

OFFICE FOR LEASE



## MOUNTAIN SKY FINANCIAL PLAZA

4001 E Mountain Sky Ave | Phoenix, AZ 85044

**CBRE**

## PROPERTY HIGHLIGHTS

Located in the family friendly environment of Ahwatukee Foothills. It is known for safe neighborhoods, highly rated schools and stunning mountain views. Nearby South Mountain provides numerous recreational activities and community events. Next to major roads and freeways allows easy access to metropolitan Phoenix.

- ±19,210 SF Freestanding Building
- ±3,848 SF Available
  - » Suite 101 ±2,954 SF
- Lease Rate: \$21.00/SF Full Service
- Zoning: C-O
- Parking Ratio: 4.77/1,000 SF



DEMOGRAPHICS	1 mile	3 miles	5 miles
Daytime Workers	14,999	80,149	150,828
Avg HH Income	\$147,495	\$150,577	\$153,148
Median Age	41.3	41.8	41.1

Source: ESRI 2025

**±19,210 SF**  
Multi-Tenant  
2-Story Office

**Parking**  
Surface  
and  
Covered

**Amenities**  
Dining  
Entertainment  
Shopping  
Recreation

**Signage**  
Monument  
Highly Visible

**Ideal Location**  
Quick access  
from I-10

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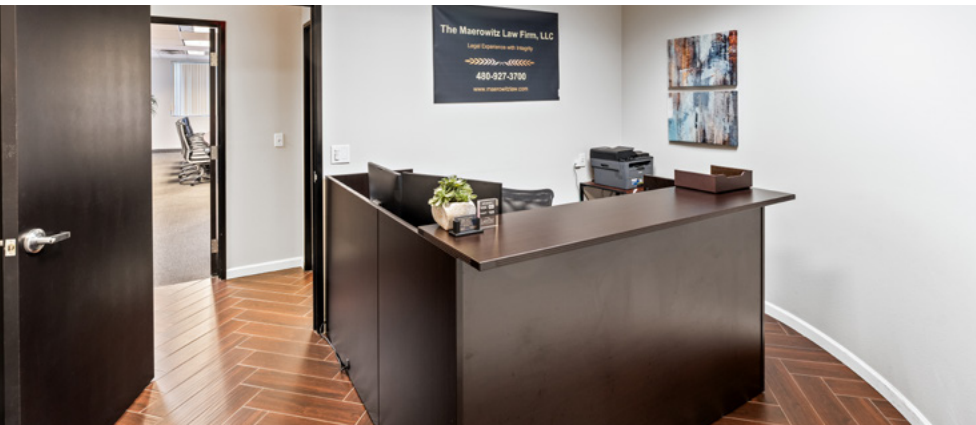


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Sky Ave | Phoenix, AZ 85044

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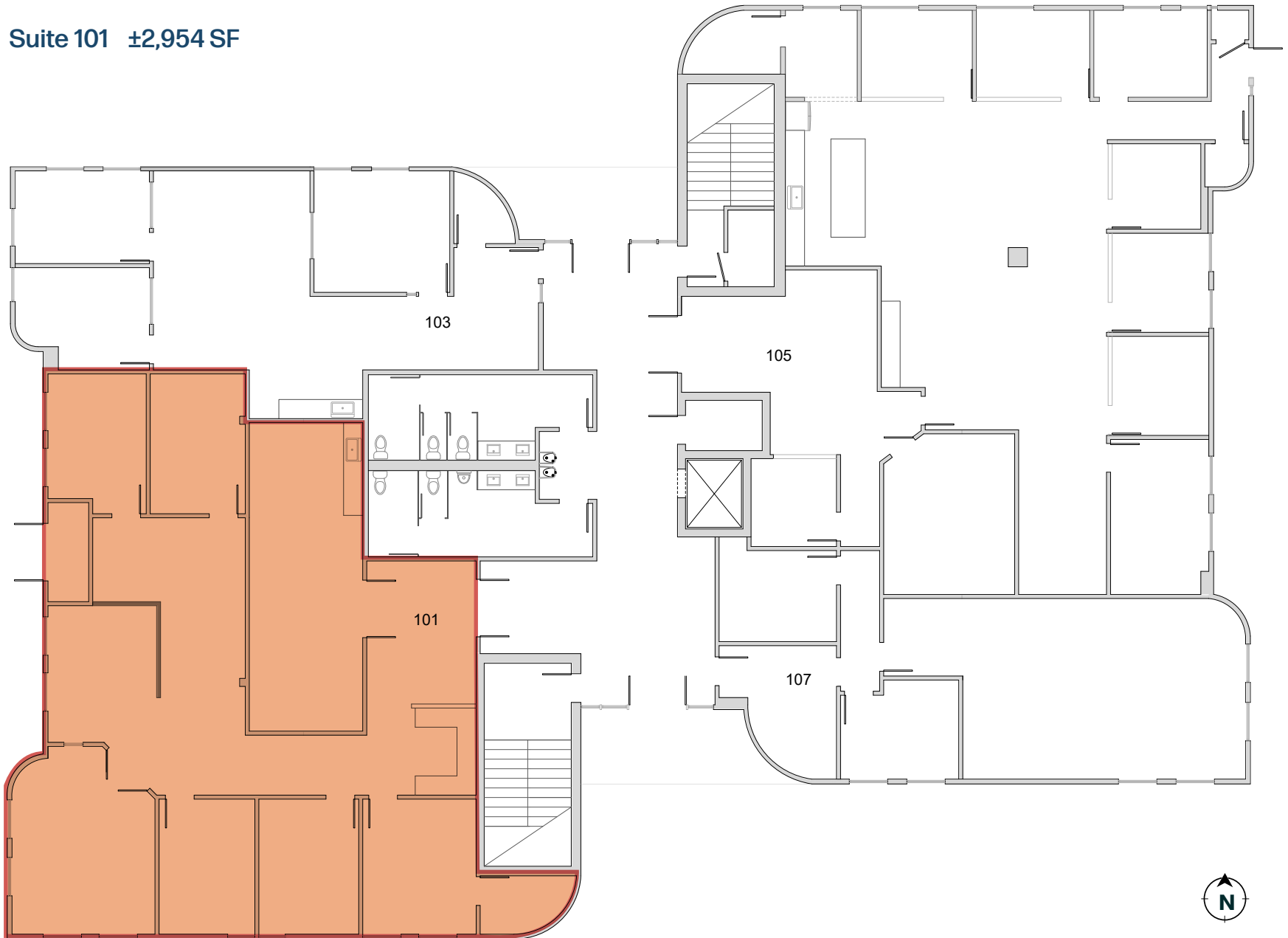


AVAILABLE SUITES

FLOOR PLANS

1st Floor

Suite 101 ±2,954 SF



Not to Scale

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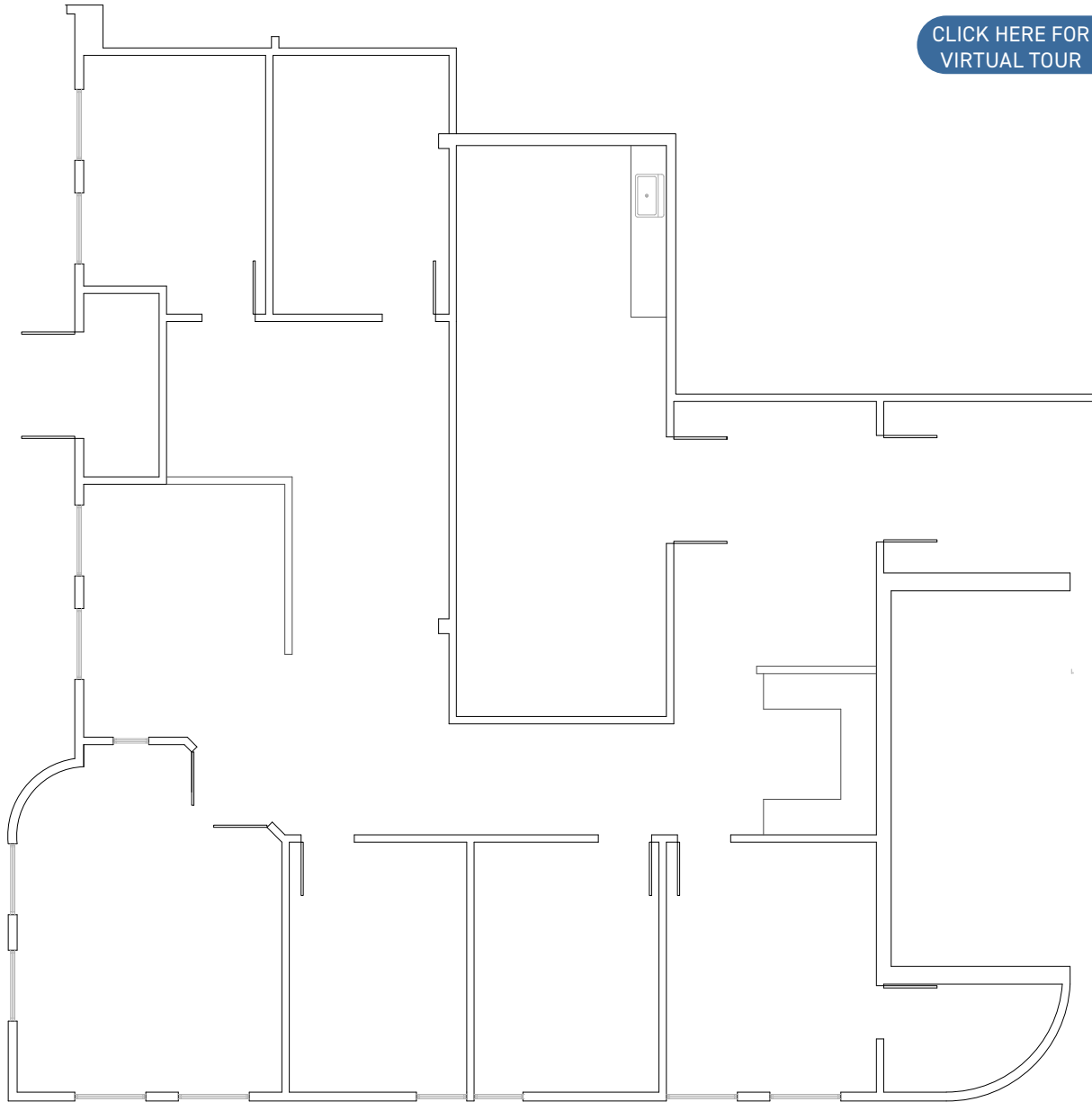
Suite 101

±2,954 SF

AVAILABLE SUITE FLOOR PLANS

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[CLICK HERE FOR VIRTUAL TOUR](#)



Not to Scale

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## CONTACT US

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