

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  $\pm 56,680$  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  $\pm 4.2$  acre hard-corner parcel, zoned C-O.
- $\pm 7:1,000$  parking ratio ( $\pm 1.4:1,000$  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.



202

143

202

TEMPE

PHOENIX



ARIZONA MILLS  
SUPER REGIONAL MALL

BASELINE RD

MOUNTAIN  
POINTE

CHARLES SCHWAB  
OFFICE/DATA  
CENTER CAMPUS

ARIZONA GRAND  
RESORT & SPA

SOUTH MOUNTAIN PARK  
AND PRESERVE

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