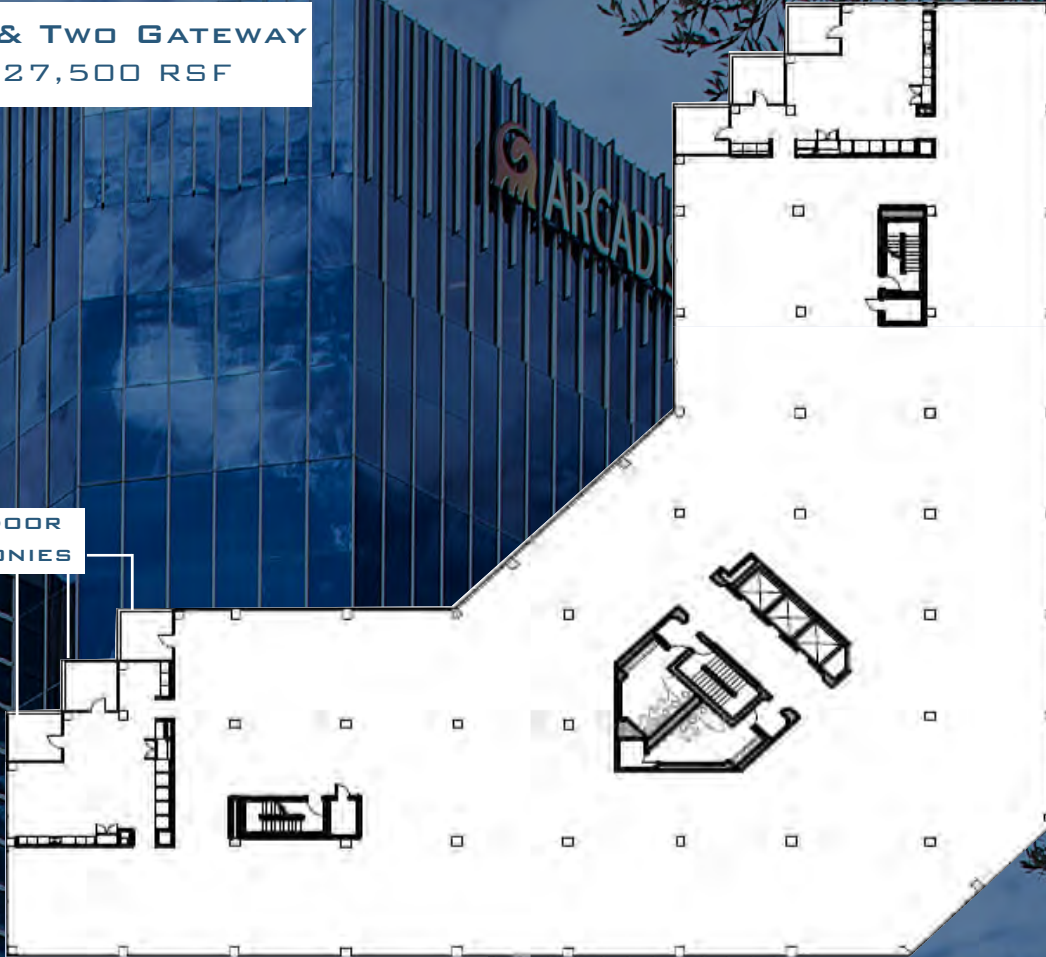
RENOVATED COMMON AREAS



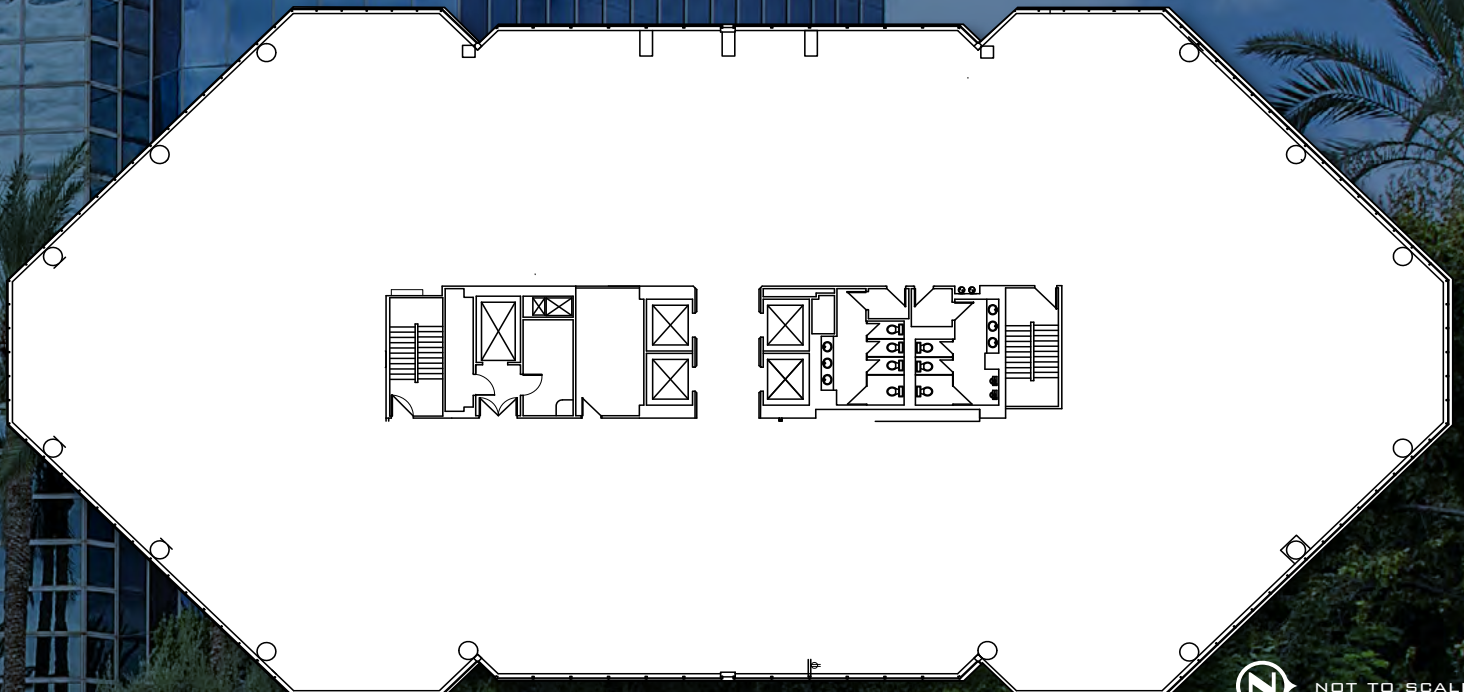
# TYPICAL FLOORPLANS

**ONE & TWO GATEWAY**  
±27,500 RSF


**OUTDOOR  
BALCONIES**



**THREE GATEWAY**  
±20,200 RSF



 NOT TO SCALE

 NOT TO SCALE

CENTRALIZED LOCATION | NEARBY AMENITIES



DIRECT ACCESS TO AIRPORT AMENITIES VIA SKY TRAIN





SCOTTSDALE

PAPAGO BUTTES

Residence  
Inn  
Marriott

Hampton  
Inn  
by Hilton

TEMPE →

ARIZONA 143 FREEWAY

GATEWAY II

Radisson  
HOTELS & RESORTS

GATEWAY I

44TH STREET

EAST VAN BUREN STREET

CHELSEA'S  
KITCHEN

sauce  
CLASSIC

YOGURTOLOGY

smashburger

Southwest bread company

BLUE MESA  
SOUTHWEST GRILL

CHEUVRONT  
RESTAURANT + WINE BAR



# PHOENIX GATEWAY CENTER

410, 426, 432 NORTH 44TH STREET | PHOENIX, ARIZONA

## LEASING CONTACTS

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