











5090 N 40th Street
Phoenix, AZ 85018

Total Building Size: Four-story, ±175,734 SF

Available Space:	Suite	SF	Space Notes	Links
	130	±2,221	Whiteboxed	 FLOOR PLAN
	150	±2,450	2nd Generation	 FLOOR PLAN
	190	±4,456	2nd Generation	 FLOOR PLAN
	250	±10,247	2nd Generation Available 11.01.25	 FLOOR PLAN
	310*	±12,897	2nd Generation	 FLOOR PLAN
	330*	±9,463	Spec Suite	 FLOOR PLAN
	360*	±3,313	White Boxed	 FLOOR PLAN
	370*	±10,981	2nd Generation	 FLOOR PLAN

*Contiguous to ±36,654 SF

Lease Rate: Starting rate of \$39.00 - \$40.00 full-service gross

Parking: 4.0/1,000 parking ratio in a secure parking garage below the building with surface parking for visitors.

- Covered reserved at \$85.00 per stall per month
- Covered unreserved at \$65.00 per stall per month

Expense Stop: Base Year

Tenant Improvements: Negotiable

FEATURES

- Building signage available
- On-site fitness center for tenant use
- Independently run yoga & spin studio, The Underground
- Outdoor patio space
- Breathtaking views of Camelback Mountain
- Minutes from the Arizona Biltmore Resort, Biltmore Fashion Park, Ritz-Carlton hotel and many other restaurant and retail amenities
- Located at 40th Street & Camelback Road with direct access to executive housing in Paradise Valley & Arcadia

For Leasing Information

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