

# ARCADIA

## GATEWAY CENTER

4222 EAST THOMAS ROAD  
PHOENIX, ARIZONA



TOTAL BUILDING SIZE	4-story, 89,835 RSF Office Building
LEASE RATE	\$26.00 / RSF, FSG
TENANT IMPROVEMENTS	Negotiable
PARKING	4.5:1000 overall ratio Secured Parking Structure Surface \$40/mo; Covered \$50/mo
EXPENSES	Base Year

### AVAILABLE SPACE

SUITE	RSF
120	3,025 (Available 11/1/2025)
140	2,922
150	5,781
140 & 150	8,703
255	2,208
315	2,129
350	2,584
390	2,737 (Spec Suite)
400	16,889
401	2,990
440	3,621 (Potential Spec Suite)
4th Flr	19,641 (Divisible to 2,990)

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