



 **Sunflower Bank**

**KUDILSKI**  
SUGURINY  **NACRA**  
FODLEKI

5090

5090 N 40th Street  
Phoenix, AZ 85018



FIFTY90

EXCLUSIVELY CAPTIVATING VIEWS.



**LOCATION**  
PHOENIX, AZ



**PROPERTY SIZE**  
±175,734 RSF



**BUILDINGS**  
1



**FLOORS**  
4



**FLOOR PLATE**  
±48,000 RSF



**PARKING**  
4.0/1,000 SF

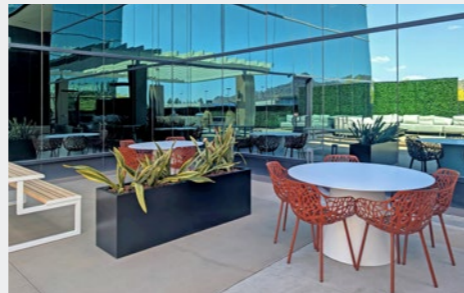
# Welcome to **FIFTY90**

Fifty90 sits in the heart of the amenity-rich, Camelback Corridor. Offering views of Camelback Mountain, access to prestigious executive housing, and luxury shopping, dining and hotels, it's the perfect place to call home for your business.

- **Breathtaking views of Camelback Mountain**
- Convenient tenant meeting spaces
- Secure, underground parking garage
- On-site property management
- Fitness center for tenant use
- Secure storage space in underground garage available



# Property FEATURES



**LOBBY RENOVATIONS  
COMING**



**OUTDOOR PATIO  
RENOVATIONS COMING**



**ACTIVE COMMON  
AREAS**

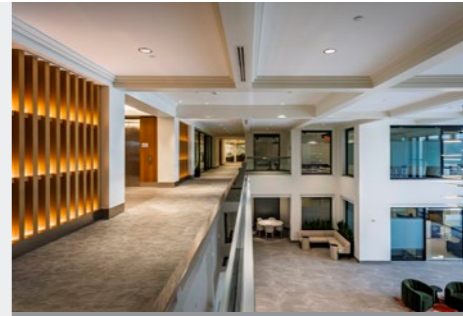


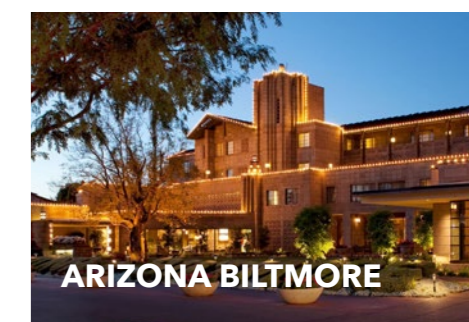
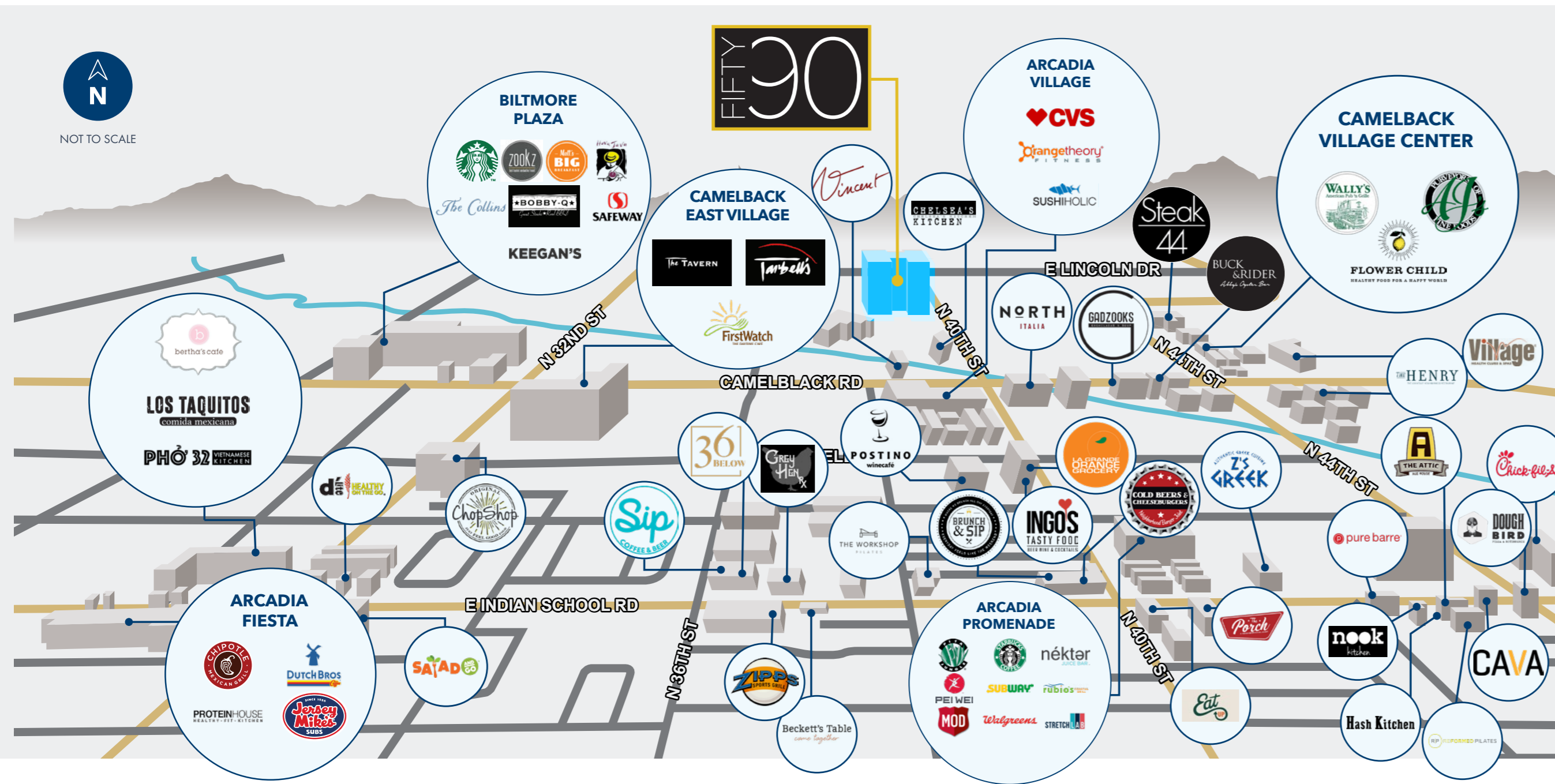
**ON-SITE FITNESS  
CENTER**



**INDEPENDENTLY RUN  
SPIN & YOGA STUDIO**







# Access & EXECUTIVE HOUSING

**DOWNTOWN SCOTTSDALE**  
10 MINUTES

**ARCADIA**  
5 MINUTES

**SKY HARBOR  
INTERNATIONAL AIRPORT**  
10 MINUTES

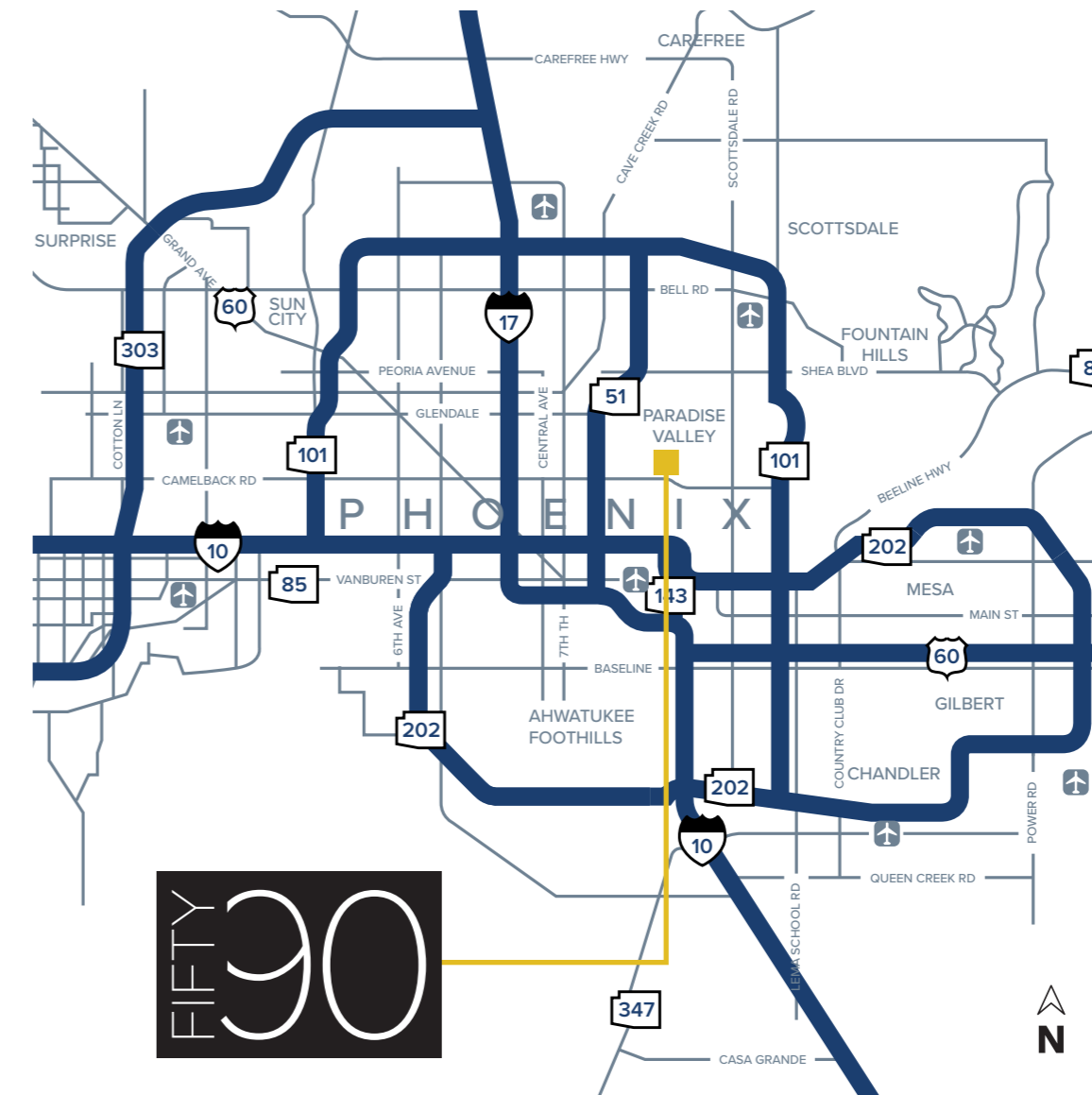
**EXECUTIVE  
HOUSING**

**PARADISE VALLEY**  
1 MINUTE

**BILTMORE**  
9 MINUTES

FIFTY 90

CAMELBACK RD  
40TH ST



**RESTAURANTS**  
232, WITHIN 5 MILES



**HOTELS**  
60, WITHIN 5 MILES



**RETAIL**

- BILTMORE PLAZA
- CAMELBACK EAST VILLAGE
- ARCADIA VILLAGE
- CAMELBACK VILLAGE CENTER



**APARTMENTS**  
58, 5 MILES

FIFTY 90

**COREY HAWLEY**

+1 602 735 1742

[corey.hawley@cbre.com](mailto:corey.hawley@cbre.com)

**LAUREN LOVELL**

+1 602 735 5638

[lauren.lovell@cbre.com](mailto:lauren.lovell@cbre.com)

[Click For Available Spaces](#)  
[Click For Printable Brochure](#)

**CBRE**



©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

