

**CREATIVE  
OFFICE SPACE**

AVAILABLE FOR LEASE

**FIFTYFIVE**  
east van buren



**CBRE**

**LINEAGE**  **CRE**  
A FERRARI FAMILY ENTERPRISE



TWO-STORY, CLASS A  
OFFICE BUILDING



# BUILDING FEATURES



5:1,000 parking ratio



±60,495 RSF



Unique contemporary architecture

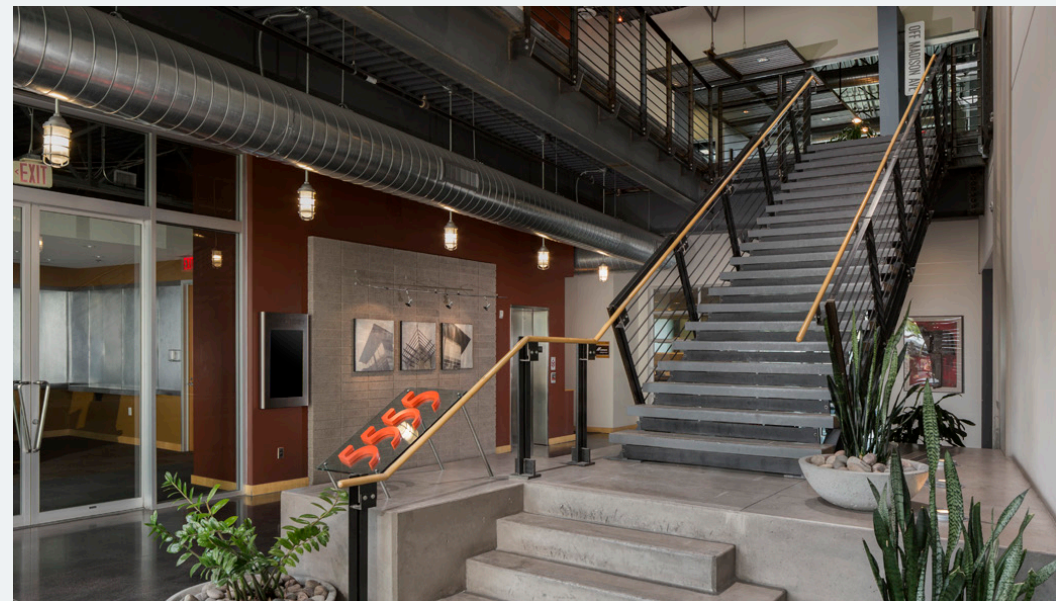
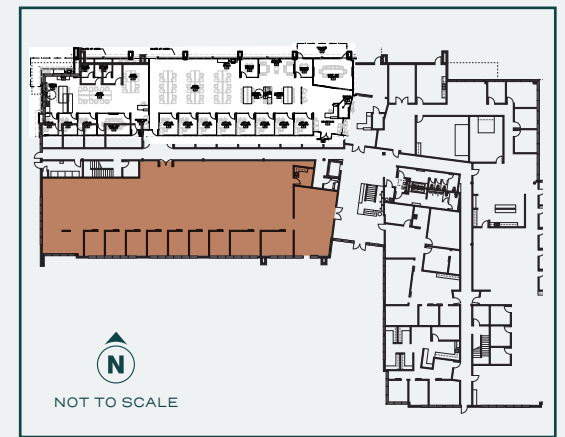
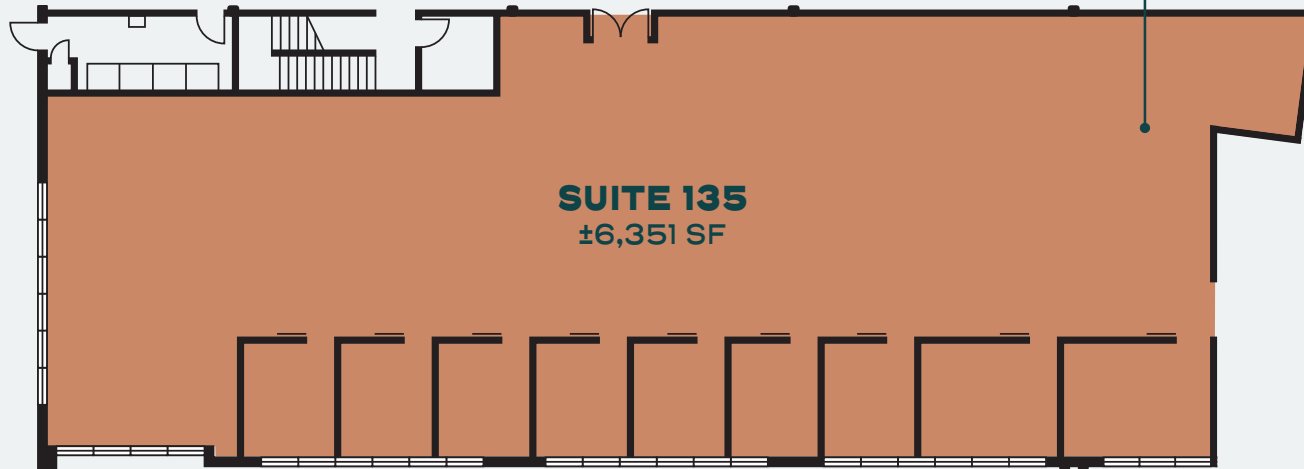
- Polished concrete floors
- Exposed ceilings and natural construction materials in common areas



# AVAILIBILITIES

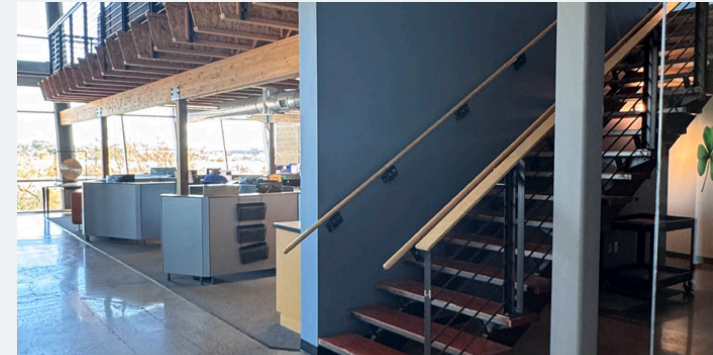
Suite 135 | ±6,351 SF

Custom build out  
and exterior  
entrance available



# AVAILIBILITIES

Suite 215 | ±11,202 SF



Papago views from this suite




# ACCESS MAP



**FIFTYFIVE**  
east van buren

**FREEWAY ACCESS**

- East Bound Access
- West Bound Access

 Valley Metro Light Rail

TEMPE TOWN LAKE

ASU

DOWN TOWN TEMPE



GRASS CLIPPINGS  
ROLLING HILLS

MARINA HEIGHTS

ASU

DOWNTOWN TEMPE  
(MILL AVE)



202

202

PAPAGO HILLS RETAIL CENTER



PRINCESS PITA  
PORT OF SUBS

ASU Arizona State University

HOME OF ASU  
SUN DEVIL BASEBALL

FIFTYFIVE 55  
east van buren

BROADSTONE @ 56TH  
APARTMENTS  
COMING SOON



S  
E  
F  
F  
E  
N  
A



Direct access to Loop 202 Freeway (within one mile)



5 minutes to Sky Harbor International Airport



Spectacular view of Papago Buttes and Papago Golf Club



Lush desert landscaping



Nearby hotels and restaurants



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