

ALLRED 40

4039 EAST RAYMOND STREET // PHOENIX, AZ



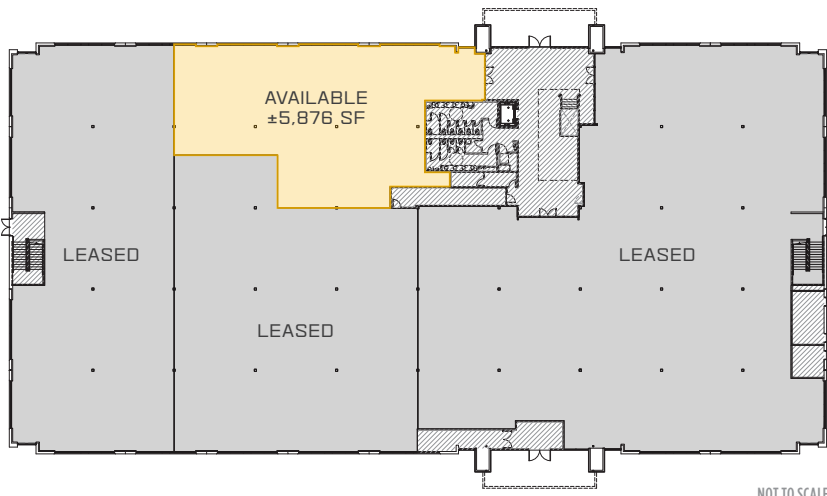
LOCATION // ACCESS // VALUE // PARKING



**CUSHMAN &
WAKEFIELD**

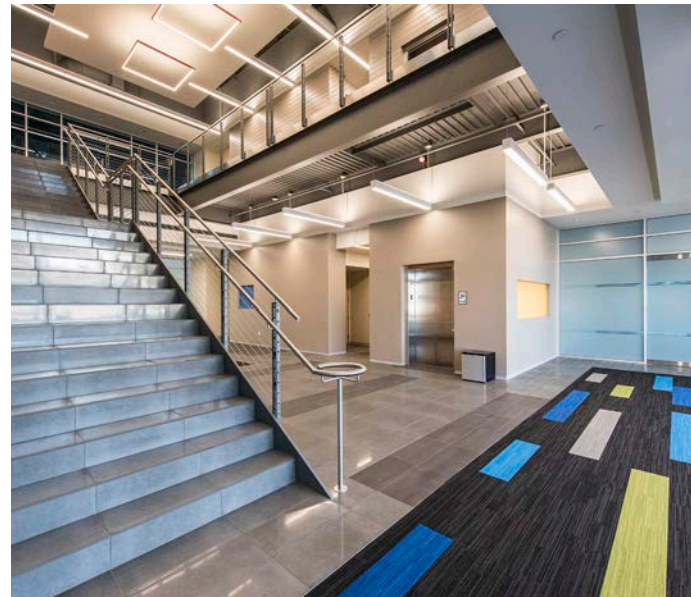


**DOUGLAS ALLRED
COMPANY**



±5,876 SF
ON FIRST FLOOR
AVAILABLE

with an unparalleled
location at the center of
Metropolitan Phoenix's
transportation and commerce



SITE FEATURES

- ±7-Acre site
- Full diamond interchange at I-10 and 40th Street
- Excellent ingress and egress via signalized intersection at 40th Street and Raymond Street
- I-10 Freeway visibility
- A-1 Zoning
- Telecommunications connectivity via Century Link and Cox Communications
- 3,600 Amps electrical power from Salt River Project




 SITE PLAN
 NOT TO
 SCALE



6.36/1,000
PARKING RATIO
(101 SPACES)



DECK-TO-DECK
CEILING HEIGHTS
1ST FLOOR - ±15'6"



COLUMN SPACING
±30' X 30'
DIVISIBLE

LOCATION FEATURES

- Minutes to Sky Harbor International Airport
- ±10-minute drive to Downtown Phoenix
- ±10-minute drive to Downtown Tempe
- ±4-mile drive to Arizona State University
- Outstanding employee demographics within 3, 5 and 10-mile radius survey
- Within 30-minute access to multiple labor markets including Scottsdale, the Southeast Valley, Central and Southwest Phoenix



TEMPE TOWN LAKE

143

DOWNTOWN TEMPE/
ASU ±10 Minutes

PHOENIX MARRIOTT
TEMPE AT THE BUTTES

S 48th ST

E BROADWAY RD

ALLRED 40



S 40th ST

ACCESS VIA I-10
OFF RAMP 40TH ST

FULL DIAMOND
INTERCHANGE
AT 40TH ST



NOT TO SCALE

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FOR MORE INFORMATION, PLEASE CONTACT

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