

**CREATIVE
OFFICE SPACE**

AVAILABLE FOR LEASE

FIFTYFIVE
east van buren



CBRE

LINEAGE  **CRE**
A FERRARI FAMILY ENTERPRISE



TWO-STORY, CLASS A
OFFICE BUILDING



BUILDING FEATURES



5:1,000 parking ratio



±59,459 SF



Unique contemporary architecture

- Polished concrete floors
- Exposed ceilings and natural construction materials in common areas



AVAILABILITY

FIRST FLOOR SPEC SUITE



SUITE 155 BREAK ROOM



SUITE 155 BREAK ROOM/OPEN OFFICE



SUITE 155 RECEPTION



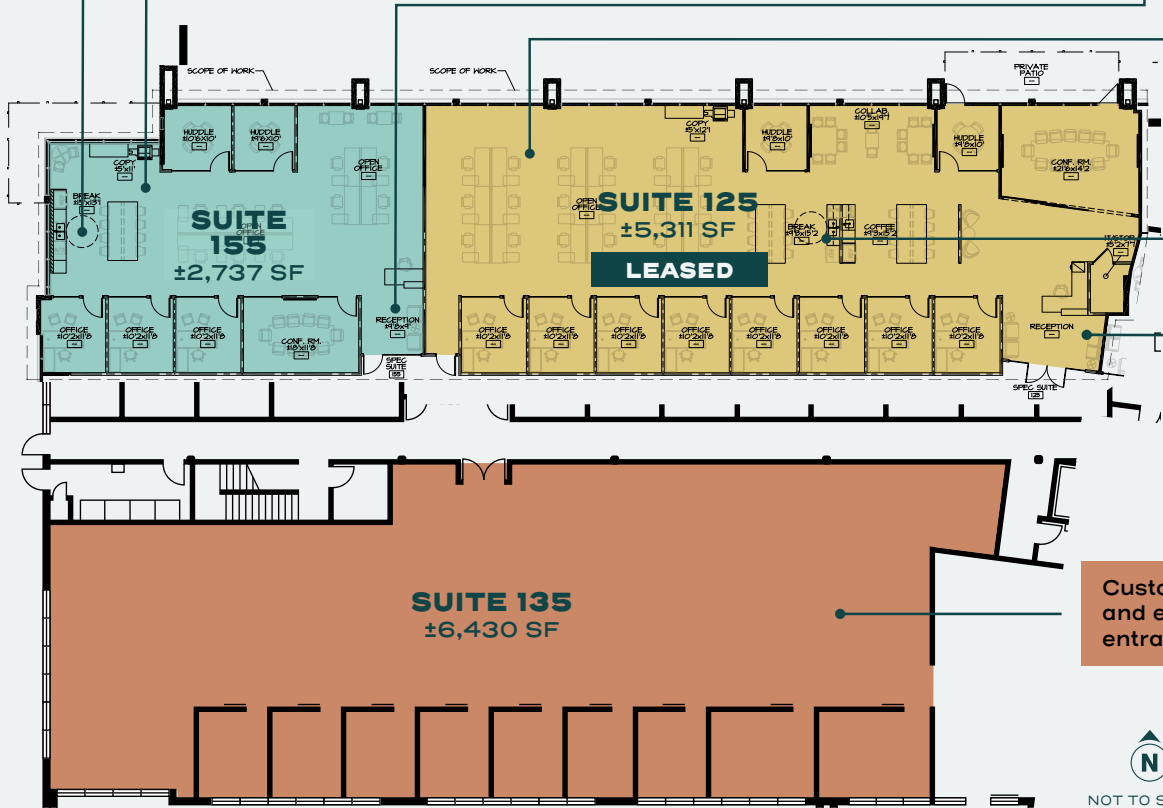
SUITE 125 OPEN OFFICE



SUITE 125 OPEN KITCHEN

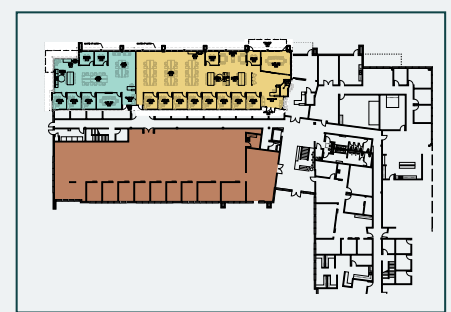


SUITE 125 RECEPTION



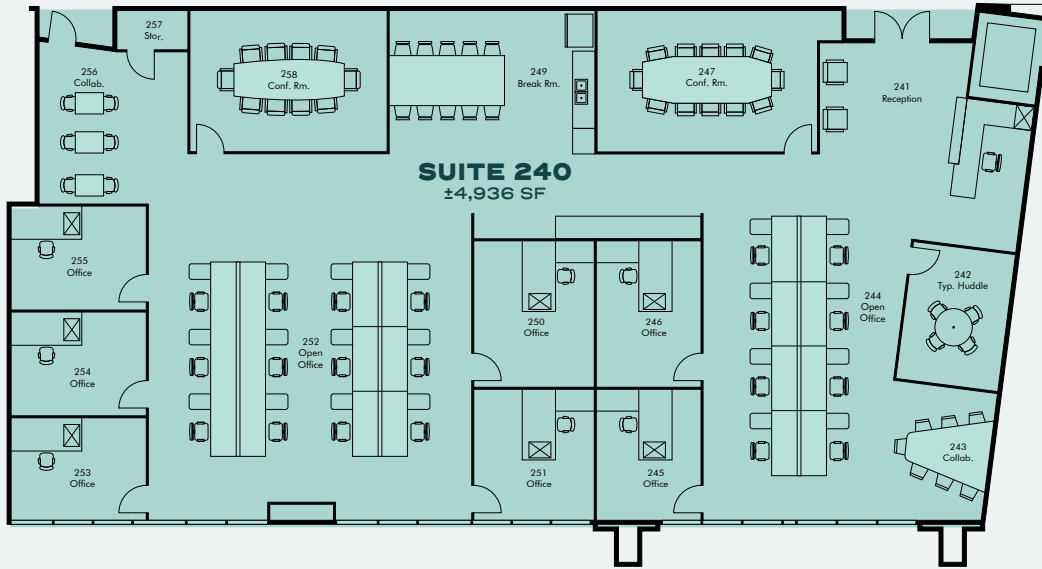
Custom build out and exterior entrance available


NOT TO SCALE

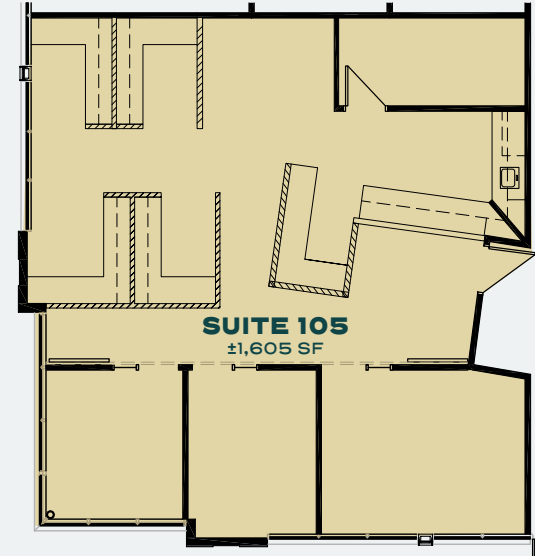


AVAILABILITY

SPEC SUITE | SUITE 240



SUITE 105



±4,936 SF

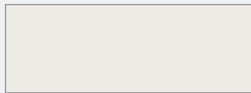
- 7 offices
- 2 conference rooms
- 20 workstations
- 2 collaboration area
- 1 huddle room
- Open kitchen with bartop seating
- Executive break area lounge
- Up to 16 workstations

Delivering in July 2024

±1,605 SF

Available March 2025

SUITE 240 FINISHES



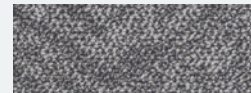
FIELD PAINT



ACCENT PAINT



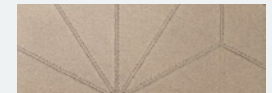
RUBBER BASE



CARPET TILE
OFFICES, HUDDLES



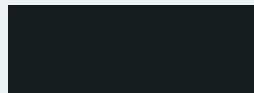
CARPET TILE
CONFERENCE ROOMS



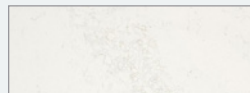
WALLCOVERING
RECEPTION WALL



BASE CABINET
FRONTS



SHELVES /
COUNTERTOP AT COPY



COUNTERTOPS
BREAK ROOM

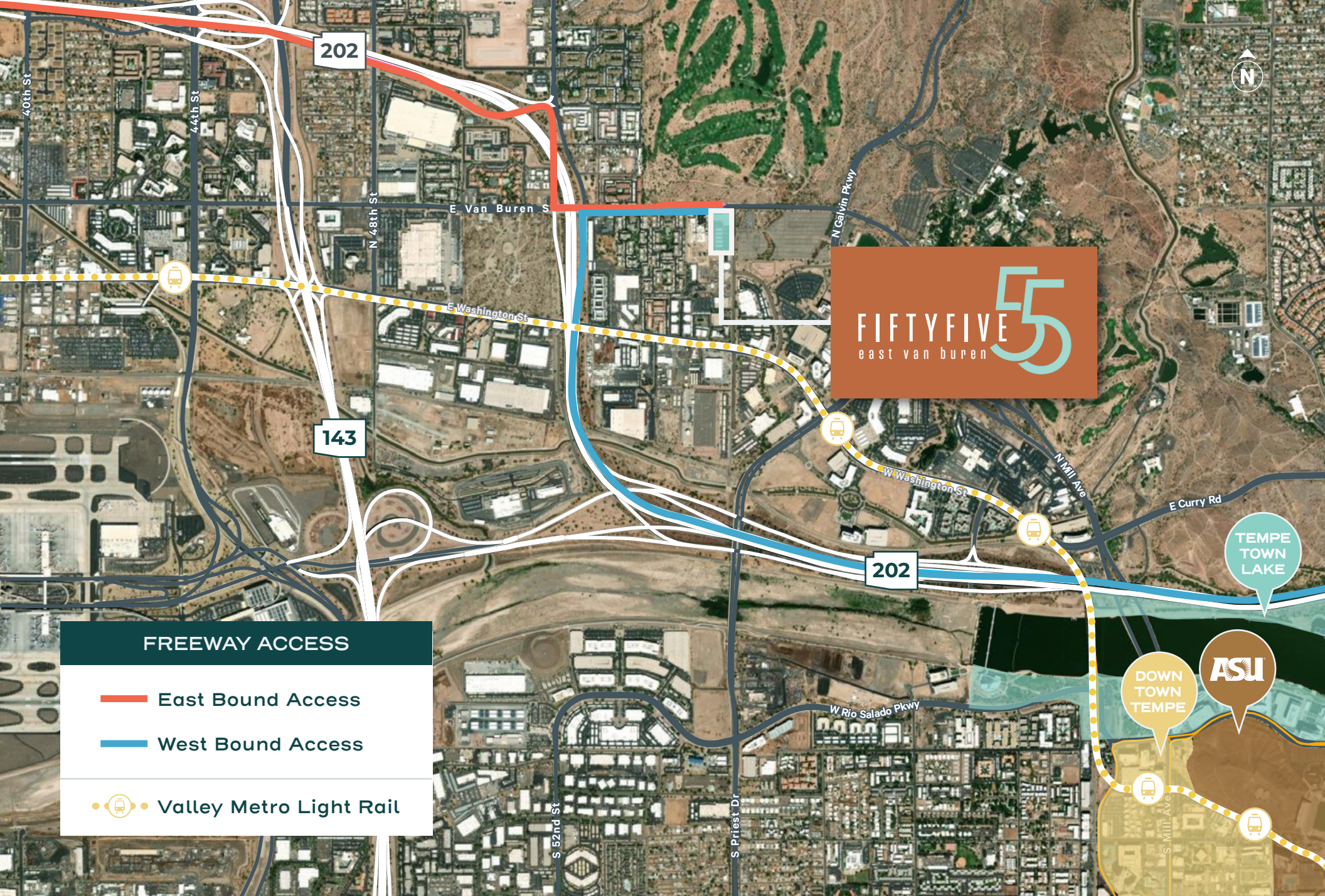


BACKSPLASH
BREAK ROOM



MILLWORK
HARDWARE

ACCESS MAP



FIFTYFIVE
east van buren 55

FREEWAY ACCESS

- East Bound Access
- West Bound Access

Valley Metro Light Rail



TEMPE TOWN LAKE

ASU

DOWNTOWN TEMPE



GRASS CLIPPINGS
ROLLING HILLS

MARINA HEIGHTS

ASU

DOWNTOWN TEMPE
(MILL AVE)



202

202

PAPAGO HILLS RETAIL CENTER



PRINCESS PITA
PORT OF SUBS

ASU Arizona State University

HOME OF ASU
SUN DEVIL BASEBALL

FIFTYFIVE 55
east van buren

BROADSTONE @ 56TH
APARTMENTS
COMING SOON

OPENED MARCH 2024



S
E
E
F
F
E
N
E
A



Direct access to Loop 202 Freeway (within one mile)



5 minutes to Sky Harbor International Airport



Spectacular view of Papago Buttes and Papago Golf Club



Lush desert landscaping



Nearby hotels and restaurants



OLD TOWN SCOTTSDALE



DESERT BOTANICAL GARDENS



PHOENIX ZOO

PAPAGO GOLF CLUB

ASU Arizona State University
 PHOENIX MUNICIPAL STADIUM
 HOME OF ASU
 SUN DEVIL BASEBALL

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OPENED MARCH 2024

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