

501

501 GATEWAY

BUILDING ADDRESS: 501 North 44th Street | Phoenix, AZ | 85008

TOTAL BUILDING SIZE: 102,251 | 4 Floors

AVAILABLE SPACE:	SUITE	SQ.FT.	COMMENTS
	120	4,282 SF	Spec Suite, November 1st 2024
	200	13,687 SF	Open Shell Space

LEASE RATE: \$29.50 PSF

LEASE TYPE: Full Service Gross

TENANT IMPROVEMENTS: Negotiable

PARKING: 5.0:1,000 Parking Ratio
Covered Reserved @ \$60
Covered Unreserved @ \$50

TELECOMMUNICATION: Cox

HIGHLIGHTS: Class A, 4-Story Building
On-Site Restaurant with Coffee Bar - *The Lunch Lounge* - Serving Breakfast & Lunch
On-Building & Monument Signage Available
Newly Renovated Common Areas
Large, Efficient \pm 26,000 RSF Floor Plates
Easy Access to Loop 202 & 143
Quick Access to Downtown Phx & Sky Harbor International Airport
Strong Employment Base
Location in Center of Town

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