

# 5050 @ Camelback

# For Lease



5050 N 40TH ST | PHOENIX, AZ 85018

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 **COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. COMPAC

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# PROPERTY HIGHLIGHTS

|               |  |
|---------------|--|
| ADDRESS       | 5050 N 40th St Phoenix, Arizona 85018    |
| BUILDING SIZE | ±72,314 SF                               |
| LOT SIZE      | ±1.57 AC (±68,563 SF)                    |
| TENANCY       | Multi-Tenant                             |
| ZONING        | C-2, City of Phoenix                     |
| FLOORS        | 3  |
| YEAR BUILT    | 1989                                     |
| RENOVATIONS   | Lobby Remodel: 2022 Fitness Center: 2023 |
| PARKING RATIO | 3.83 per 1,000 SF                        |
| LEASE RATE    | \$34.75/SF Full Service                  |

Top-tier office space in the prestigious Camelback Corridor, renowned for its high-end shopping, dining, and entertainment options.

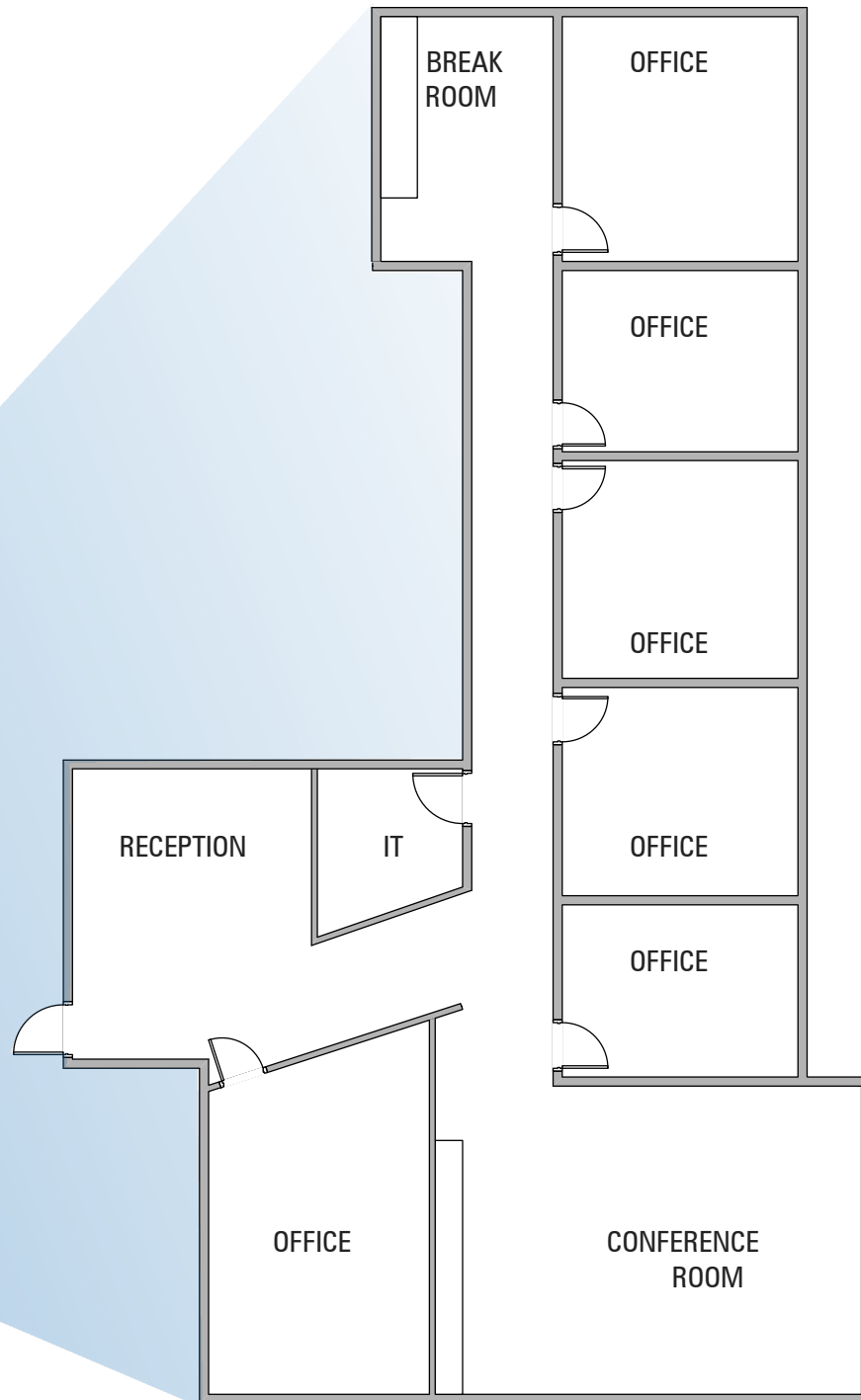
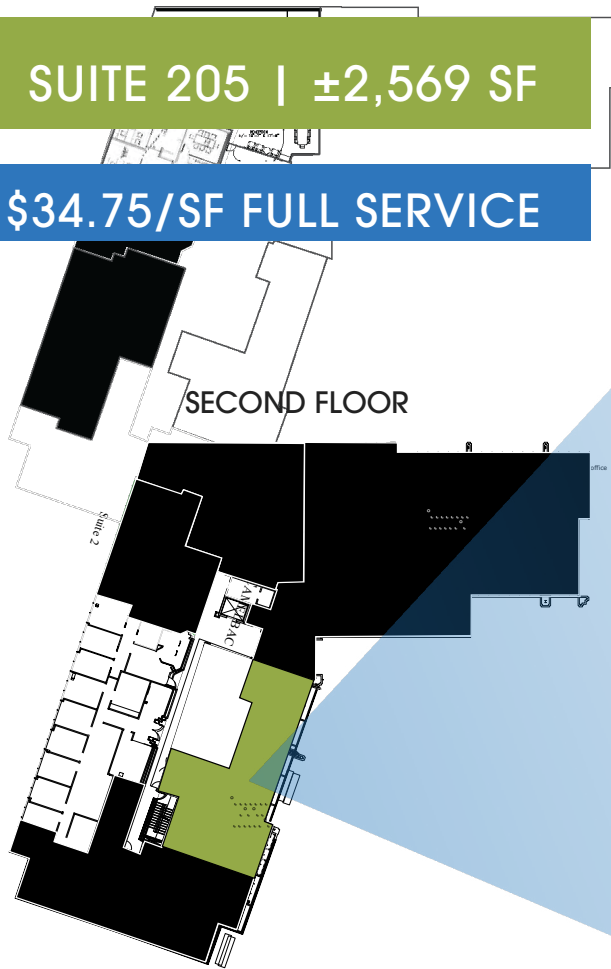


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SUITE 205 | ±2,569 SF

\$34.75/SF FULL SERVICE




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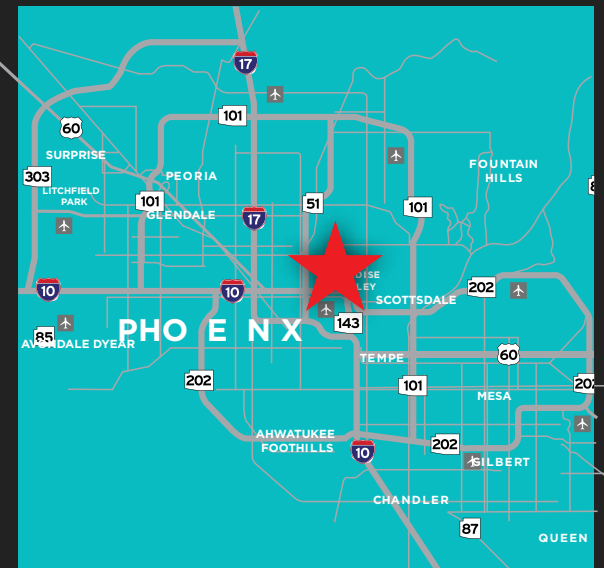
5050@Camelback is located at the gateway to Arizona's most affluent communities, including Biltmore, Arcadia, and Paradise Valley.

# CAMELBACK CORRIDOR LOCATION

Known for attracting affluent tenants who value proximity to their homes, this location offers high tenant credit, income security, and strong tenant retention, with a high probability of lease renewals.



Positioned in the heart of the Camelback Corridor, this prime location offers proximity to renowned dining destinations like Steak 44 and The Henry, as well as upscale shopping at Biltmore Fashion Park. With easy access to SR-51 and the Phoenix Sky Harbor International Airport, commuting is a breeze. Nearby luxury hotels such as the Arizona Biltmore and Wrigley Mansion offer convenient accommodations for visiting clients. The area is also home to a variety of wellness amenities including Camelback Mountain and the Arizona Canal Trail, ideal for outdoor activities and leisure. Elevate your business in this coveted Phoenix locale.



# UNPARALLELED ACCESS & AMENITIES



LOBBY RENOVATED IN 2022



FITNESS CENTER RENOVATED IN 2023



OUTDOOR PATIO & COMMON SPACE



UNDERGROUND PARKING WITH ELEVATOR ACCESS

Convenient location, eye-catching design and lush landscaping merge for a modern and professional atmosphere for your business.



With its striking architectural design and meticulously landscaped surroundings, this premier address offers a contemporary and professional atmosphere for your business. The property boasts state-of-the-art amenities, including high-speed internet access, ample parking options, and elegant common areas designed to impress clients and elevate employee satisfaction. Flexible floor plans and customizable spaces provide the perfect canvas for your vision, while the proximity to major transportation arteries ensures unparalleled convenience. Discover a refined and functional space designed to meet the needs of today's discerning businesses.

PIESTEWA PEAK

**PHOENIX  
COUNTRY DAY**

PHOENIX  
SWIM CLUB

NORTHBANK  
BUSINESS PARK

5050

40TH STREET

3900 CAMELBACK  
CENTER

CHELSEA'S  
KITCHEN



PARADISE VALLEY



# UNBEATABLE LOCATION



Experience the best of Phoenix at 5050@Camelback. This prime office space offers unparalleled access to high-end amenities.



- Esteemed Camelback Road: A prestigious address recognized nationally.
- High-End Amenities: Close to luxurious shopping, dining, and entertainment options.
- Prime Gateway Location: Located at the most prestigious entrance linking Arcadia, Biltmore, and the Camelback Corridor.
- Optimal Access: Direct access from 40th Street, next to the renowned Chelsea's Kitchen, and just minutes away from some of Arizona's Best shopping, dining and entertainment options.

LOCATED WITHIN 2 MILES



**168**  
RETAIL  
OPTIONS

**185**  
RESTAURANTS &  
BARS

**60**  
HEALTH CLUBS  
& SPAS

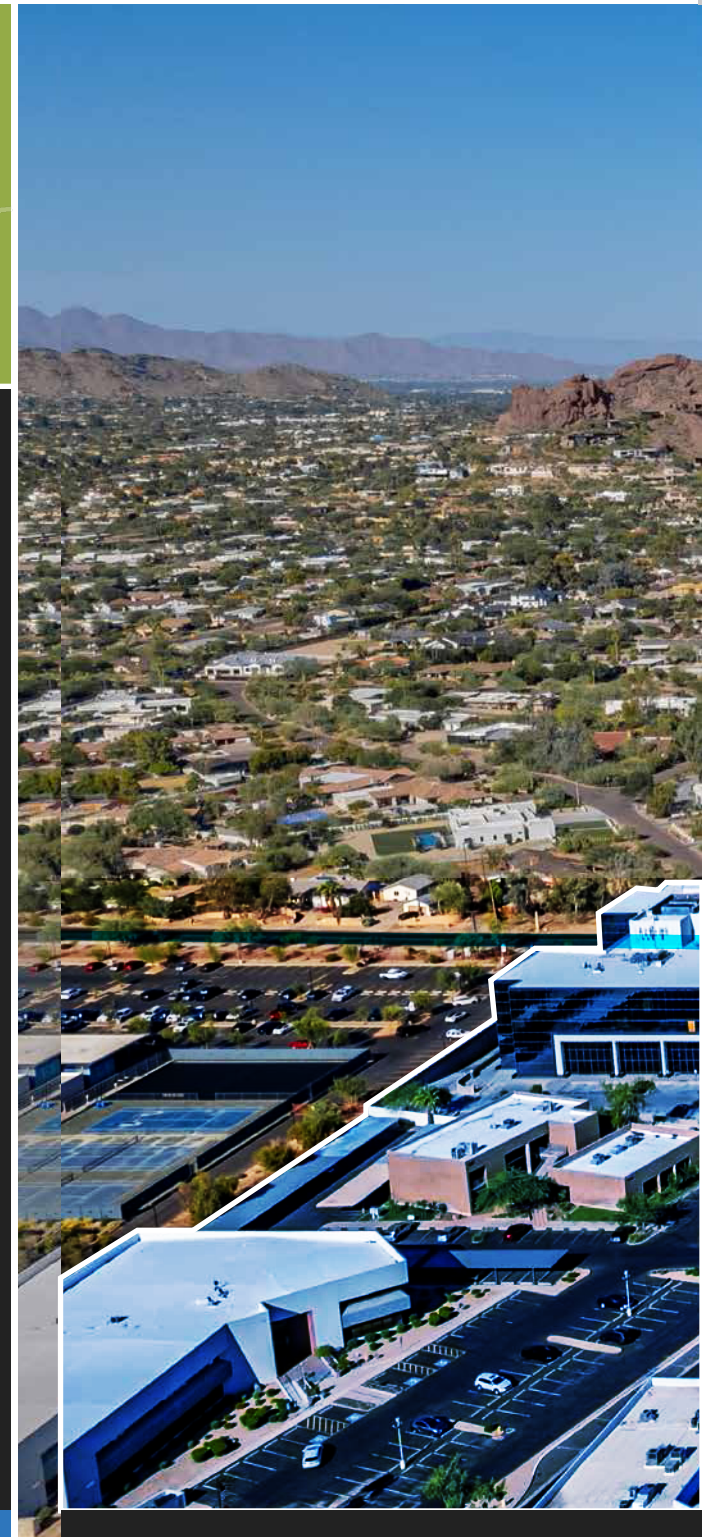
**6**  
PARKS & REC  
OPTIONS

# IN THE HEART OF IT ALL

located just half a mile from The Grove—a highly anticipated development set to redefine the landscape of Camelback Corridor.

- The Grove Offices: Market-leading rents in the high-\$50s per sq. ft. 180,000-square-foot office space leased to major corporate tenants before construction was completed.
- Dining Excellence: Pyro blends American bistro and Japanese Izakaya with live-fire cooking and an impressive cocktail menu. Opened in November 2023.
- Luxury Living Options: The Bergen, a 58-unit luxury apartment complex with two private fitness studios, is now pre-leasing.

The Global Ambassador: A 141-room hotel by Sam Fox, opened December 2024, featuring five restaurants including Le Âme and Pink Dolphin.



SCOTTSDALE

ARCADIA

CAMELBACK MOUNTAIN

SCOTTSDALE  
*Fashion Square*

Steak  
44

CAMELBACK VILLAGE  
CENTER

LONDON CENTER

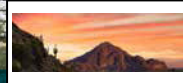


 THE GROVE

GADZOOKS  
ENCHILADAS & SOUP

NORTH  
ITALIA

5050



CAMELBACK ROAD 44, 797 VPD

NORTHBANK  
BUSINESS PARK

3900 CAMELBACK  
CENTER



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