

4455 WEST CAMELBACK ROAD

PHOENIX, ARIZONA



±148,689 SF FOR LEASE
AVAILABLE SEPTEMBER 2026
(MAKE-READY IN PROGRESS)

UNDER NEW OWNERSHIP





PROPERTY HIGHLIGHTS



ADDRESS

4455 West Camelback Road
Phoenix, AZ



OFFICE SF

±11,895 SF (two-story)



CLEAR HEIGHT

32'



POWER

2,500 Amps
277 480 Volt 3 Phase



TOTAL BLDG SIZE

±148,689 SF (6.38 AC)



CAR PARKING

108 Spaces
(0.73/1,000 SF)



COOLING

100% AC



DOCK-DOORS

25



SECURITY

Fully Secured Truck Court



YEAR BUILT

2015



LIGHTING

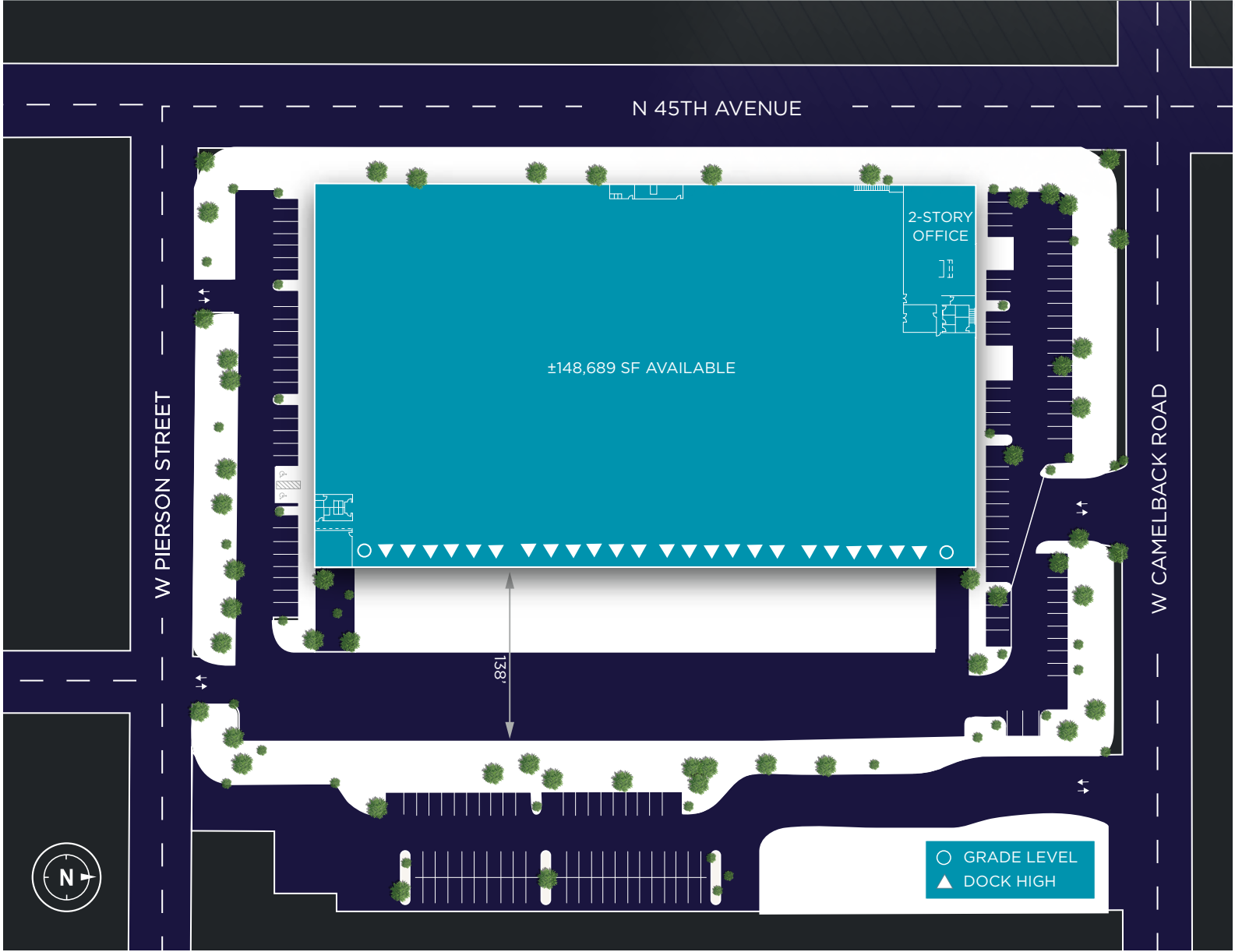
LED



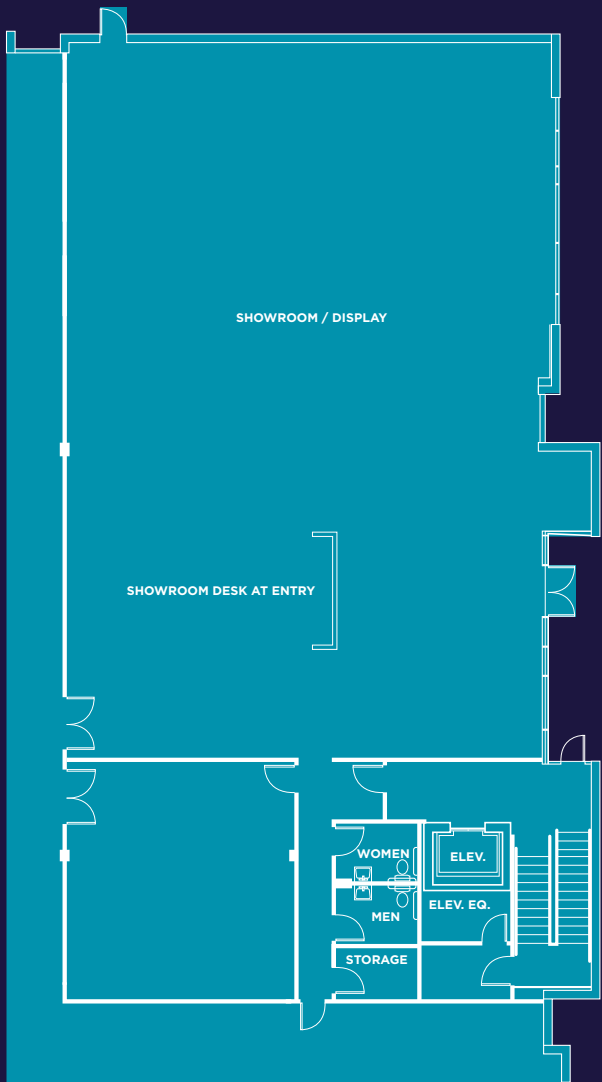
GRADE LEVEL DOORS

2

SITE PLAN



FIRST FLOOR



SECOND FLOOR



OFFICE FLOOR PLAN





4455 WEST CAMELBACK ROAD

ACCESS MAP

 **US 60**
0.2 MILES

 **LOOP 101**
6.5 MILES

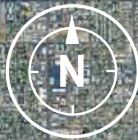
 **LOOP 202**
5 MILES

 **I-10**
3.3 MILES

 **PHX AIRPORT**
10 MILES

 **I-17**
2.4 MILES

CORPORATE NEIGHBORS



PHX FIRE
New Fire Station Under Construction

ALSCO UNIFORMS.

WM

THE HOME DEPOT

4455 W. CAMELBACK RD.

WINDOW DEPOT

Public Storage

copenhagen

Greco

MOTION

moveras

PRIME SOURCE

Hercules INDUSTRIES

ServiceWire Co.

Creative

FACTORY MOTOR PARTS

Prudential Supply

Equipment Share

AmeriShip

GRAINGER

BREAKTHRU

PET SMART

O'Reilly AUTO PARTS

amazon

FOUR SEASONS BUILDING PRODUCTS

UPDIKE

amazon

ups

LIVING SPACES

Event Rents

Hydro

ASHLEY

DOWNTOWN PHOENIX

10

10

60

10

10

amazon

TARGET

FedEx

GEODIS

THE HOME DEPOT

WILLIE ITULE

ESE

MB

Auto Zone

XPO Logistics

BAMKO

Royal Paper

MDS EQUIPMENT

Goodmans

TRITON GOLF

FedEx

Cafe Valley

DAYBAR XPRESS

GNC LIVE WELL

amazon

Goodmans

bong

WinCo FOODS

Kellogg's

amazon

ABF Freight

ups

US FOODS

Marshalls

amazon

FedEx

Honeywell

STITCH FIX

amazon



For more information, please contact:

Phil Haenel
Executive Vice Chair
+1 602 224 4409
phil.haenel@cushwake.com

Foster Bundy
Senior Director
+1 602 229 5919
foster.bundy@cushwake.com

Justin Smith
Director
+1 602 586 5938
justin.p.smith@cushwake.com

2555 East Camelback Rd, Suite 400
Phoenix, Arizona 85016
Direct +1 602 253 7900
cushmanwakefield.com

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