

# 4600

EAST  
WASHINGTON  
PHOENIX, ARIZONA

Leasing opportunity at Washington Corporate Center

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**CUSHMAN &  
WAKEFIELD**

Owned and Managed By:





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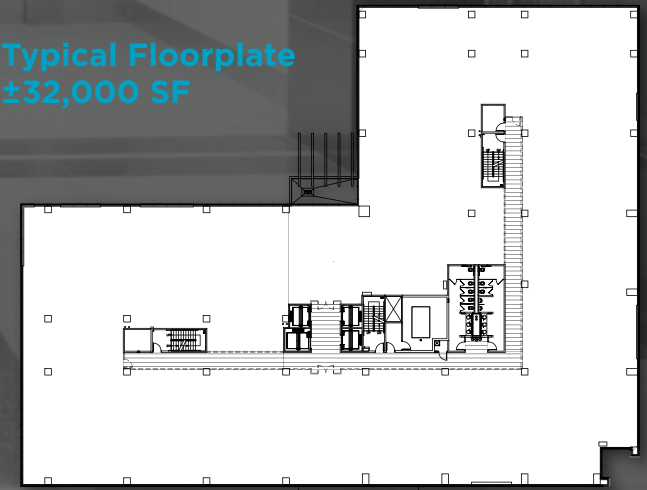
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## Building Features

- Six-story 188,025 SF Class A building
- 4.0/1000 parking ratio
- Four level covered parking garage adjacent to building
- Large floor plates for efficient tenant layouts
- Strong, stable ownership
- Card access and energy management system.
- Green Globe certification application submitted
- Building and monument signage opportunities
- High end finishes throughout
- On site security
- Excellent connectivity

## Typical Floorplate ±32,000 SF









## LOCATION AND SITE FEATURES

- Excellent signal light ingress and egress at 44th Street & Washington
- Visibility and convenient access to the Hohokam Expressway (SR 143)
- Access to the light rail line station at 44th Street & Washington connecting downtown Tempe with downtown Phoenix;
- Five minute access to Sky Harbor International Airport
- Located in the heart of the “Opportunity Corridor”
- Four major hotels within close proximity
- 100 restaurant and retail amenities within a 2 mile radius



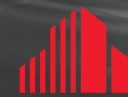
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