

501

501 GATEWAY



AVAILABLE FOR LEASE

501 N 44TH STREET

SUITES RANGING FROM 2,000 - 13,687 RSF

ADAM TOLSON

atolson@leearizona.com
602.954.3771

COLTON TRAUTER, SIOR

ctrauter@leearizona.com
602.474.9503

CARTER GERARDO

cgerardo@leearizona.com
602.912.3528

3200 East Camelback Road, Suite 100 | Phoenix, Arizona 85018 | 602.956.7777 | www.leearizona.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

EXCLUSIVELY REPRESENTED BY:



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FEATURES



Class A, 4-Story
±102,251 SF Building



On-Site Deli



Suites Ranging from
±2,000 - 13,687 RSF



Parking: 5.0/1,000 RSF,
Ample Structure, Covered,
& Surface Parking



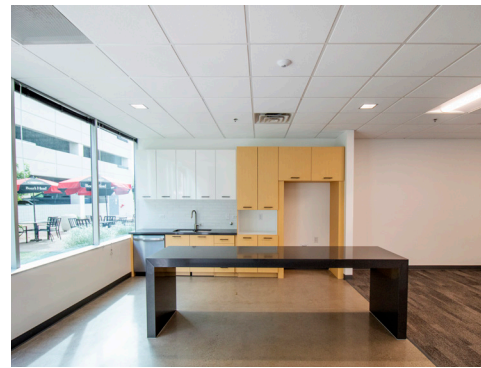
Large Efficient ±26,000 SF
Floor Plates



5 Minutes to Sky Harbor



Numerous Signage Opportunities



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LOCATION



Easy access to Loop
202 & 143



Surrounded by Retail,
Restaurants, and Hotels




Abundant Labor Base,
±173,000 Workers within
5 Mi Radius






5-MILE DEMOGRAPHICS

 **POPULATION**
315,206

 **MEDIAN HH INCOME**
\$64,221

 **HOUSHOLDS**
136,020

 **WHITE COLLAR**
66.3%

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