### 56,000 SF PLUG-N-PLAY OPPORTUNITY

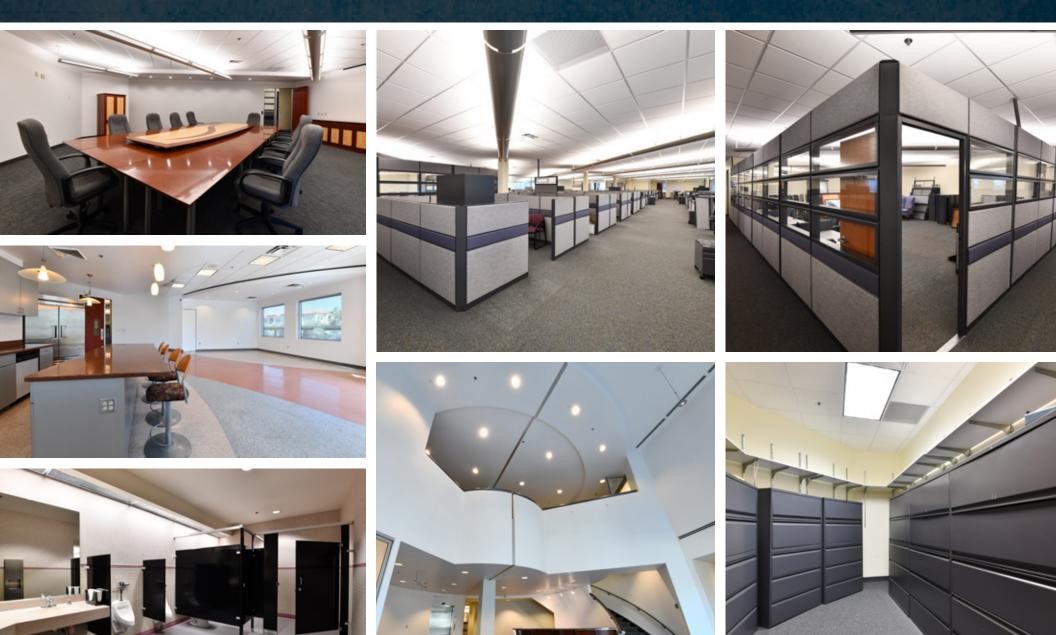


# MOUNTAIN POINTE

8211 S 48th Street | Phoenix, Arizona 85044

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#### **PROPERTY OVERVIEW**

- Two-story office building totaling ±56,680 SF.
- Durable masonry block construction.
- Visibility and frontage from both 48th Street and South Pointe Parkway.
- Excellent curb appeal for image conscious buyers.
- High quality interior improvements, offices, conference rooms and kitchen.
- The second floor is served by one (1) hydraulic elevator and three (3) staircases.
- Two (2) grade-level loading doors serve the building.
- Large ±4.2 acre hard-corner parcel, zoned C-O.
- ±7:1,000 parking ratio (±1.4:1,000 covered)

### **LOCATION & AMENITIES**

- Superb central Phoenix location along the border of Tempe, with easy access to downtown Tempe, downtown Phoenix and Sky Harbor International Airport.
- Eight million square feet (MSF) of nearby retail amenities within minutes, including two regional malls, an outlet mall and a high concentration of retail lining I-10 and the immediate location.
- Excellent freeway access, one-half mile from the Baseline Road / Interstate 10 (I-10) interchange. Further, the new Loop 202 South Mountain Freeway will provide secondary access to the west, significantly relieving I-10 congestion.
- Adjacent to Charles Schwab's 25-acre, 1,100-employee office/data center campus. Other major employers within three miles include Aetna, BAE Systems, CVS Health, General Motors, GE Healthcare, Lyft, Progressive Insurance, and Xerox.



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