

# PROMENADE

AT SOUTH MOUNTAIN | OFFICES FOR LEASE  
8222 S 48th St, Phoenix, AZ 85044



**Steve Berghoff, CCIM, SIOR**  
steve@menlocre.com  
480-659-1777

**Stuart Milne, CCIM, SIOR**  
stuart@menlocre.com  
480-659-1777



# FEATURES



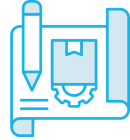
+/- 119,654 SF



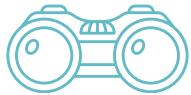
\$21.00 - \$24.00 PSF  
Full Service\*



Recently renovated w/  
wood & stone finishes



1,228 SF - 30,000 SF  
Available



Beautiful golf course &  
mountain views



Covered & reserved  
parking



Private restrooms  
throughout



Common-area courtyards  
Recently renovated

**\*Year 1 Starting Intro Rate:** \$12 PSF full service, net janitorial  
**\*Broker Bonus:** \$1 PSF for 3-year lease, \$2 PSF for 5+ year  
lease (paid as a gift card)





# FLOOR PLAN

## SECOND FLOOR



\*Spec Suite

# PHOTOS



# PHOTOS





**Arizona Grand  
Resort & Spa**

**Arizona Grand  
Golf Course**



**South Mountain  
Park & Reserve**

**Downtown  
Phoenix**

**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**ASU** ARIZONA STATE  
UNIVERSITY



**ARIZONA MILLS**  
A SIMON CENTER

**IKEA**

**South Mountain  
Park & Reserve**

