

AVAILABLE FOR LEASE



PHOENIX  
**Gateway**  
CENTER

Class A Corporate Campus

ARCADIS

**ONE GATEWAY**

426 North 44th Street  
Phoenix, Arizona

**TWO GATEWAY**

432 North 44th Street  
Phoenix, Arizona

**THREE GATEWAY**

410 North 44th Street  
Phoenix, Arizona







# **The Gateway to Smart Business**

**A stylish, timeless and modern  
business campus built for you.**

Located just off the intersection of Freeways 202 and 143 and five minutes from the Sky Harbor International Airport. Gateway Center is three Class A office buildings featuring flexible floorplates and impressive views of Downtown Phoenix, Camelback Mountain, Piestewa Peak and Papago Buttes.

This campus-like setting is highlighted by water features and meticulous landscaping, which is currently being remodeled along with building common areas. Gateway Center offers an amenity rich environment including a full-service deli, onsite fitness center, and an abundance of restaurants, hotels, resorts and shopping centers in the surrounding area.







# Gateway Campus



**BURGER THEORY**  
GATEWAY CAMPUS, SUITE 100-1010

MCDOWELL RD

Arcadia Crossing


RBG Bar & Grill

44TH ST  
VAN BUREN ST

40TH ST





Old Town Scottsdale

LOOP  
202

Paco's Tacos

Mama's PizzaHouse,  
Los R' Mexican Food

48TH ST

ARIZONA  
143



The Stockyards  
Steakhouse

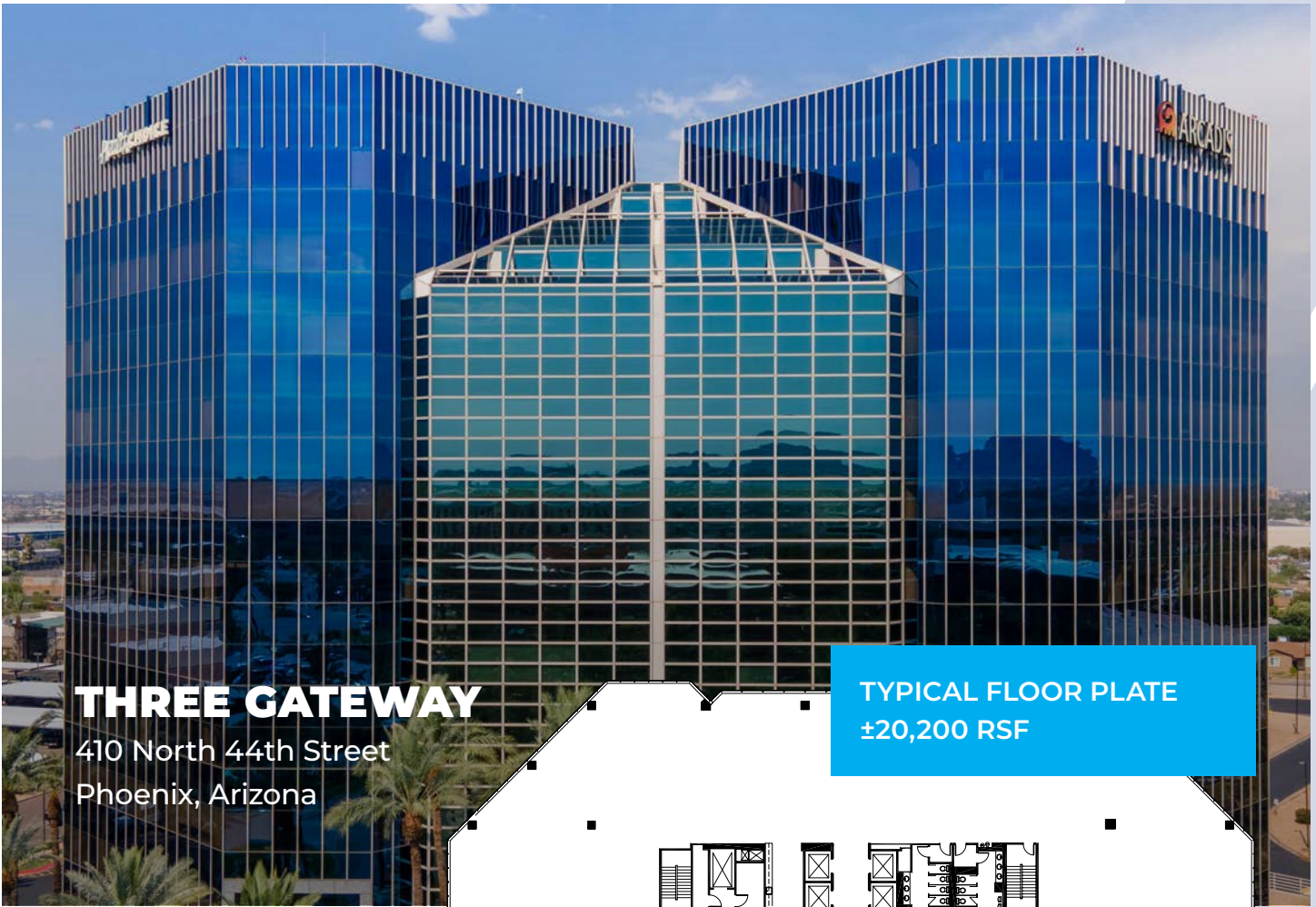


WASHINGTON ST

44TH ST

Phoenix Sky Harbor 

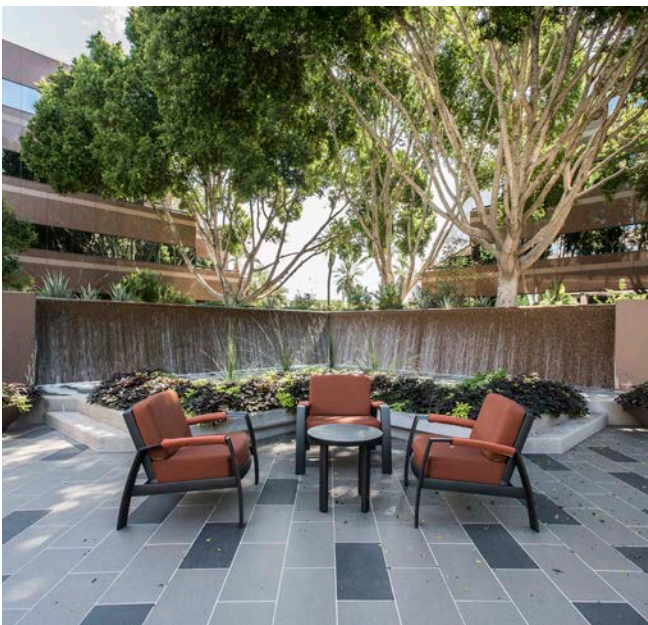
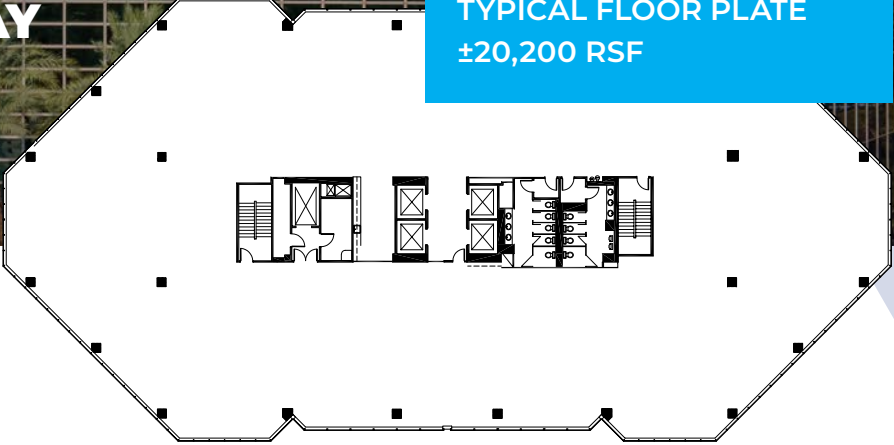




# THREE GATEWAY

410 North 44th Street  
Phoenix, Arizona

TYPICAL FLOOR PLATE  
±20,200 RSF



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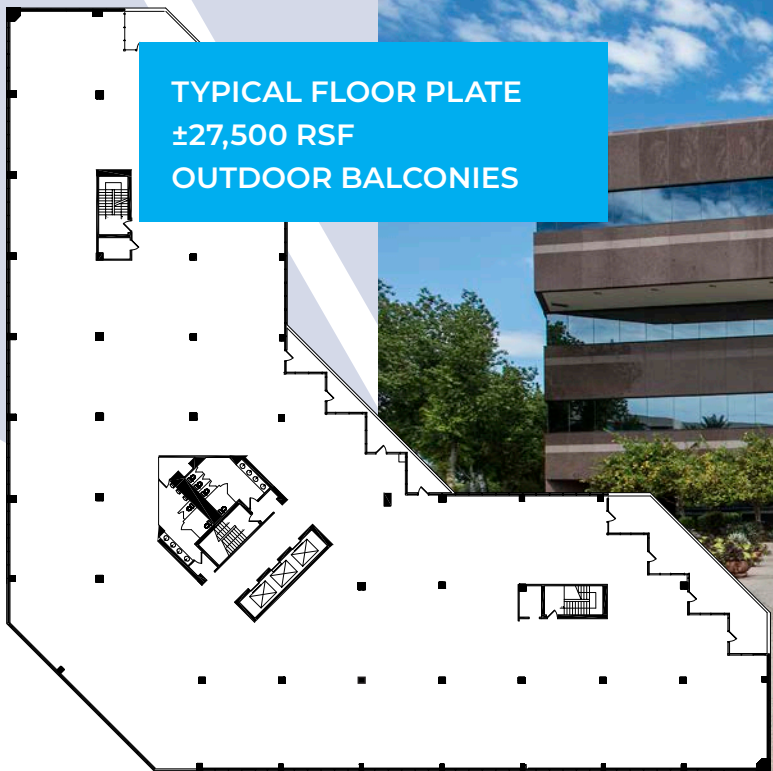
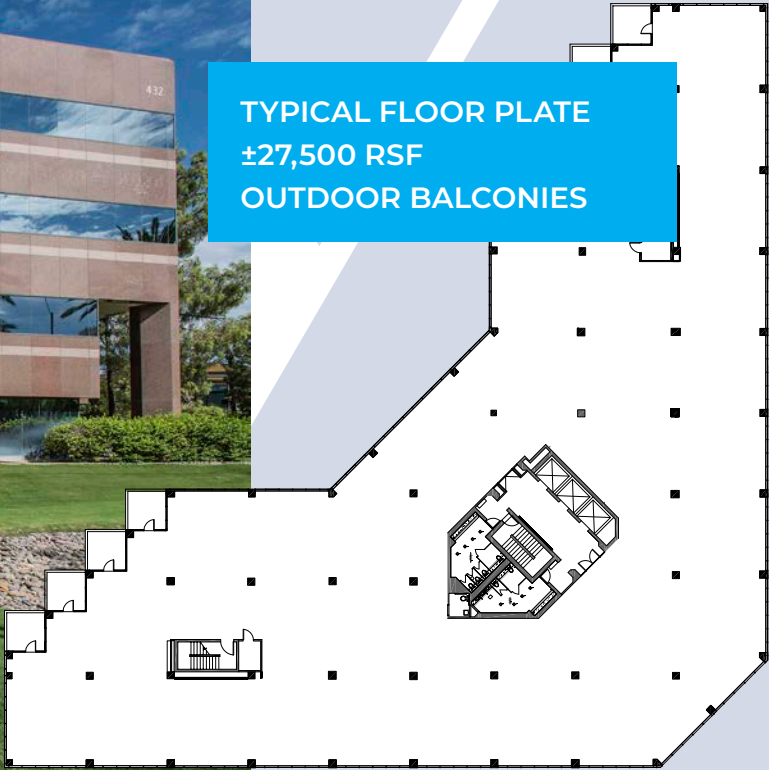




## TWO GATEWAY

432 North 44th Street  
Phoenix, Arizona

TYPICAL FLOOR PLATE  
±27,500 RSF  
OUTDOOR BALCONIES



TYPICAL FLOOR PLATE  
±27,500 RSF  
OUTDOOR BALCONIES



## ONE GATEWAY

426 North 44th Street  
Phoenix, Arizona

**GATEWAY BOULEVARD**

**COFCO CHINESE CULTURAL CENTER**

**PARKING STRUCTURE**

**2**

**1**

**PARKING STRUCTURE**

**3**

**PARKING STRUCTURE**

**DOUBLE TREE HOTEL**

**44TH STREET**



**PHOENIX GATEWAY**  
CENTER



**NORTH**





## **Class A Corporate Campus in Phoenix's Most Central Location**

Three, Class A Office Buildings Located In The Most Accessible Part Of The Valley

## **Best In Class Quality Product**

Timeless Midrise Buildings With High End Granite & Glass Finishes. True Structured & Underground Parking Options For An Executive Feel

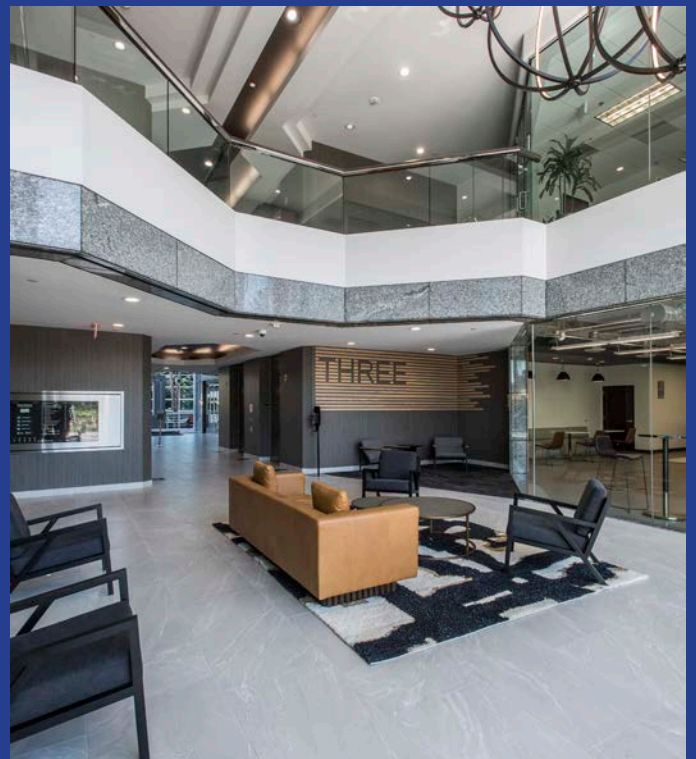
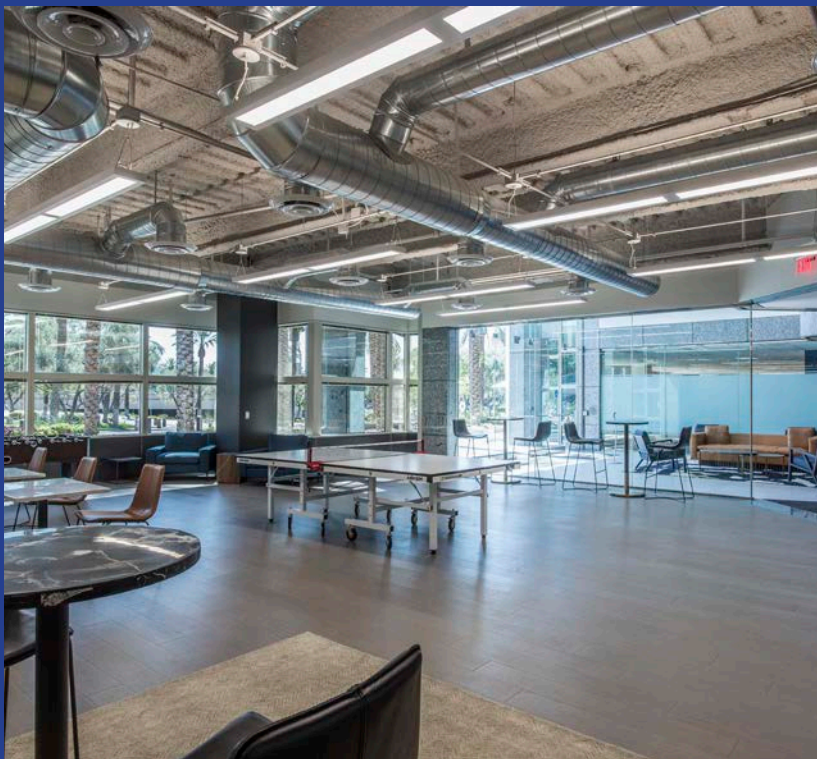
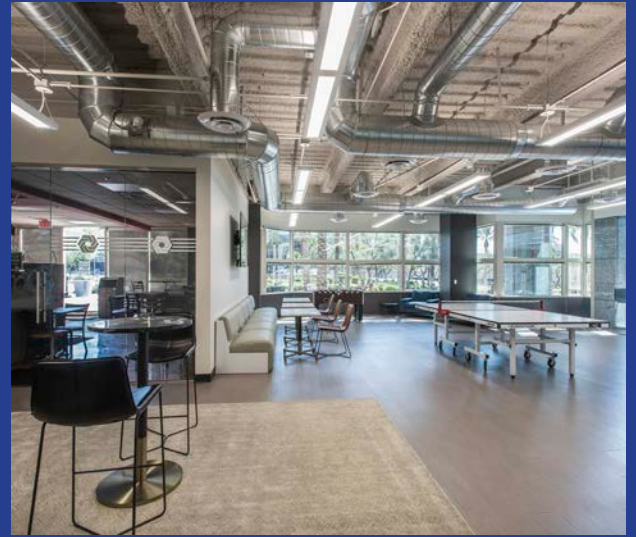
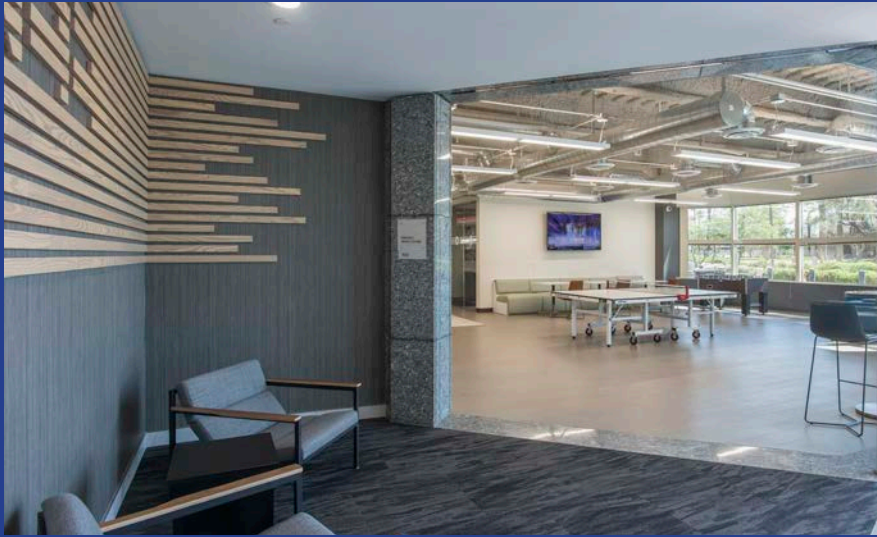
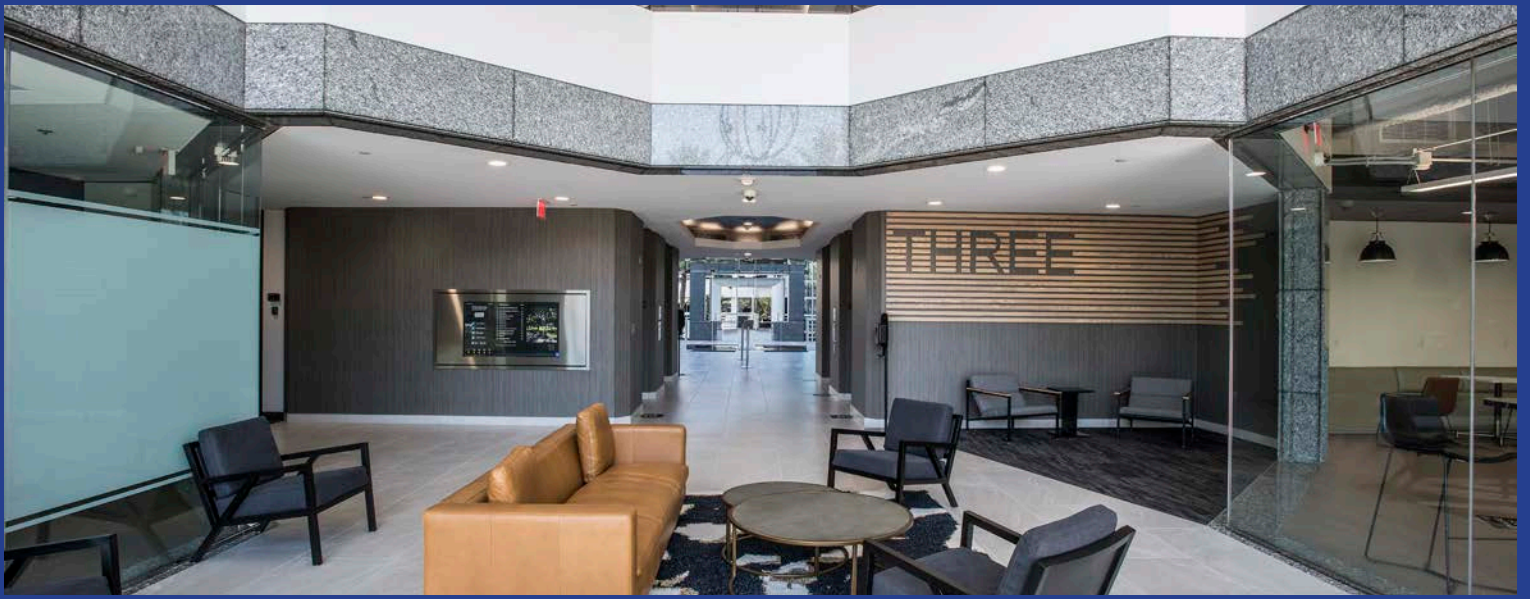
## **Experience The Amenities**

Onsite Benefits Include An On-Site Deli, Fitness Center & Energized Outdoor Amenity Space. New Tenant Lounge, Conference Center & Newly Renovated Lobby and Common Areas.

## **A Variety Of Space Availabilities**

Phoenix Gateway Center Offers a Variety Of Options – From Move In Ready Spec Suites To Full Floor Opportunities













PHOENIX  
**Gateway**  
CENTER

Flexible floorplates and impressive views of  
Downtown Phoenix, Camelback Mountain,  
Piestewa Peak and Papago Buttes.

BRIDGE  
COMMERCIAL  
REAL ESTATE

  
STREAM  
REALTY

**FOR LEASING INFORMATION, PLEASE CONTACT**

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