

4600

e. washington

PHOENIX, ARIZONA 85034



WHERE CONNECTION MEETS CONVENIENCE

4600 E Washington offers the perfectly connected workday. From easy commutes and freeway access to excellent nearby amenities and easy access to Downtown Phoenix and Phoenix Sky Harbor Airport, everything you need is just steps away.

4600 e. washington



**Six-story, 188,025 SF,
Class A building**



4.0/1000 parking ratio



**Building and monument
signage opportunities**



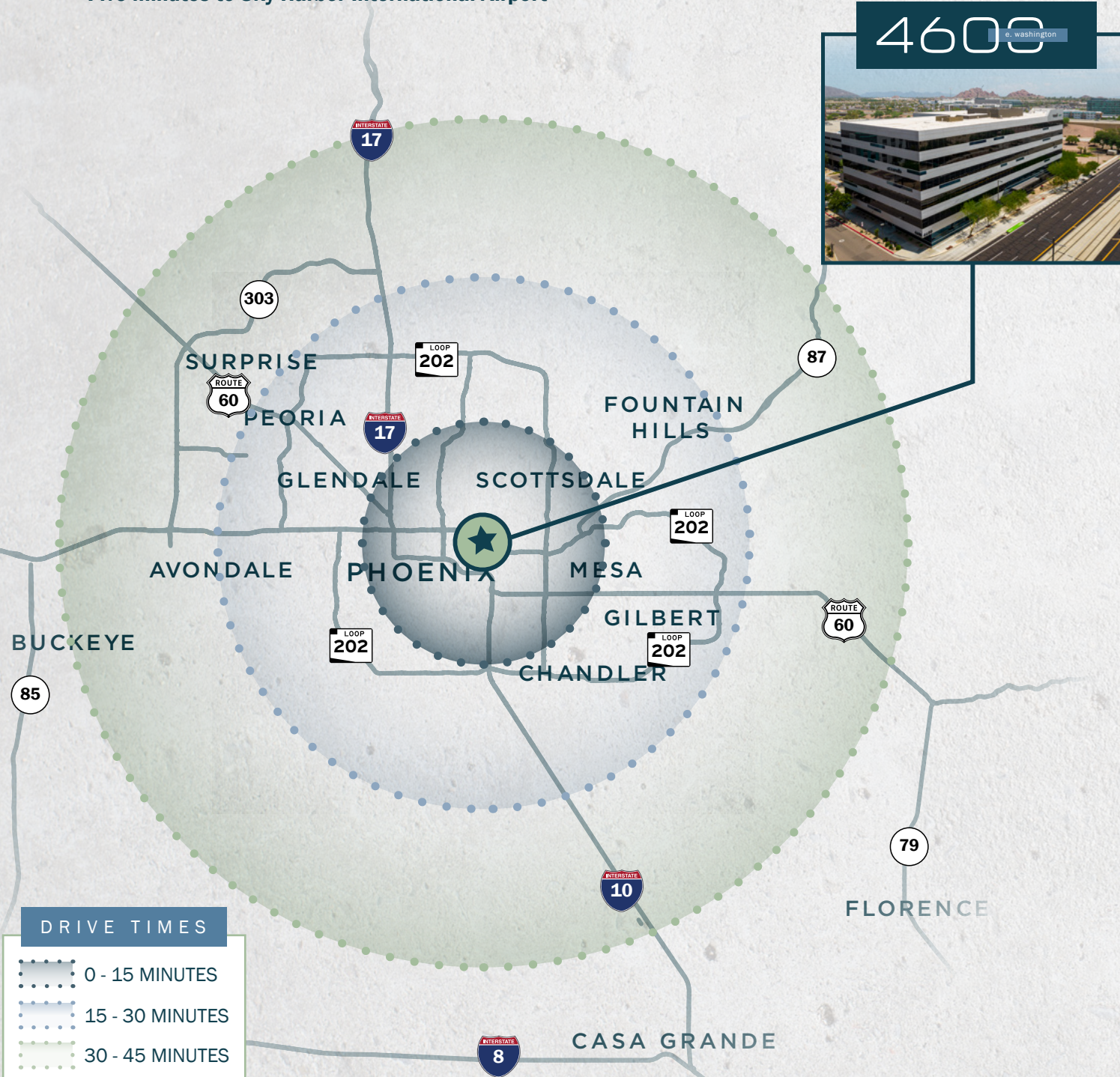
**Large floor plates for
efficient tenant layouts**

- + Strong, stable ownership
- + Card access and energy management system
- + Green Globe certification application submitted
- + Four level covered parking garage adjacent to building
- + High-end finishes throughout
- + On-site security
- + Excellent connectivity



CONNECT LOCALLY & GLOBALLY

- + 3 minutes to Loop 202 freeway
- + 1 block to the light rail line station connecting to downtown Tempe and downtown Phoenix
- + Five minutes to Sky Harbor International Airport
- + Excellent visibility from Hohokam Expressway (SR 143)
- + Located in the heart of the "Opportunity Corridor"



DRIVE TIMES

- 0 - 15 MINUTES
- 15 - 30 MINUTES
- 30 - 45 MINUTES



BUILD YOUR TALENT NETWORK

101,644
TOTAL POPULATION

31.2
MEDIAN AGE

153,058
DAYTIME POPULATION

96.6%
EMPLOYED POPULATION

40.3%
POPULATION WITH AN ASSOCIATE'S DEGREE OR HIGHER

58.4%
POPULATION WORKS IN PROFESSIONAL/SALES ROLES

WITHIN A 3-MILE RADIUS

100+

RESTAURANT & RETAIL AMENITIES

WITHIN A 2-MILE RADIUS

LUNCH & DINE

- | | | |
|------------------------|---------------------------|---------------------|
| 1. Maria's Mexican | 9. Honey Bear's BBQ | 17. Daily Jam |
| 2. Jewel's Bakery Cafe | 10. Brix Kitchen | 18. Caffe Boa |
| 3. Applebee's | 11. Hap's Pit BBQ | 19. Snakes & Lattes |
| 4. The Dirty Drummer | 12. Stockyards Steakhouse | 20. Pedel Haus |
| 5. Burger Theory | 13. Rimrock Grille | 21. Oregano's |
| 6. Gypsy's Roadhouse | 14. The Lodge | 22. Cornish Pasty |
| 7. Red Rim Bistro | 15. Culinary Dropout | |
| 8. The Lunch Lounge | 16. Loco Patron | |

GRAB & GO

- | | | |
|---------------------|------------------|---------------------------|
| 1. Panda Express | 7. Salad and Go | 13. Filiberto's |
| 2. Raising Cane's | 8. Del Taco | 14. 5th St Burger & Fries |
| 3. Starbucks Coffee | 9. Outta Bronx | 15. Daily Drip Coffee |
| 4. Chipotle | 10. Burger King | 16. Fuzzy's Taco Shop |
| 5. Five Guys | 11. Panera Bread | 17. Bird Talky |
| 6. Taco Bell | 12. Paco's Tacos | |

STAY & REST

- | | | |
|------------------------------|---------------------------|-----------------------|
| 1. Holiday Inn | 7. Hilton Garden Inn | 13. SpringHill Suites |
| 2. Marriott Airport | 8. DoubleTree by Hilton | 14. Hyatt Place |
| 3. Home2Suites by Hilton | 9. Crowne Plaza Airport | 15. VIB Hotel |
| 4. Residence Inn by Marriott | 10. Aloft Airport | 16. Mission Palms |
| 5. Hampton Inn | 11. Hilton Airport | 17. Westin Tempe |
| 6. Radisson Hotel | 12. Courtyard by Marriott | |

ENTERTAIN

- | | | |
|---------------------------|----------------------------|------------------------------|
| 1. Tombstone Brewing Co | 5. Desert Botanical Garden | 9. Tempe Center for the Arts |
| 2. Celebrity Theatre | 6. Papago Park | 10. Tempe Beach Park |
| 3. Walter Station Brewery | 7. Phoenix Zoo | 11. AMC Centerpoint |
| 4. Papago Golf Club | 8. Marquee Theatre | |

SHOP & STOCK UP

- | | | |
|------------------------|----------------------|-----------------------|
| 1. Walgreens | 4. Fry's Food & Drug | 7. Costco |
| 2. The Home Depot | 5. Target | 8. CVS Pharmacy |
| 3. Walmart Supercenter | 6. Petco | 9. Whole Foods Market |

REENERGIZE

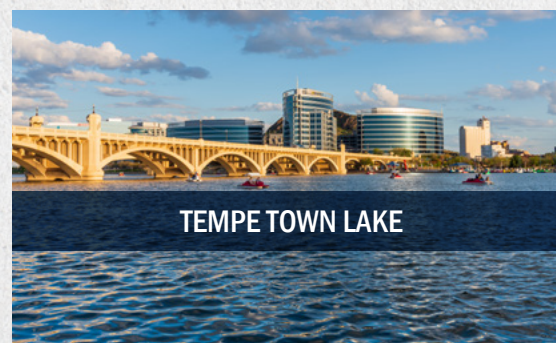
- | | | |
|------------------------------|-----------------------|-------------------------|
| 1. Third Space Athletic Club | 3. Ability360 Fitness | 5. Family Fitness Forum |
| 2. Planet Fitness | 4. Hammer CrossFit | |



SKY HARBOR AIRPORT



PAPAGO GOLF COURSE



TEMPE TOWN LAKE



PAPAGO PARK



FIND YOUR COMMUNITY

4600 e. washington



4600 E WASHINGTON, PHOENIX, AZ 85034

MIKE BEALL
Executive Managing Director
+ 1 602 224 4426
mike.beall@cushwake.com

JEFF WENTWORTH
Executive Managing Director
+1 602 224 4423
jeff.wentworth@cushwake.com

CHRIS WALKER
Executive Managing Director
+ 1 602 224 4466
chris.walker@cushwake.com

2555 E. Camelback Road, Suite 400, Phoenix, AZ 85016 + 1 602 954 9000Cushmanwakefield.com

LEASING BY:



OWNED & MANAGED BY:

