



FOR LEASE

The Stockyards

5009, 5013 EAST WASHINGTON ST PHOENIX, AZ 85034



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PROPERTY OVERVIEW

| | |
|--------------------------------|-------------------------------|
| 5009 BLDG Historic Property | Suite 125 ±2,283 RSF |
| 5013 BLDG | Suite 200 ±5,943 RSF |
| Lease Rate | \$29.00 PSF (Full Service) |
| Year Built | 2005 |
| Zoning | I-2 |
| Market | Phoenix |
| Submarket | Airport |
| Traffic Count | 24,133 VPD |

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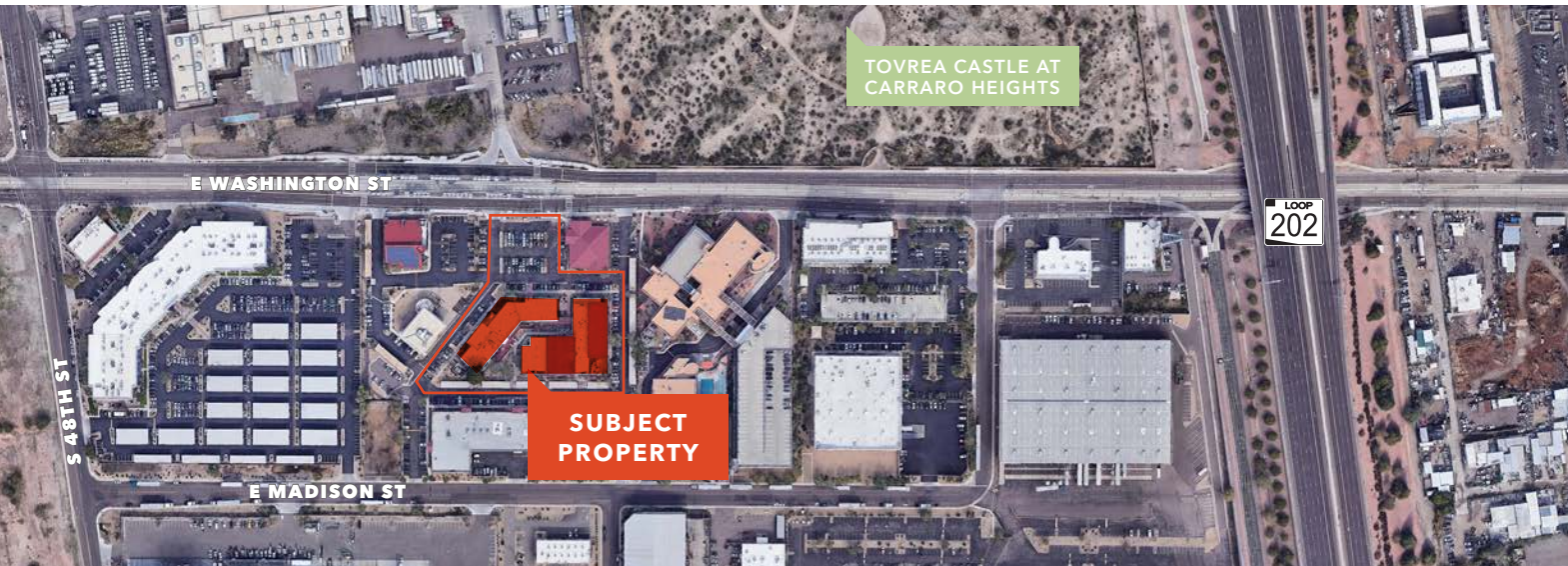
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FEATURES

ALL LOCATIONS:

IMMEDIATELY adjacent to Light Rail station

ON-SITE historic Stockyards restaurant

CENTRALLY located between Downtown Phoenix and Tempe

15 MINUTES to Downtown Scottsdale and Central Business Corridor

EXCELLENT freeway access via Loop 202 which links to all major freeways

MINUTES from Sky Harbor International Airport and completely accessible by LightRail

NEARBY retail, banks, restaurants, and apartments

VIEWS of Camelback, Pagago and Tovrea Castle

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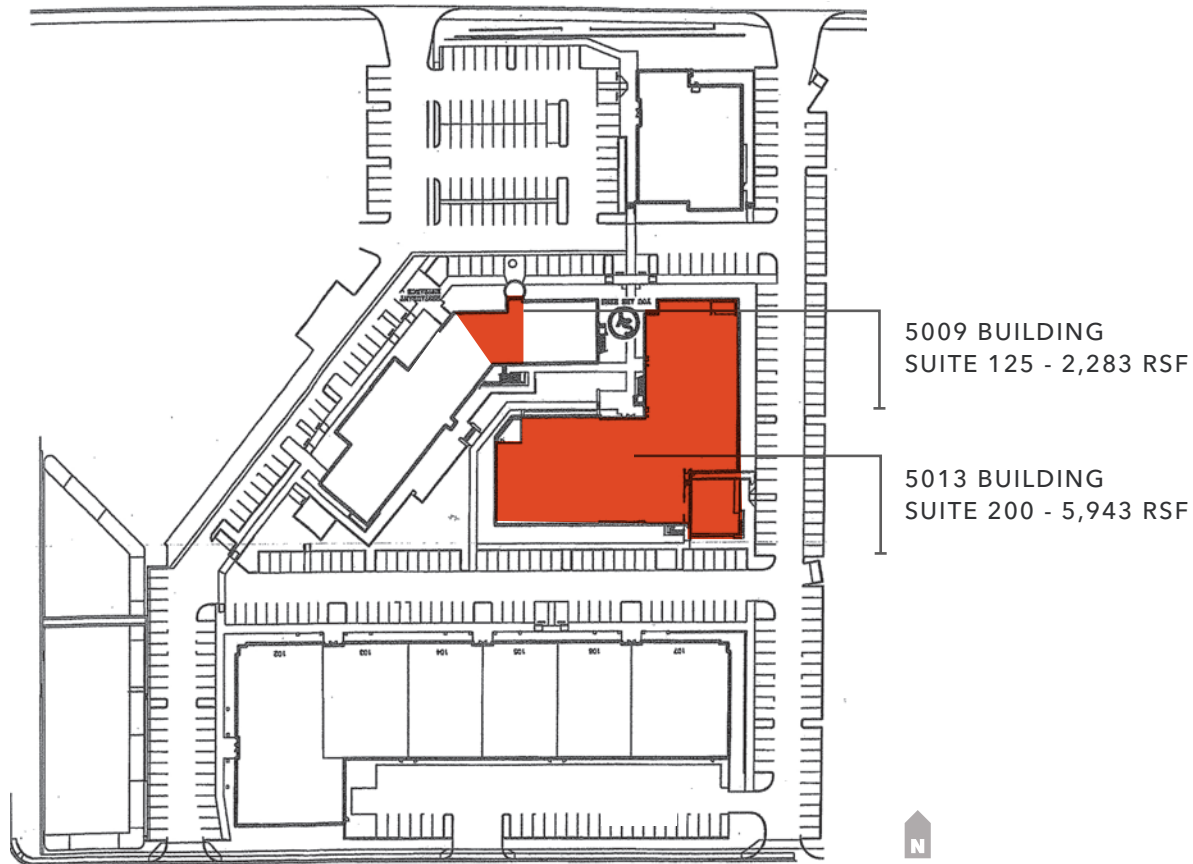
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Siteplan



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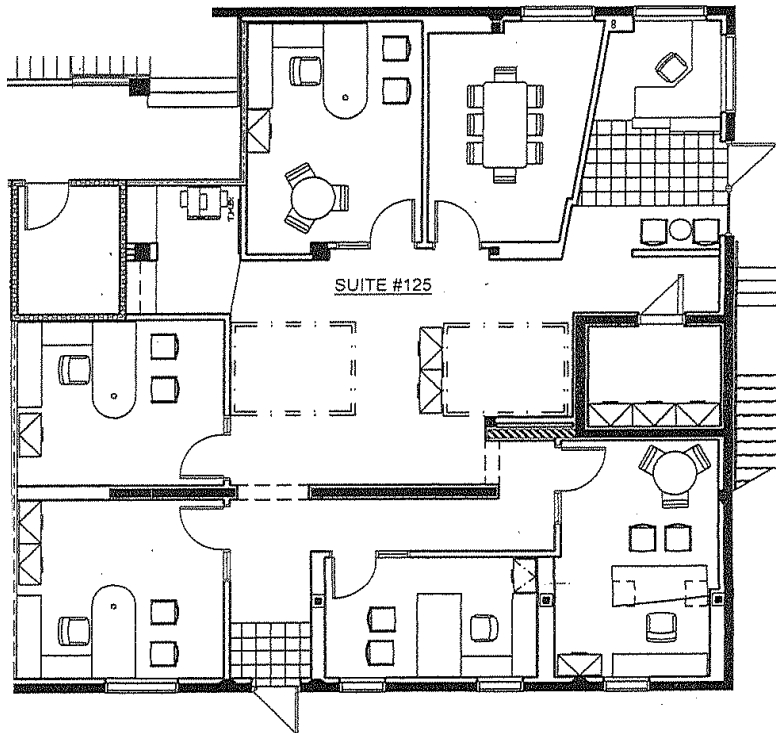
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5009 Building Floorplan

SUITE 125 - ±2,283 RSF



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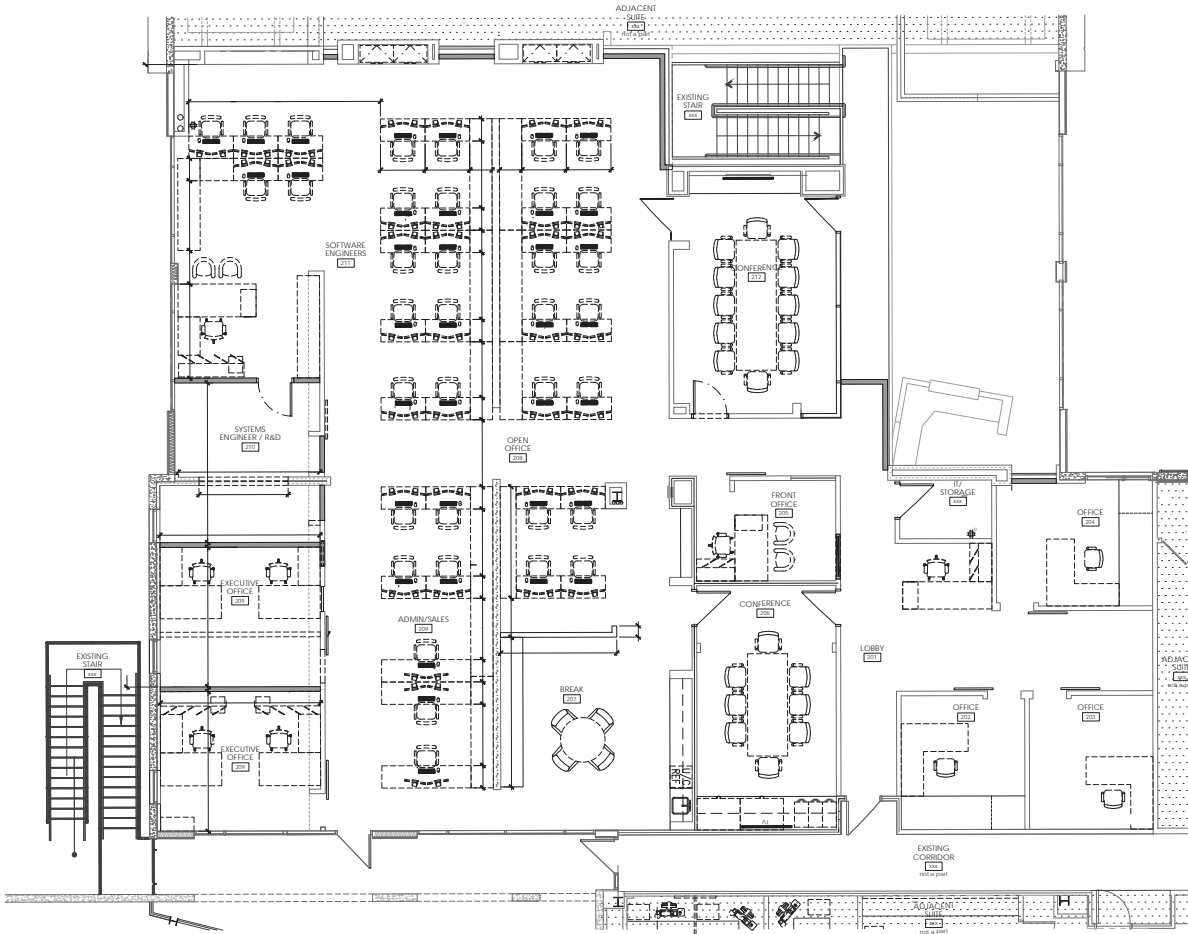
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5013 Building Floorplan

SUITE 200 - ±5,943 RSF



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