



# Premium Office Space For Lease



## Foothills Center

3930 E. RAY RD., PHOENIX, AZ 85044

**PRESENTED BY:**

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AZ #SA648012000

## PROPERTY SUMMARY

### FOOTHILLS CENTER #260

3930 E. RAY RD.  
PHOENIX, AZ 85044

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24.00 SF/yr (Full Service)
<b>AVAILABILITY:</b>	May 1st, 2026
<b>BUILDING SIZE:</b>	41,084 SF
<b>ZONING:</b>	C - 2 , Phoenix
<b>LOT SIZE:</b>	2.85 Acres
<b>YEAR BUILT:</b>	1998
<b>SUBMARKET:</b>	Ahwatukee
<b>APN:</b>	306-04-115



## PROPERTY SUMMARY

Located in the heart of Ahwatukee, the subject property consists of high end office space for lease. Suite 260 is located on the second level and features two private offices along with a reception and break areas. In addition, the building consists of high-end common areas including a lobby/atrium entrance and common area restrooms. Ownership recently provided some capital upgrades to the common areas and restrooms. Additionally, there is an abundance of covered and surface-level parking available.

## PROPERTY HIGHLIGHTS

- High-End Second Generation Office Space Available for Lease
- Tenant in Place until 4/31/2026 - TOURS BY APPOINTMENT ONLY - DO NOT DISTURB TENANT
- Recent Capital Upgrades to the Common Areas and Restrooms
- Professionally Managed
- Located in the Heart of Ahwatukee
- Close Proximity to the I-10 Freeway
- Minutes from Ahwatukee Foothills Towne Center Shopping Corridor



**ABUNDANT COVERED  
& SURFACE LEVEL  
PARKING**

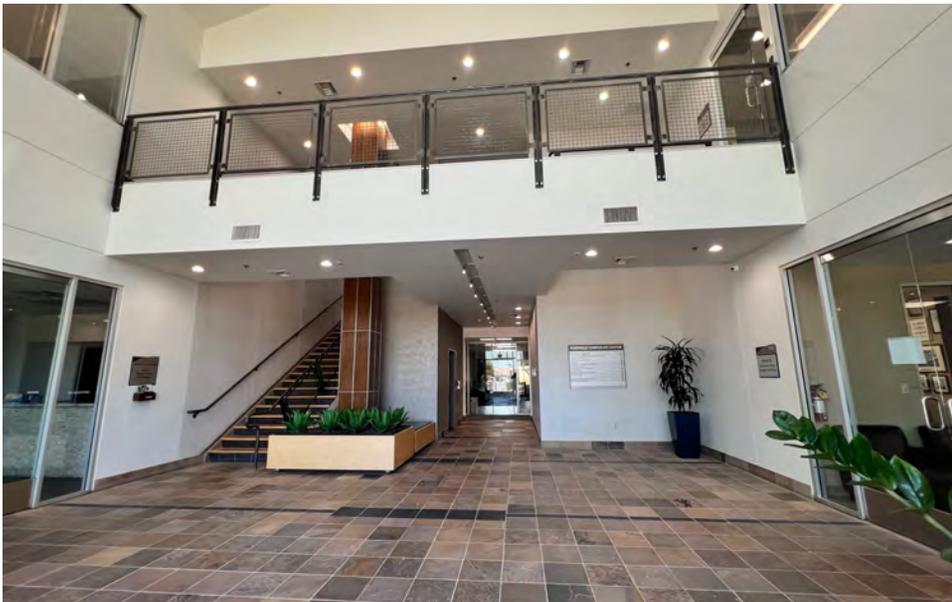


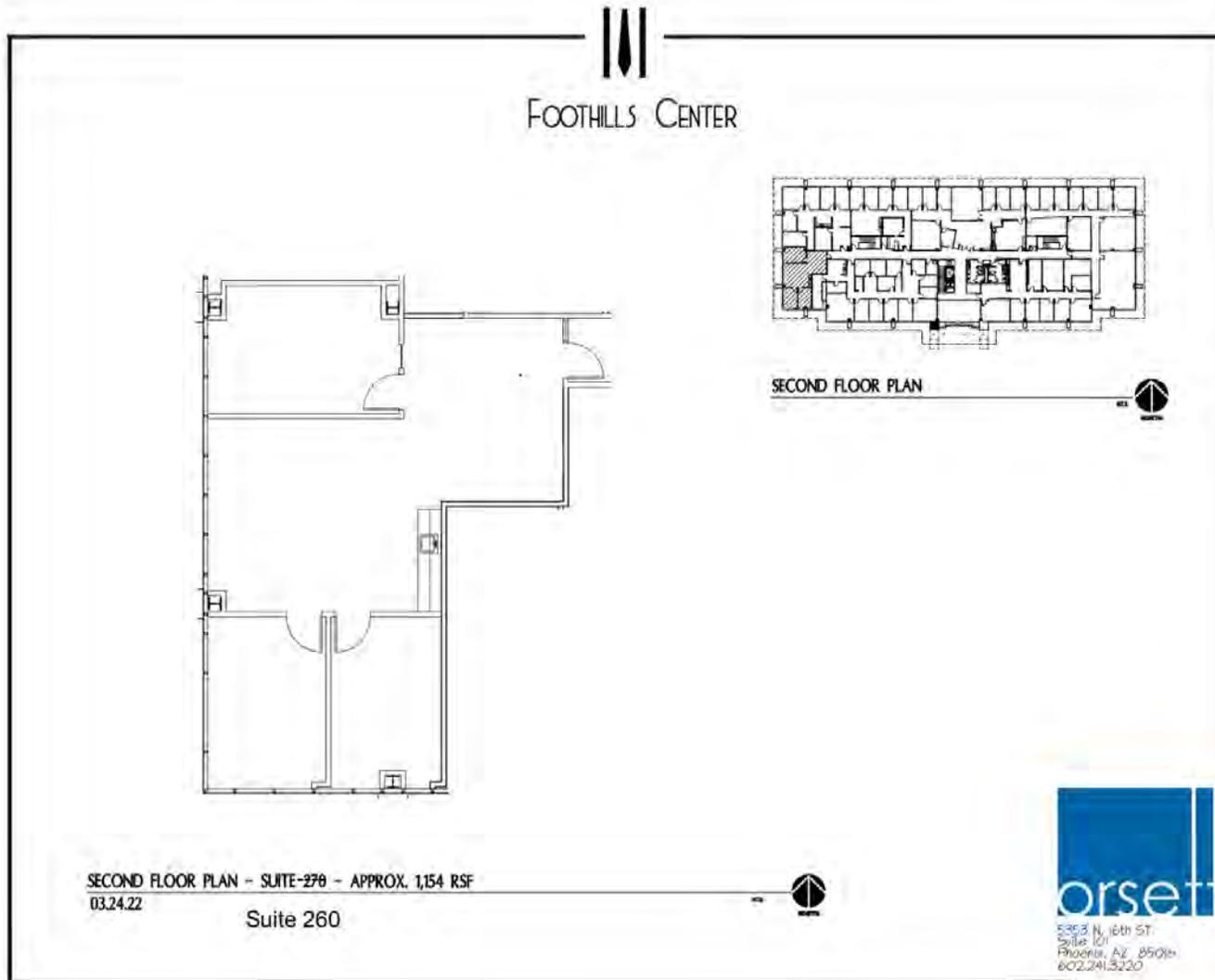
**COMMON AREA  
CAPITAL UPGRADES**



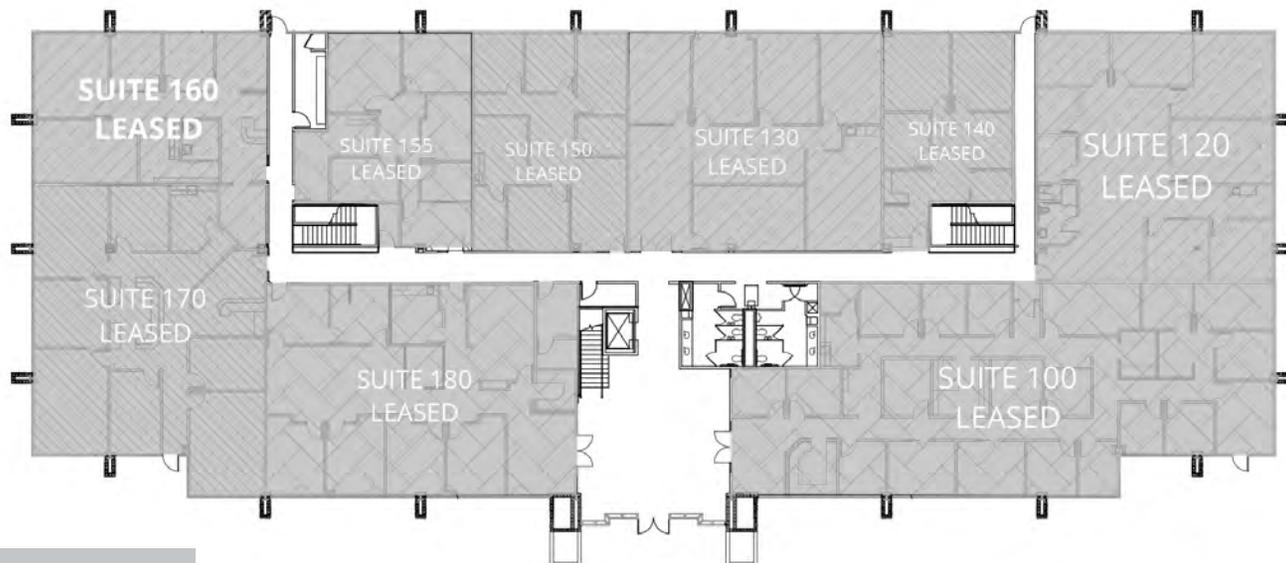
**DIRECT I-10  
FREEWAY PROXIMITY**

## ADDITIONAL INTERIOR PHOTOS





# FLOOR PLAN - FIRST FLOOR



## LEGEND

Unavailable

## LEASE INFORMATION

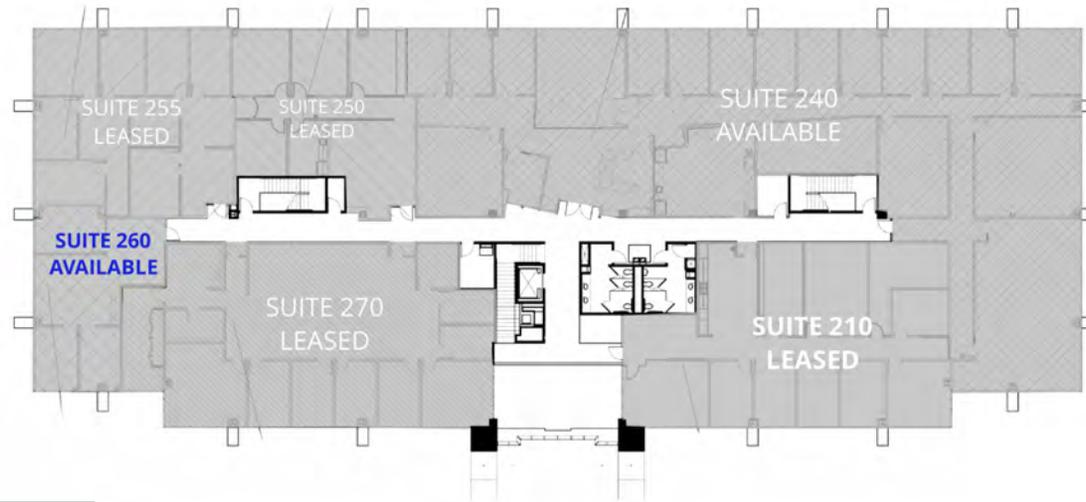
**LEASE TYPE:** Full Service

**TOTAL SPACE:** 1,154 SF

**LEASE TERM:** Negotiable

**LEASE RATE:** \$24.00 SF/yr

# FLOOR PLAN - SECOND FLOOR



## LEGEND

Unavailable

## LEASE INFORMATION

**LEASE TYPE:** Full Service

**LEASE TERM:** Negotiable (Available 5/1/26)

**TOTAL SPACE:** 1,154 SF

**LEASE RATE:** \$24.00 SF/yr

# LOCAL AMENITIES



**IKEA** **COSTCO WHOLESALE** **Walmart**  
**LIFETIME FITNESS** **U-HAUL** **AutoNation**  
**TEXAS ROADHOUSE** **MAIN EVENT** **White Castle**  
**Olive Garden** **Black Bear Diner**

**SPENCERS TV & APPLIANCE** **fray's** **HomeGoods**  
**JCPenney** **AMC THEATRES** **ROSS DRESS FOR LESS**  
**petco** **SPROUTS FARMERS MARKET** **SUBWAY**  
**TARGET** **native grill wings** **peter piper pizza**

**fray's** **TRADER JOE'S** **Bank of America**  
**FirstBank** **Firestone**  
**DOLLAR TREE** **SAFeway**  
**TACO BELL** **K** **CHIPOTLE** **STARBUCKS COFFEE**

**Michael's** **WORLD MARKET** **Fleming's PRIME STEAKHOUSE & WINE BAR**  
**sam's club** **BEST BUY** **THE HOME DEPOT** **49**  
**planet fitness** **LONGHORN STEAKHOUSE** **Chick-fil-A**  
**FLOWER CHILD** **MOUNTAIN INSIDE FITNESS**



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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