

5050 @ Camelback

For Lease



5050 N 40TH ST | PHOENIX, AZ 85018

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpi.az.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpi.az.com

Jack Elder
D 480.968.9618
M 602.573.3210
jelder@cpi.az.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. COMPAC

2323 W. University Dr. Suite 200, Phoenix, AZ 85028
8777 N. Gainey Center Dr. Suite 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

5050

@ Camelback



Locally Owned. Globally Connected. CORPAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpiaz.com

Jack Elder
D 480.968.9618
M 602.573.3210
jelder@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 14 26

PROPERTY HIGHLIGHTS

ADDRESS	5050 N 40th St Phoenix, Arizona 85018
BUILDING SIZE	±72,314 SF
LOT SIZE	±1.57 AC (±68,563 SF)
TENANCY	Multi-Tenant
ZONING	C-2, City of Phoenix
FLOORS	3
YEAR BUILT	1989
RENOVATIONS	Lobby Remodel: 2022 Fitness Center: 2023
PARKING RATIO	3.83 per 1,000 SF
LEASE RATE	\$34.75/SF Full Service

**Top-tier office space in the
prestigious Camelback Corridor,
renowned for its high-end shopping,
dining, and entertainment options.**



5050

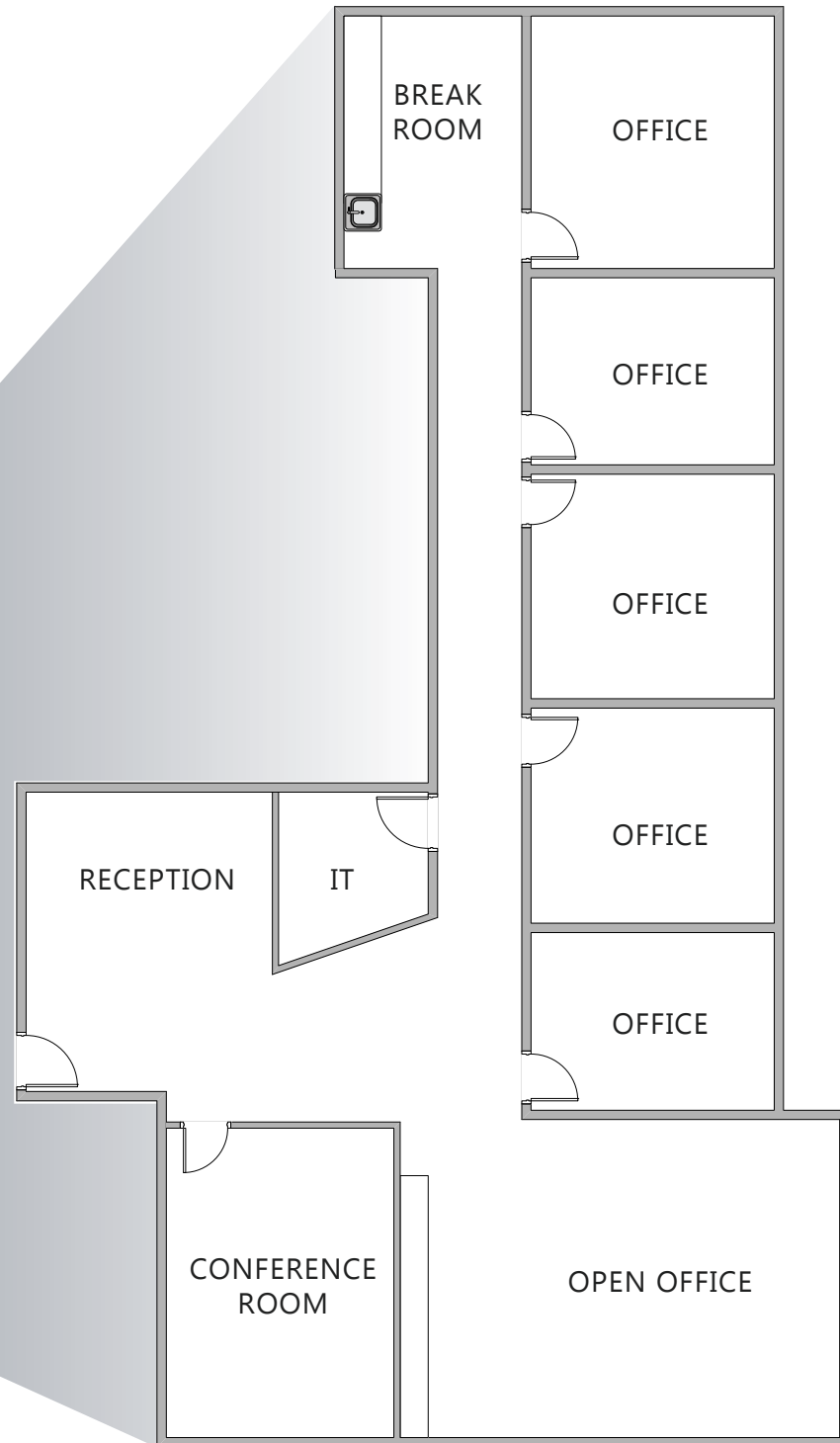
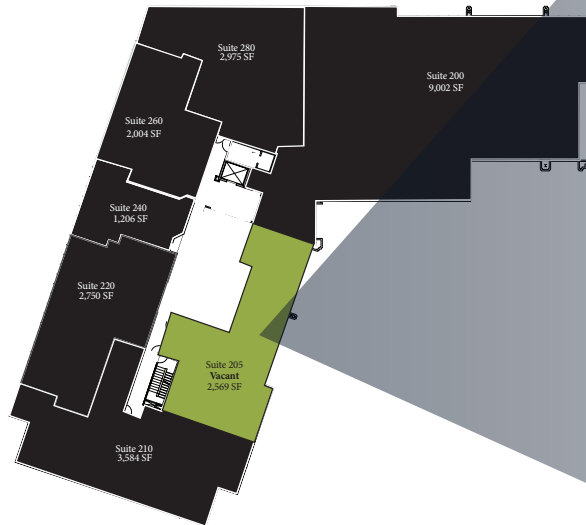
5050

@ Camelback

SUITE 205 | $\pm 2,569$ SF

\$34.75/SF FULL SERVICE

SECOND FLOOR



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 14 26



5050

@ Camelback

5050@Camelback is located at the gateway to Arizona's most affluent communities, including Biltmore, Arcadia, and Paradise Valley.

CAMELBACK CORRIDOR LOCATION

Known for attracting affluent tenants who value proximity to their homes, this location offers high tenant credit, income security, and strong tenant retention, with a high probability of lease renewals.



Positioned in the heart of the Camelback Corridor, this prime location offers proximity to renowned dining destinations like Steak 44 and The Henry, as well as upscale shopping at Biltmore Fashion Park. With easy access to SR-51 and the Phoenix Sky Harbor International Airport, commuting is a breeze. Nearby luxury hotels such as the Arizona Biltmore and Wrigley Mansion offer convenient accommodations for visiting clients. The area is also home to a variety of wellness amenities including Camelback Mountain and the Arizona Canal Trail, ideal for outdoor activities and leisure. **Elevate your business in this coveted Phoenix locale.**



UNPARALLELED ACCESS & AMENITIES



LOBBY RENOVATED IN 2022



FITNESS CENTER RENOVATED IN 2023



OUTDOOR PATIO & COMMON SPACE



UNDERGROUND PARKING WITH ELEVATOR ACCESS

Convenient location, eye-catching design and lush landscaping merge for a modern and professional atmosphere for your business.



With its striking architectural design and meticulously landscaped surroundings, this premier address offers a contemporary and professional atmosphere for your business. The property boasts state-of-the-art amenities, including high-speed internet access, ample parking options, and elegant common areas designed to impress clients and elevate employee satisfaction. Flexible floor plans and customizable spaces provide the perfect canvas for your vision, while the proximity to major transportation arteries ensures unparalleled convenience. Discover a refined and functional space designed to meet the needs of today's discerning businesses.



COMMERCIAL PROPERTIES INC.
Locally Owned, Globally Connected.

PIESTEWA PEAK

PHOENIX
COUNTRY DAY

PHOENIX
SWIM CLUB

NORTHBANK
BUSINESS PARK

5050

3900 CAMELBACK
CENTER

CHELSEA'S
KITCHEN

40TH STREET

PARADISE VALLEY

UNBEATABLE LOCATION



Experience the best of Phoenix at 5050@Camelback. This prime office space offers unparalleled access to high-end amenities.



- Esteemed Camelback Road: A prestigious address recognized nationally.
- High-End Amenities: Close to luxurious shopping, dining, and entertainment options.
- Prime Gateway Location: Located at the most prestigious entrance linking Arcadia, Biltmore, and the Camelback Corridor.
- Optimal Access: Direct access from 40th Street, next to the renowned Chelsea's Kitchen, and just minutes away from some of Arizona's Best shopping, dining and entertainment options.



168

RETAIL
OPTIONS

185

RESTAURANTS
& BARS

60

HEALTH CLUBS
& SPAS

6

PARKS & REC
OPTIONS

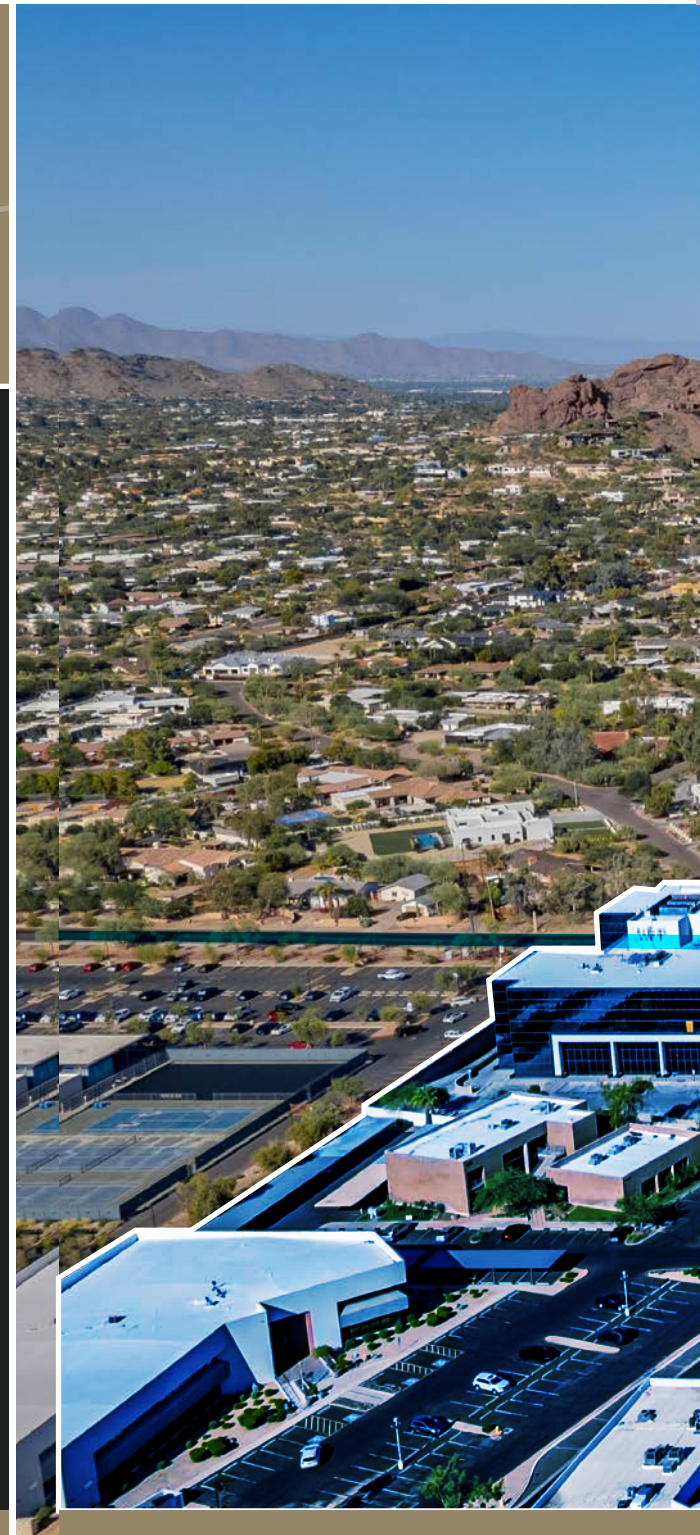
LOCATED WITHIN 2 MILES

IN THE HEART OF IT ALL

Located just half a mile from The Grove—a highly anticipated development set to redefine the landscape of Camelback Corridor.

- The Grove Offices: Market-leading rents in the high-\$50s per sq. ft. 180,000-square-foot office space leased to major corporate tenants before construction was completed.
- Dining Excellence: Pyro blends American bistro and Japanese Izakaya with live-fire cooking and an impressive cocktail menu. Opened in November 2023.
- Luxury Living Options: The Bergen, a 58-unit luxury apartment complex with two private fitness studios, is now pre-leasing.

The Global Ambassador: A 141-room hotel by Sam Fox, opened December 2024, featuring five restaurants including Le Âme and Pink Dolphin.





SCOTTSDALE

ARCADIA

NORTH
ITALIA

3900 CAMELBACK
CENTER

GADZOOKS
ENCHILADAS & SOUP

LONDON
CENTER

SCOTTSDALE
Fashion Square

CAMELBACK
VILLAGE CENTER

 THE GROVE

Steak
44

5050

NORTHBANK
BUSINESS PARK

CAMELBACK MOUNTAIN



5050
@ Camelback



Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpi.az.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpiaz.com

Jack Elder
D 480.968.9618
M 602.573.3210
jelder@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected.

2323 W. University Dr Tempe, AZ 85281
8777 N. Gainey Center Dr Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM