

PLUG & PLAY SUBLEASE

4035

S. RIVERPOINT PARKWAY | PHOENIX



CLASS A BUILDING

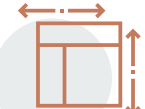
Immediately Available for Sublease



Jones Lang LaSalle Brokerage, Inc. RE lic. #CO508577000



±88,869 SF
for sublease



±165,851 SF
building



FLOORS 3, 4 & 5 AVAILABLE
floor sizes from ±29,602 - 29,662 SF



MARCH 31, 2031
Lease expiration

PROJECT HIGHLIGHTS



±570
Cubicles



ACCESS
via full diamond -
32nd St. & I-10



7/1,000
PARKING RATIO
In adjacent surface lot and
parking structure



3.1M PEOPLE
within a 30 minute drive time

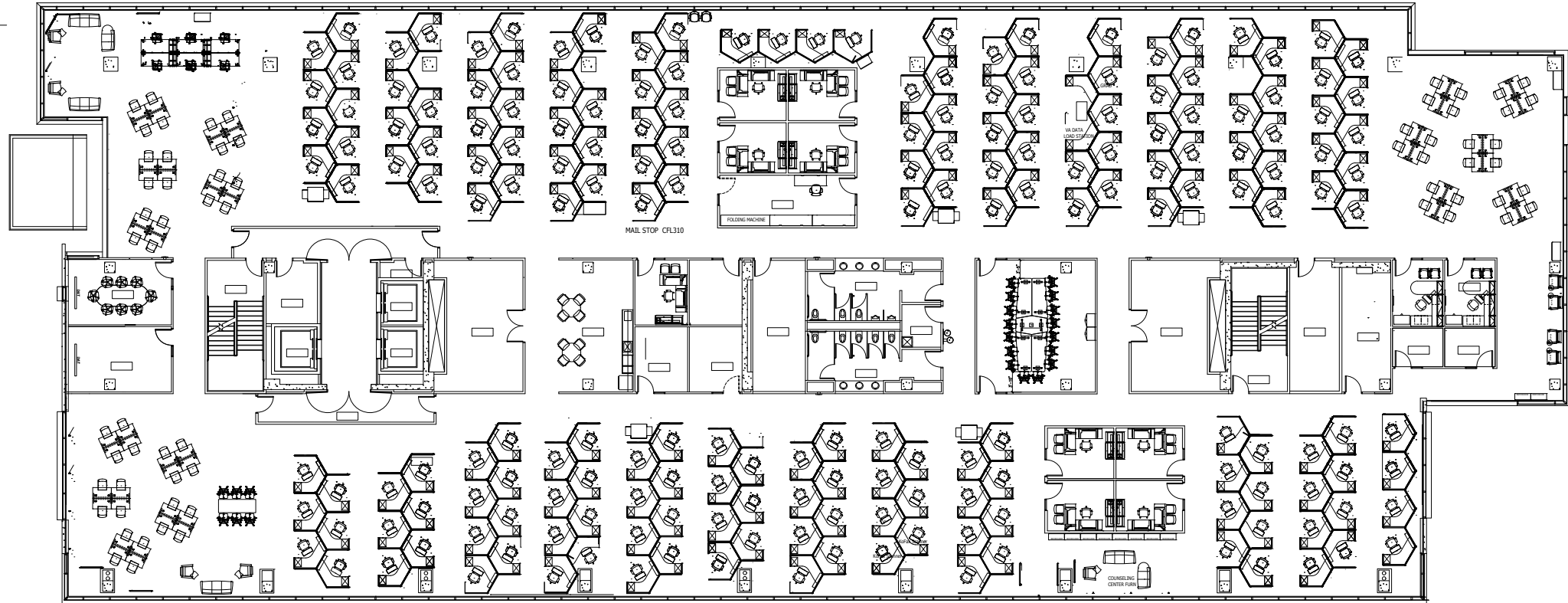


CLASS A CAMPUS
with maintained
lush landscape



FLOOR THREE

±29,662 SF | ±191 CUBICLES



PLUG & PLAY /
±191 CUBES



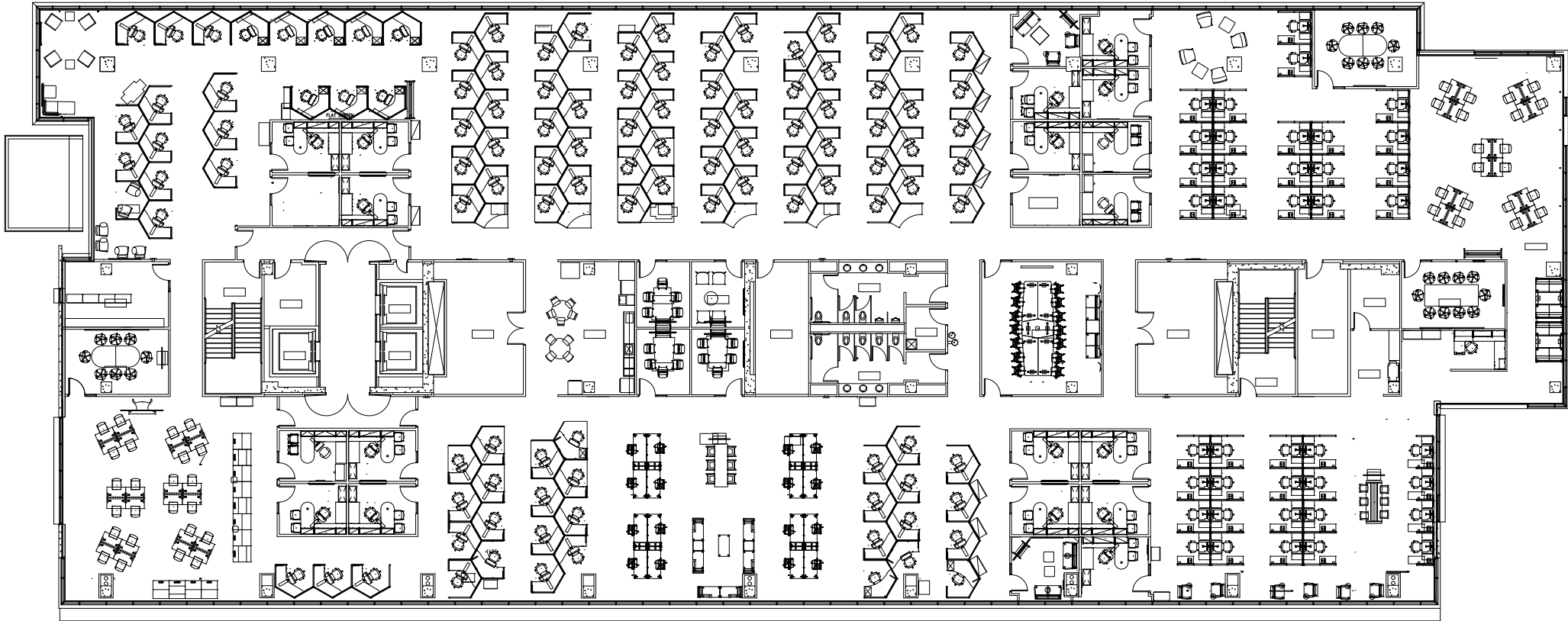
INTERIOR
OFFICES



RESTROOM CORE
& BREAKROOM

FLOOR FOUR

±29,605 SF | ±149 CUBICLES



PLUG & PLAY /
±149 CUBES



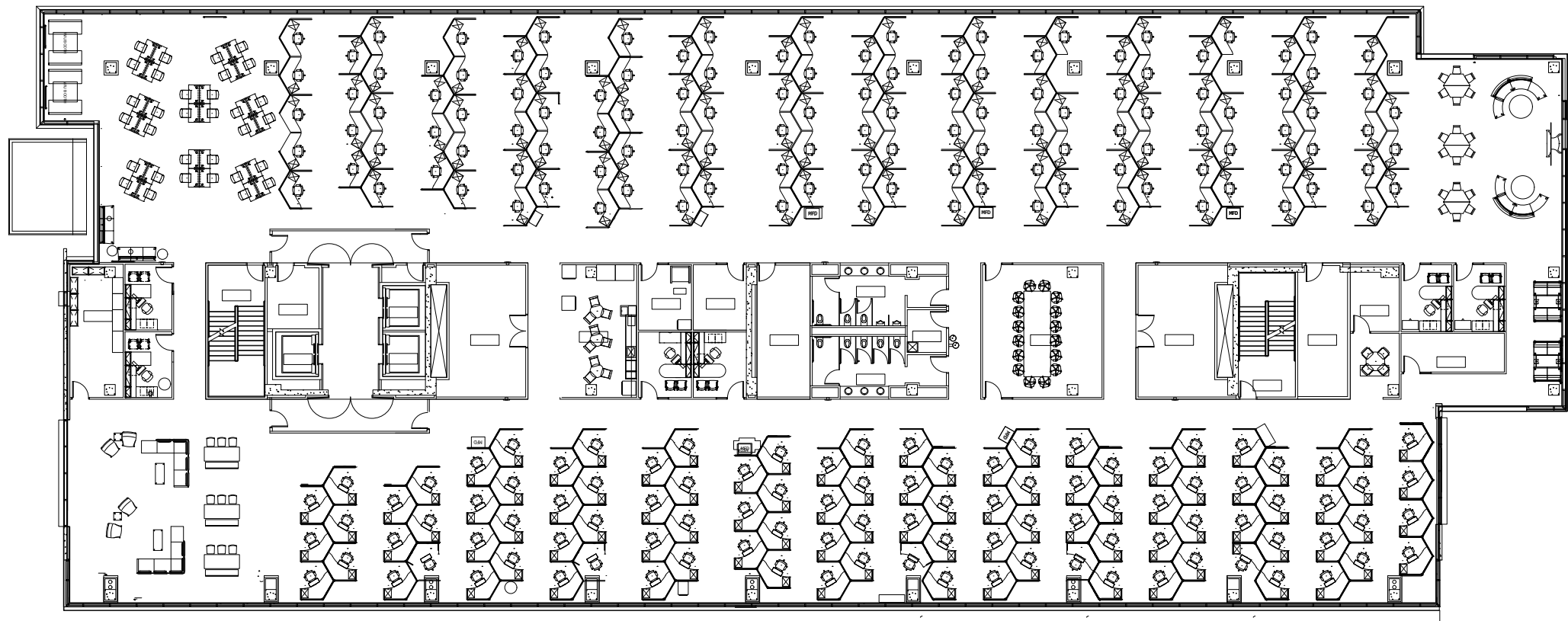
INTERIOR
OFFICES



RESTROOM CORE
& BREAKROOM

FLOOR FIVE

±29,602 SF | ±230 CUBICLES



PLUG & PLAY /
±230 CUBES



INTERIOR
OFFICES



RESTROOM CORE
& BREAKROOM



Existing Cubicles in Place



Break Room



Shared Lobby



Shared Amenity Space



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