

For Lease

# 5055 N 32ND ST

*± 5,227 RSF in the  
Camelback Corridor of  
Phoenix Arizona*



OWNED BY

**onni**<sup>®</sup>  
group

EXCLUSIVELY LEASED BY

**km** Kidder  
Mathews



*Brand new spec suite available in a unique Class-A, two-story, free-standing building with excellent walkability to numerous restaurants and retail.*

NEW SPEC SUITES	Suite 110: ±5,227 RSF
TOTAL BUILDING SF	20,421 SF
LEASE TYPE	Full Service
PARKING	Underground & Surface
PARKING RATIO	3/1,000
TENANCY	Multi
PARCEL NUMBER	170-13-024E

**±5,227**  
RSF AVAILABLE

**\$39.00**  
LEASE RATE (SF/YR)

5055 N 32ND ST

# LOCATED IN THE HIGHLY SOUGHT-AFTER *CAMELBACK CORRIDOR*

The Camelback Corridor is a commercial and residential area located in the heart of Phoenix. With close proximity to Downtown Phoenix, Paradise Valley, and Scottsdale, it is just a few miles away from the city center, providing easy access to major business and cultural hubs. The area is home to several upscale shopping centers and restaurants, and is surrounded by several hiking trails and parks. The area is a major business district, with many financial and professional services firms.

This property is located in the desirable Camelback Corridor due to its convenient location, luxury amenities, and strong business presence.

AVAILABLE FOR LEASE

KIDDER MATHEWS



5 MINUTES TO  
STATE ROAD 51



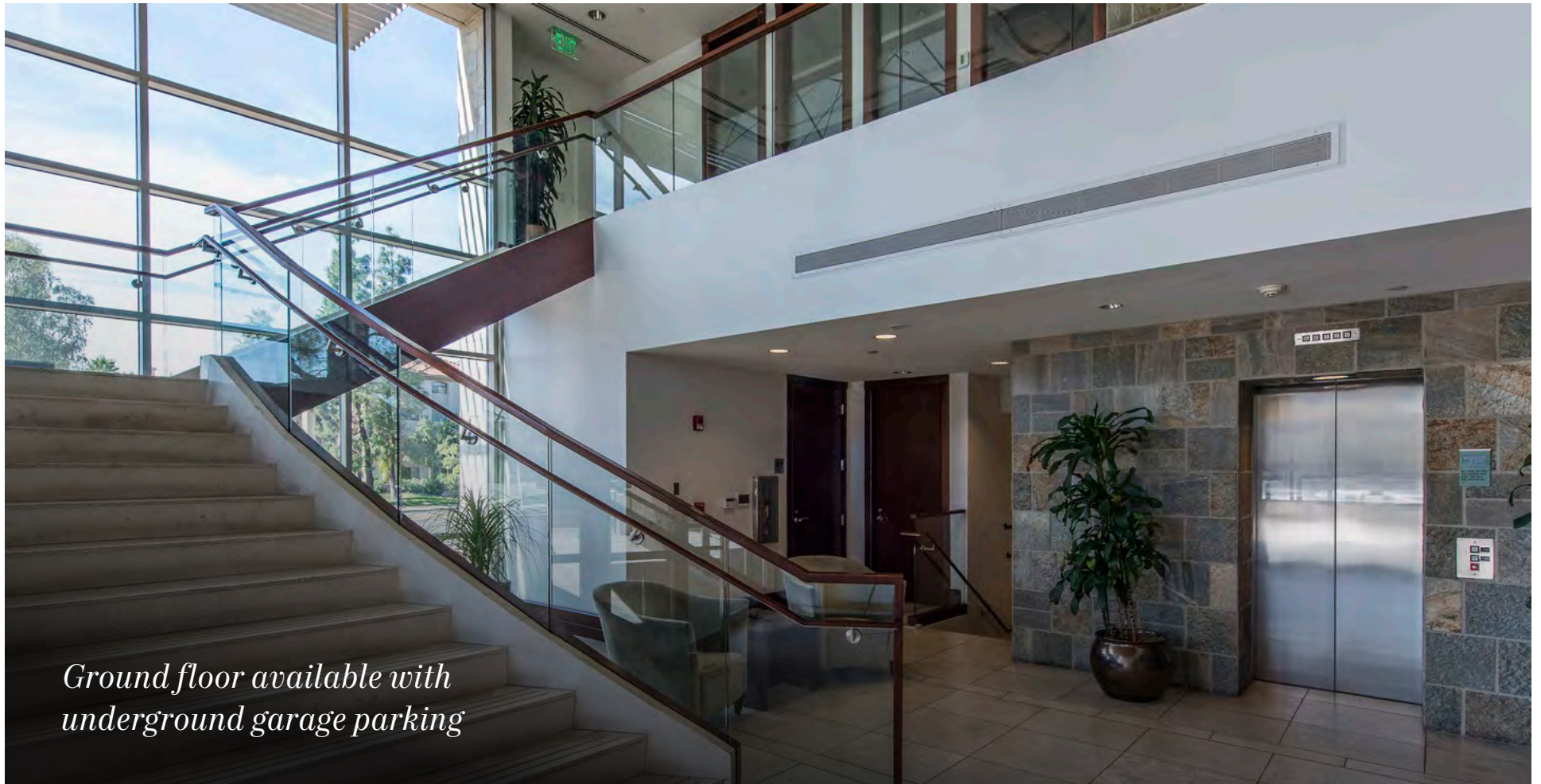
CLASS A 2-STORY  
OFFICE BUILDING



10 MINUTES TO  
PHOENIX SKY  
HARBOR AIRPORT



PROMINENT  
SIGNAGE  
AVAILABLE



*Ground floor available with  
underground garage parking*

# FIRST FLOOR PLAN



Suite	Lease Rate (SF/YR)	Size	Notes
Suite 100	\$39.00	5,227 RSF	Lease Type: Full Service Gross

# HIGHLY-ACCESSIBLE LOCATION

Numerous restaurants within walking distance from coffee to lunch to fine dining

Bank of America, Chase Bank, and Wells Fargo bank branches nearby

5-minutes to SR-51, a major connector to Phoenix's regional highway system

10 minutes to downtown Phoenix, Phoenix Sky Harbor International Airport, Old Town Scottsdale, and Scottsdale Fashion Park

Multiple 5-star resorts, shopping at Biltmore Fashion Square, and outdoor recreation nearby

**3 MIN**  
BILTMORE DISTRICT

**10 MIN**  
SCOTTSDALE DISTRICT



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