



9.5:1000
Parking Ratio

For Lease



4611 East Baseline Road, Phoenix, AZ
±55,000 r.s.f available for lease

4611 East Baseline Road

Phoenix, AZ

Property Description & Features

- + Building size: ±55,000 r.s.f.
- + Available Space: ±55,000 r.s.f., expandable
- + Lease Rate: \$14.50 p.s.f., NNN
- + Parking Ratio: 9.5/1000; 524 spaces including 35 covered
- + Fiber optics provided by Cox & AT&T
- + Building signage available
- + New LED lights throughout
- + Designed and constructed to add second level
- + Covered patio amenity area
- + Fire suppression FM 200
- + Mitsubishi HVAC in MDF room
- + Existing UPS and ATS
- + Oversized Cummins diesel-powered back-up generator (480 volts, 3 phase, 60 cycle, 1100KW, 1375KVA)

Location Highlights

- + Centrally located with convenient I-10, US 60 and SR 143 access
- + 10 minutes to ASU and Sky Harbor International Airport
- + 5 minutes to Arizona Mills Shopping Center
- + Within master planned Pointe South Mountain Business Park
- + Located at signalized intersection



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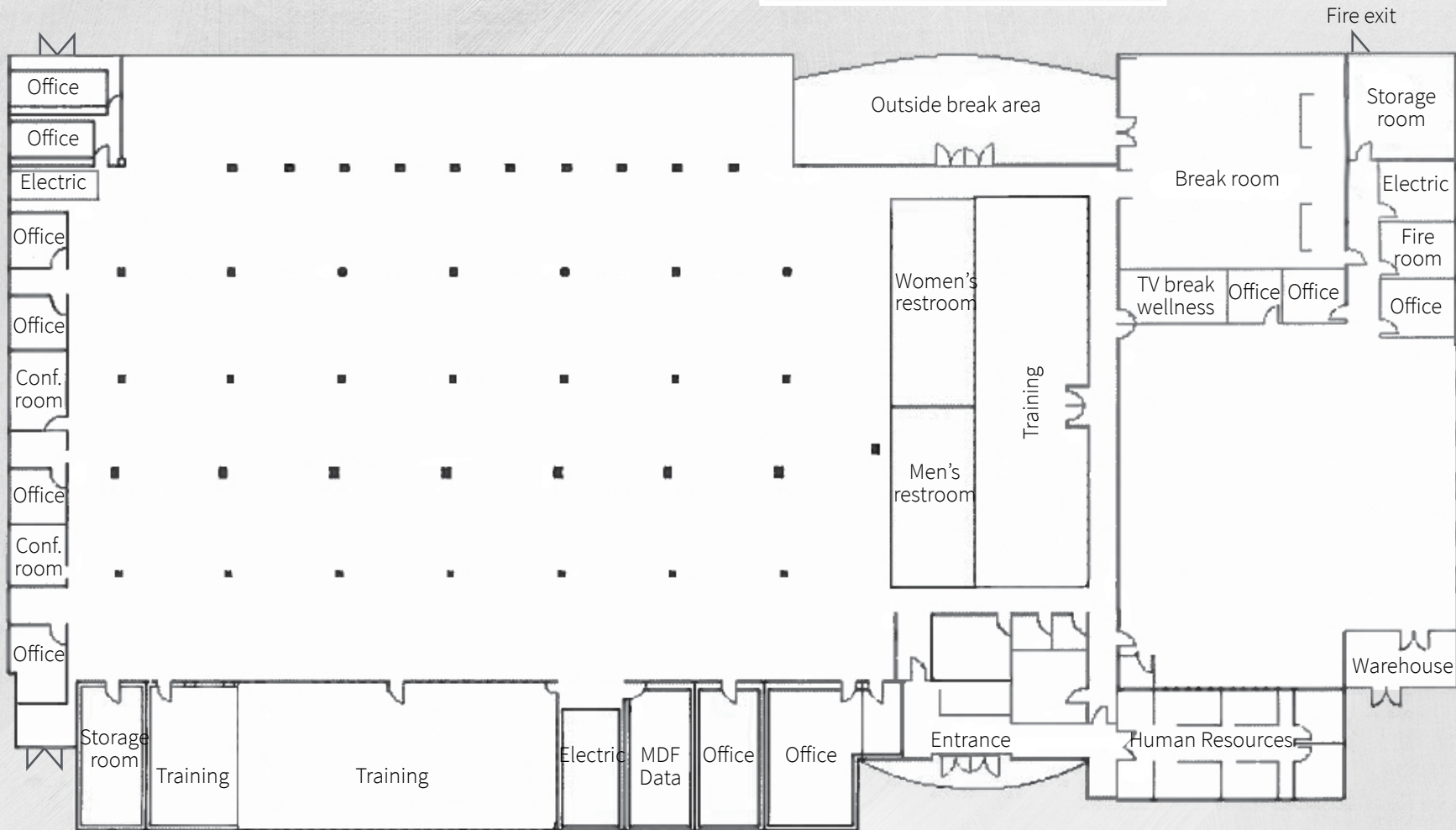
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