

The Plaza at Ahwatukee

4425 E Avage Rd

Suite 132

Phoenix, AZ 85044

±1,400 SF  
SUBLEASE  
AVAILABLE



CBRE



**±1,400 SF**  
**SUBLEASE**  
**AVAILABLE**



### Location

This multi-tenant environment is conveniently located and has access to the I-10, Loop 202 and SR 143. It is centrally located on the northeast corner of 44th St & Ray Rd.



### Amenities

Ahwatukee Foothills amenities include various shopping centers, restaurants and cafes. It also offers numerous recreational facilities such as golf courses, tennis courts, hiking and biking trails in the South Mountain Park.



### Community

Ahwatukee Foothills is an urban village located in the city of Phoenix, Arizona. It's characterized by a semi-arid climate, mountainous geography and upscale residential areas. It's known for its high quality of life, outdoor recreational activities, and strong community involvement.



The Plaza at Ahwatukee condo is well maintained offering a range of modern amenities, ample parking spaces and easy access to local freeways.





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\$22.50/SF Modified Gross  
tenant pays electric & janitorial

**Lease Rate**



May 31, 2026

**Lease Expires**



Multi

**Tenancy**



Convenient Access to

**Freeways**



Parking Ratio

**5/1,000 SF**



16 minutes to

**Airport**



Building

**Signage**



Numerous

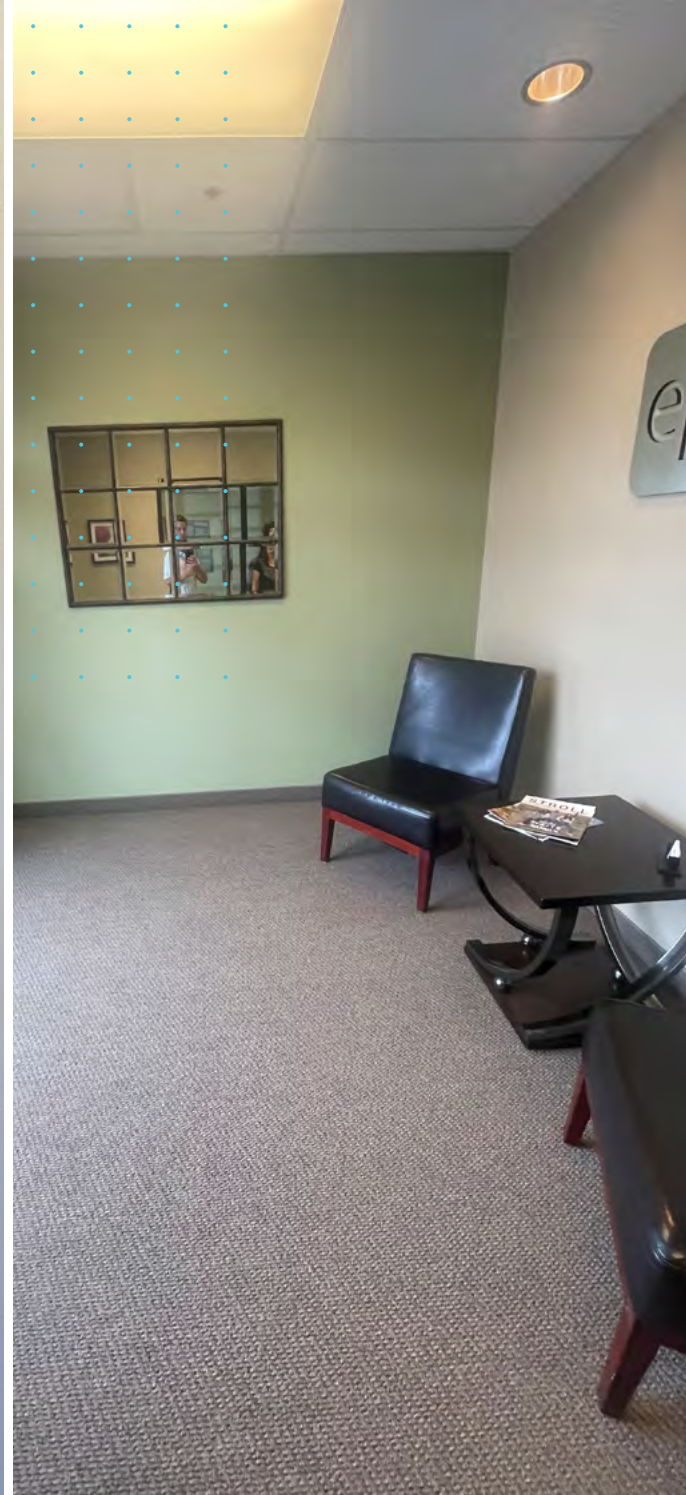
**Shopping**



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**Property Photos**

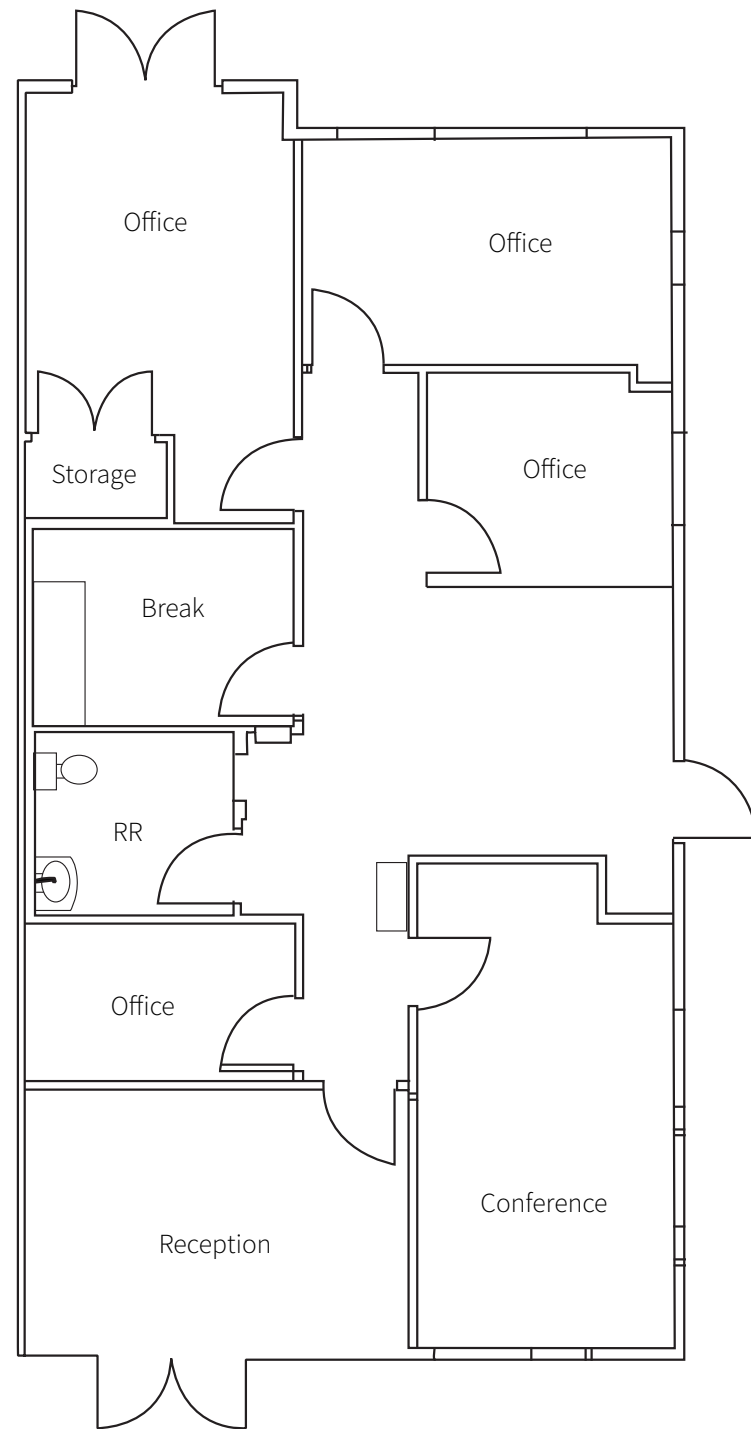


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Not to Scale

**Suite 132 Floor Plan**



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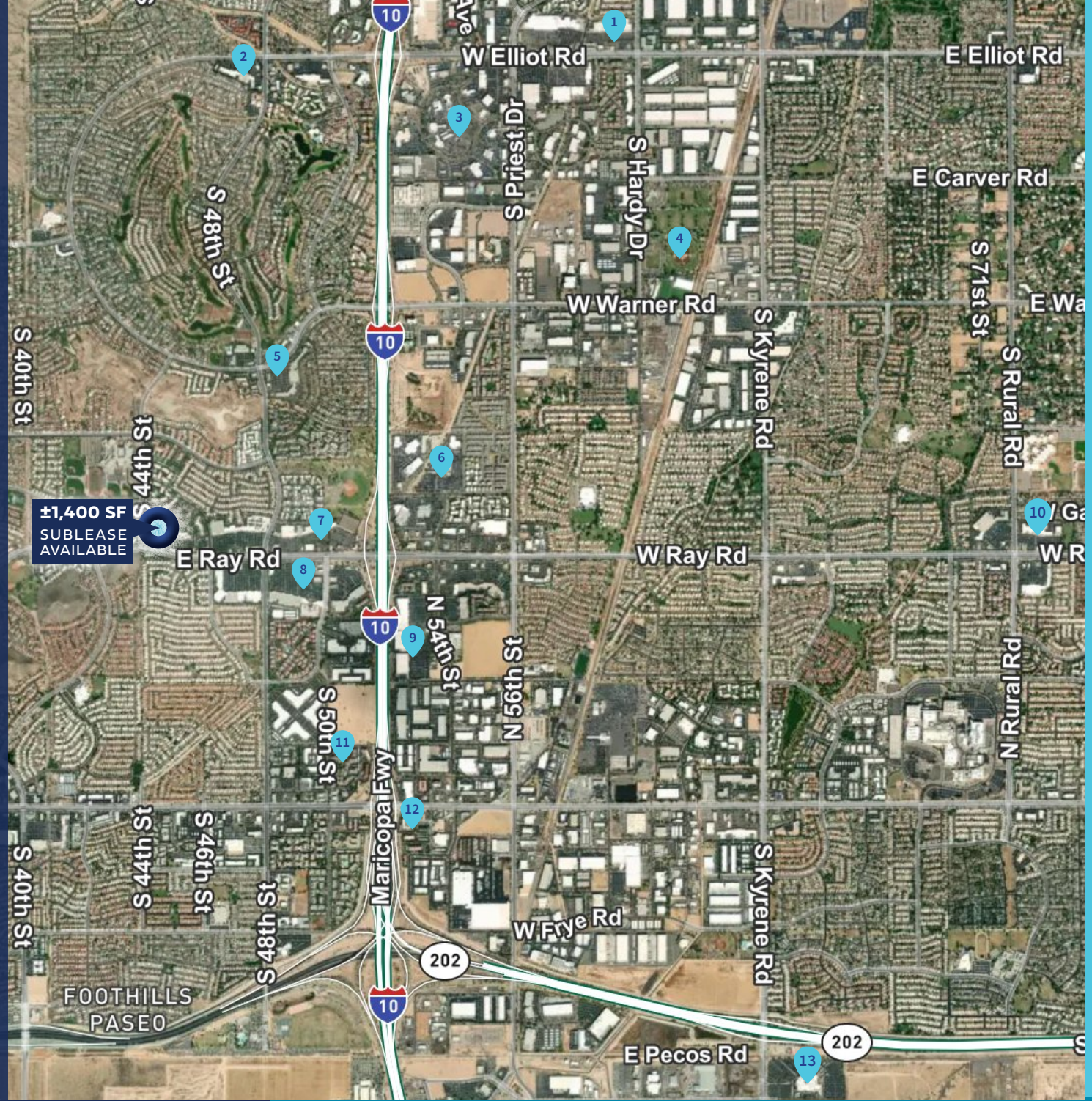
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# Amenities

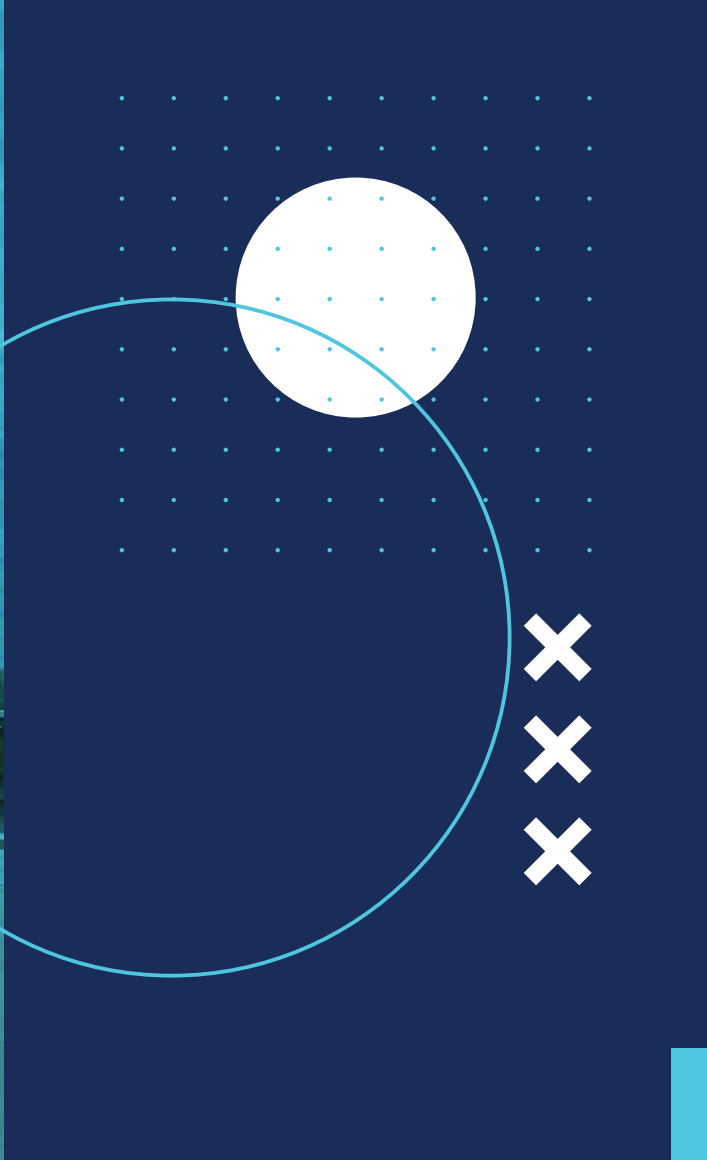
Retail Shopping, Dining  
Entertainment & Lodging

- 1 Grove Parkway Plaza
- 2 Ahwatukee Mercado
- 3 Tempe Auto Mall
- 4 Tempe Sports Complex
- 5 Ahwatukee Palms Plaza
- 6 Chandler Auto Mall
- 7 Foothills Park Place
- 8 Ahwatukee Foothills Towne Center
- 9 Chandler Pavillions
- 10 Corona Del Sol Plaza
- 11 La Quinta Inn Wyndham
- 12 Doubletree Hilton
- 13 Gila River Casino



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