

# Phoenix Gateway Center

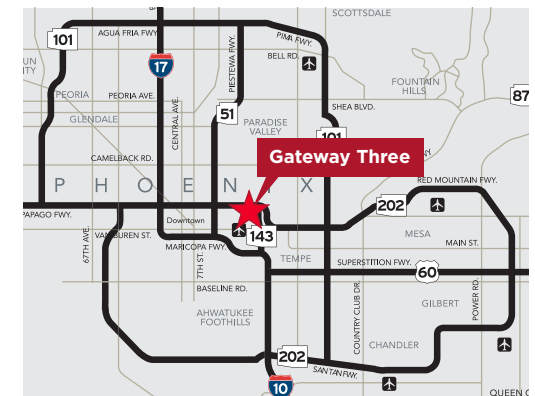
Three Gateway: 410 N 44th St, Phoenix, AZ 85008

**AVAILABLE FOR SUBLEASE**



## Highlights

- Total Area Available/Divisible:  
±43,338 RSF
  - 8th Floor: ±21,669 RSF
  - 9th Floor: ±21,669 RSF
- Parking Ratio: 4.0/1,000
- Remaining Term: Through 9/30/2024
- Asking Rent: \$15/RSF FSG
- Turn-key offering, including furniture systems in place
  - 8th Floor: ±130 work stations, 22 private offices, training area, storage and break rooms
  - 9th Floor: ±90 work stations, 20 private offices, multiple conference/huddle rooms, training area, break areas and storage



**Brad Anderson**

Vice Chairman

+1 602 224 4403

brad.anderson@cushwake.com

**Mike Strittmatter**

Managing Director

+1 602 224 4457

mike.strittmatter@cushwake.com

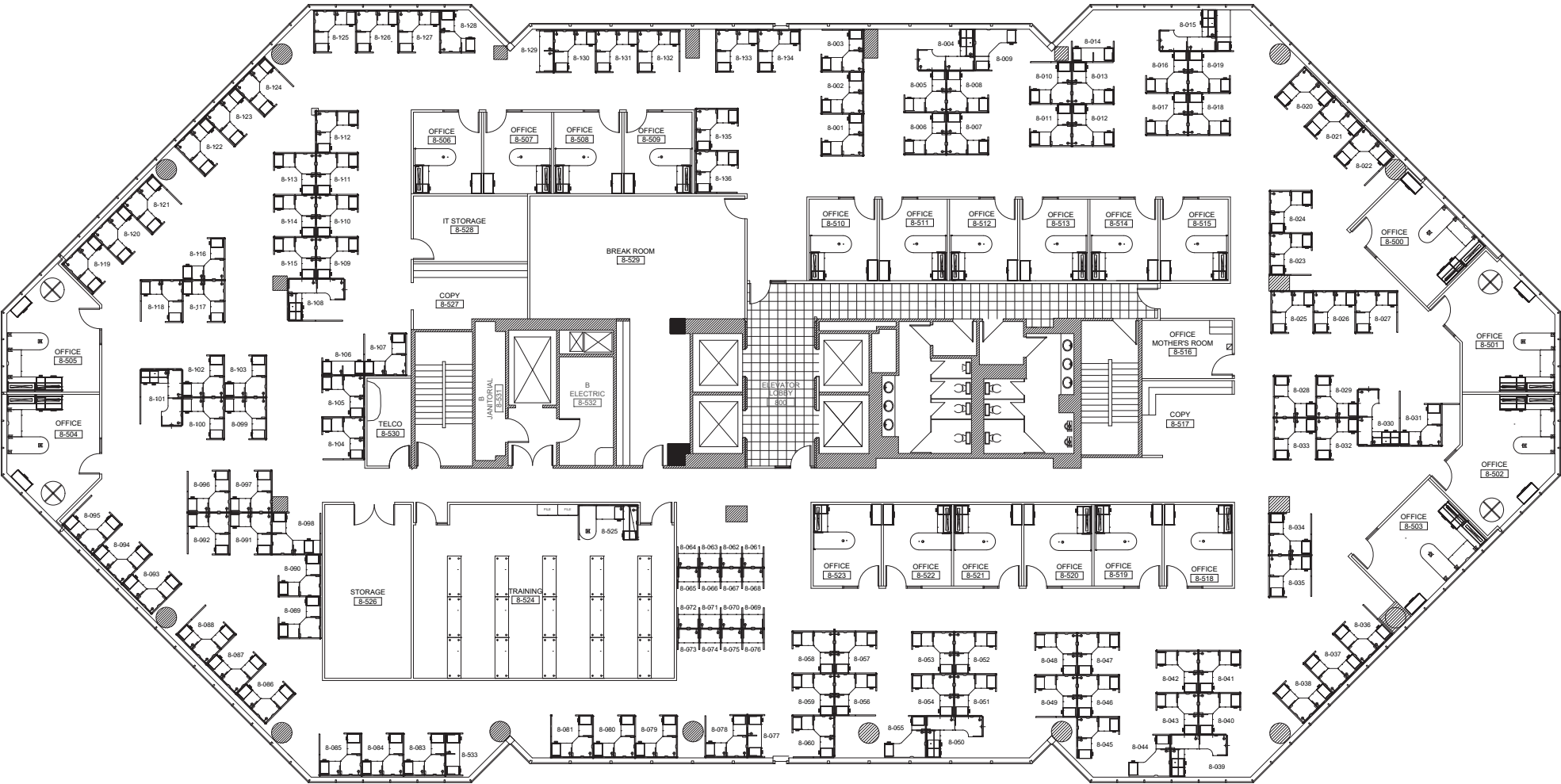
2555 East Camelback Road, Suite 400, Phoenix, AZ 85016 | USA

+1 602 954 9000 | [cushmanwakefield.com](http://cushmanwakefield.com)

# FLOOR PLANS

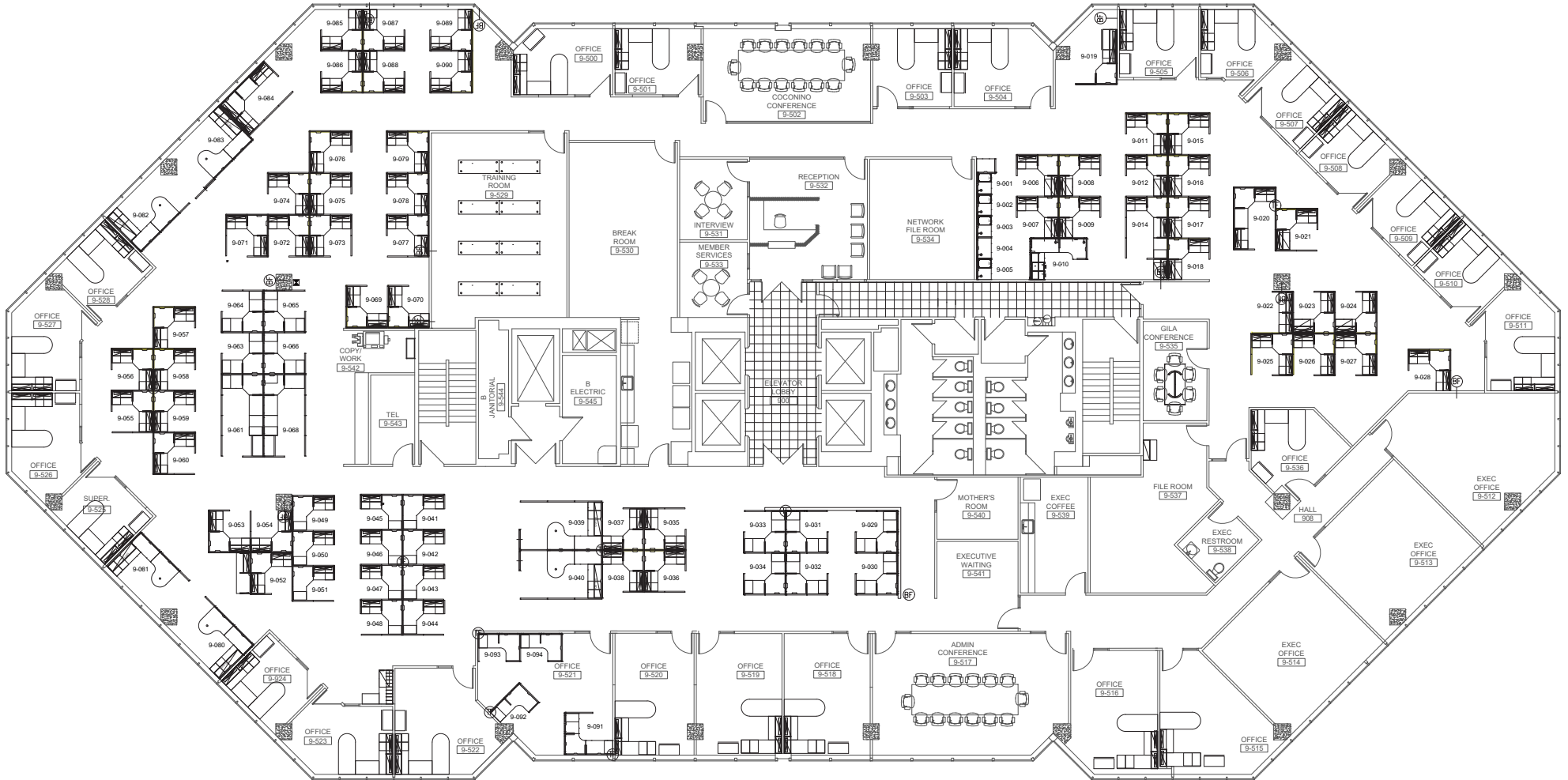
## 8th Floor

±21,669 RSF



# 9th Floor

±21,669 RSF



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