

AVAILABLE FOR LEASE



PHOENIX  
**Gateway**  
CENTER

**Class A Corporate Campus**

**ONE GATEWAY**

426 North 44th Street  
Phoenix, Arizona

**TWO GATEWAY**

432 North 44th Street  
Phoenix, Arizona

**THREE GATEWAY**

410 North 44th Street  
Phoenix, Arizona

**NEWMARK**



# The Gateway to Smart Business

**A stylish, timeless and modern business campus built for you.**

Located just off the intersection of Freeways 202 and 143 and five minutes from the Sky Harbor International Airport, Gateway Center is three Class A office buildings featuring flexible floorplates and impressive views of Downtown Phoenix, Camelback Mountain, Piestewa Peak and Papago Buttes.

This campus-like setting is highlighted by water features and meticulous landscaping, which is currently being remodeled along with building common areas. Gateway Center offers an amenity rich environment including a full-service deli, onsite fitness center, and an abundance of restaurants, hotels, resorts and shopping centers in the surrounding area.



# Gateway Campus



Phoenix Sky Harbor

Downtown Phoenix

Midtown

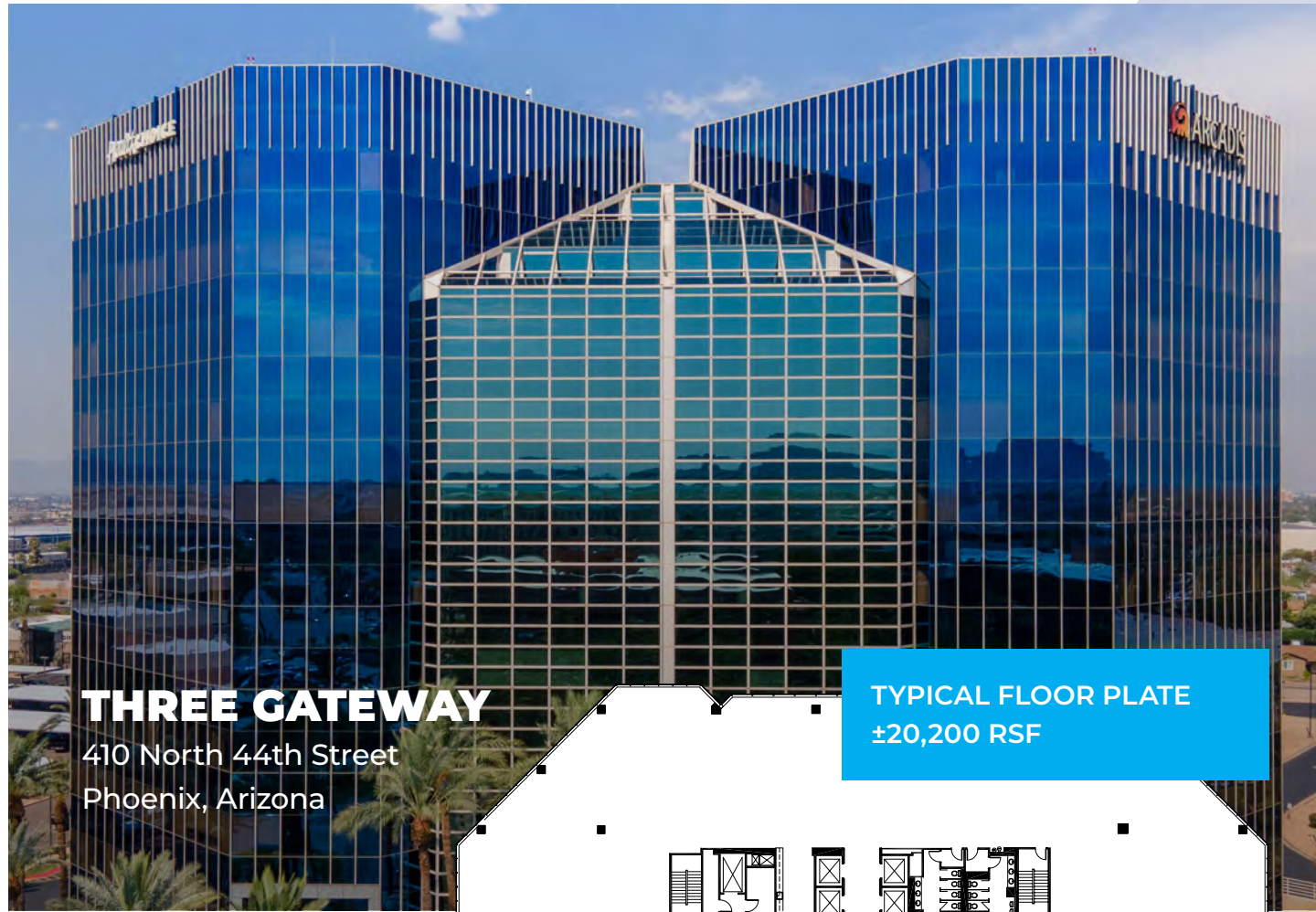
VAN BUREN ST

GATEWAY BLVD

44TH ST

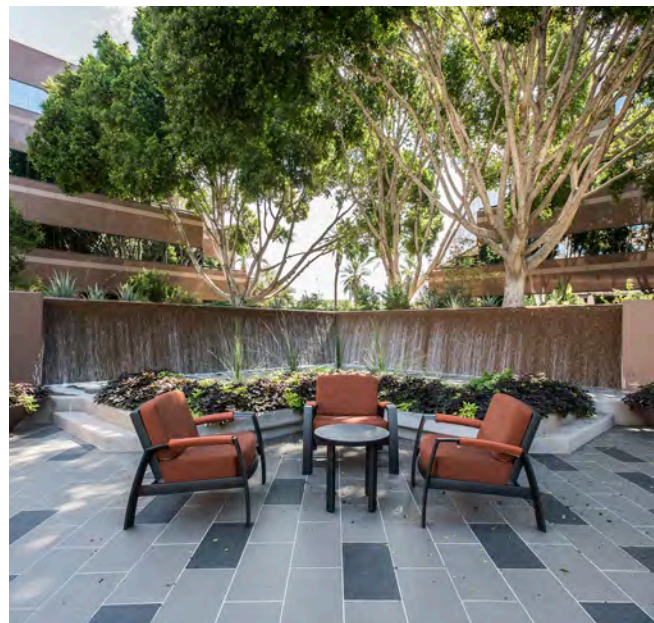
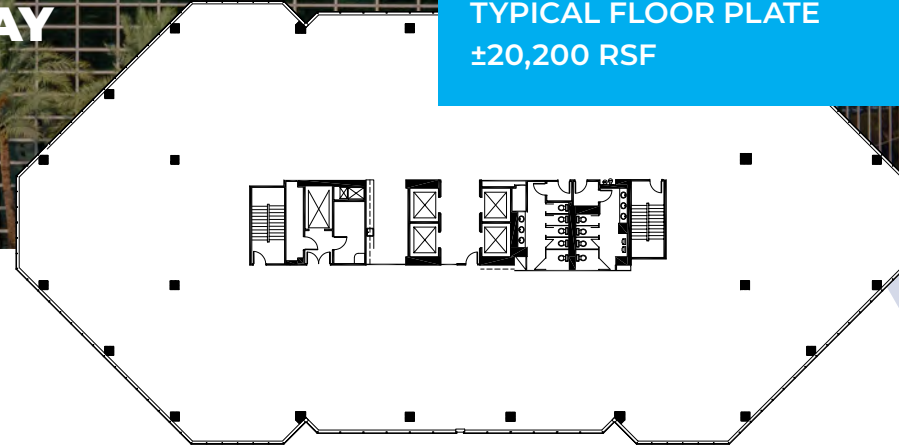
ARIZONA 143 (2 minutes)

LOOP 202 (2 minutes)



**THREE GATEWAY**  
410 North 44th Street  
Phoenix, Arizona

TYPICAL FLOOR PLATE  
±20,200 RSF



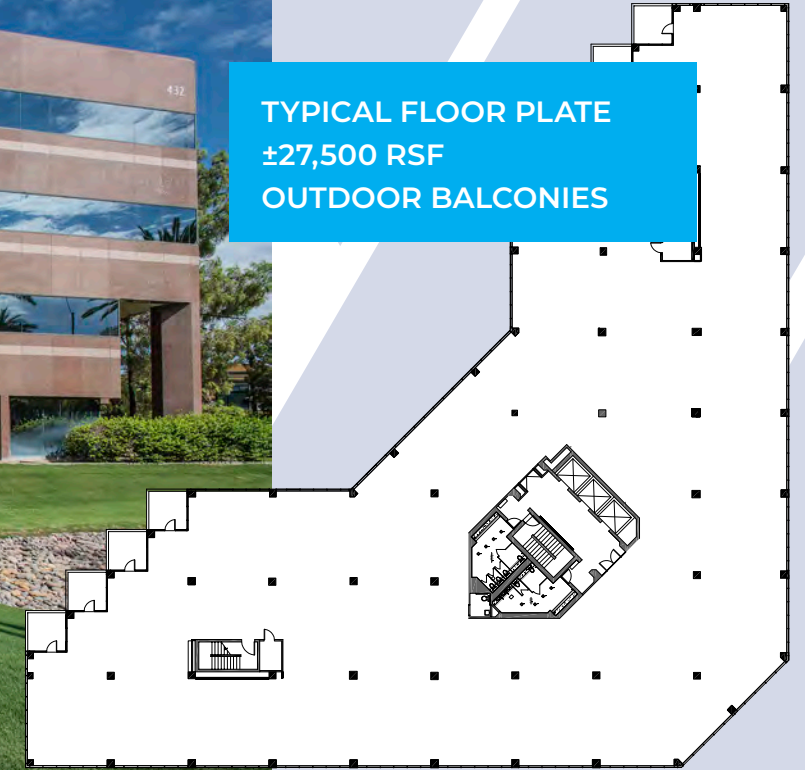
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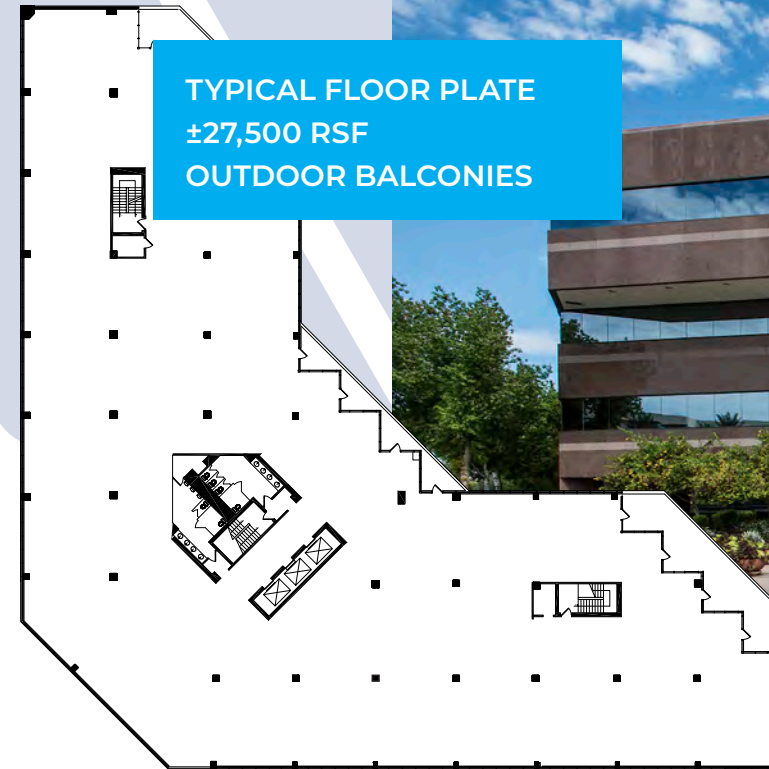
**TWO GATEWAY**  
432 North 44th Street  
Phoenix, Arizona

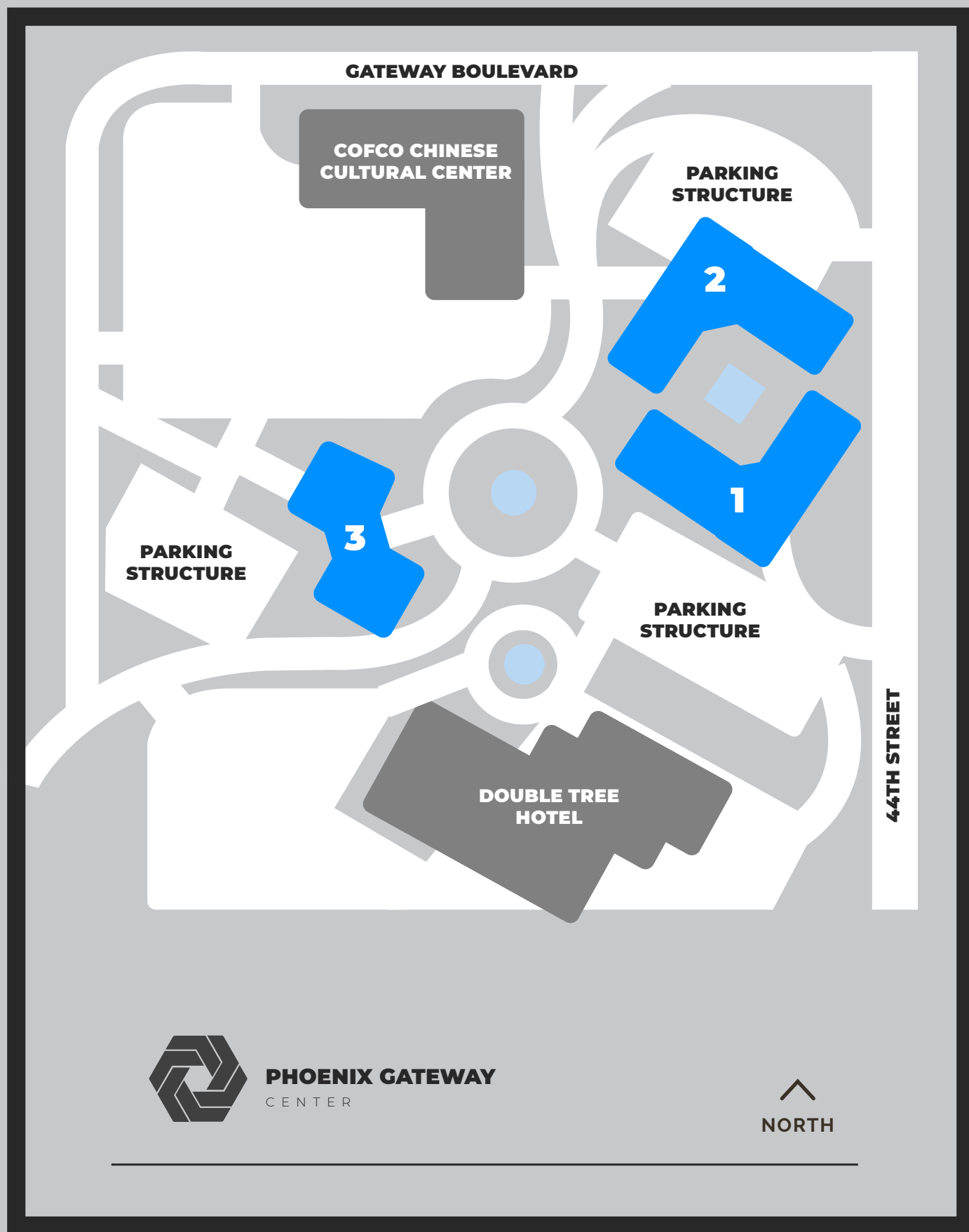
TYPICAL FLOOR PLATE  
±27,500 RSF  
OUTDOOR BALCONIES



**ONE GATEWAY**  
426 North 44th Street  
Phoenix, Arizona

TYPICAL FLOOR PLATE  
±27,500 RSF  
OUTDOOR BALCONIES





## Class A Corporate Campus in Phoenix's Most Central Location

Three, Class A Office Buildings Located In The Most Accessible Part Of The Valley

## Best In Class Quality Product

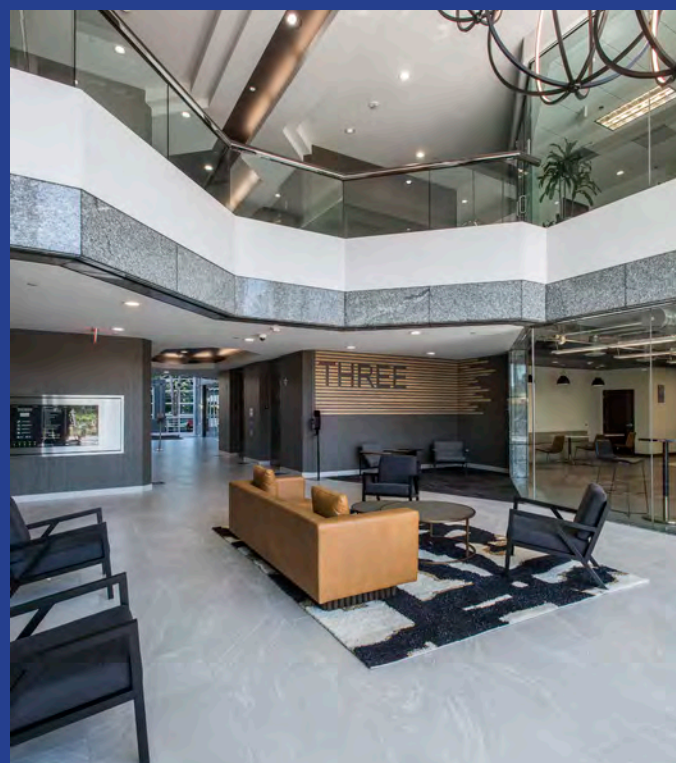
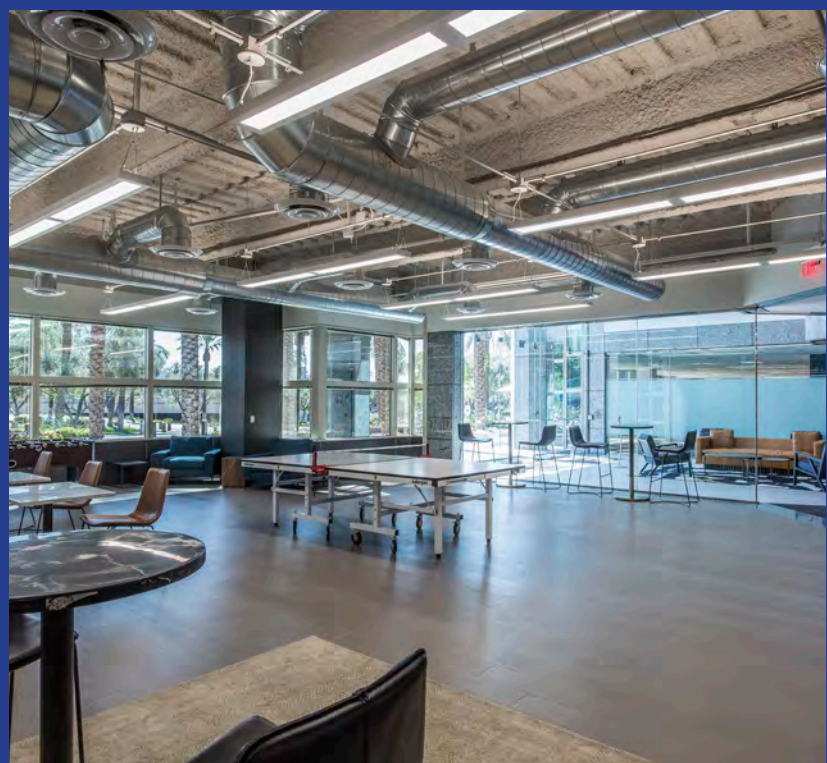
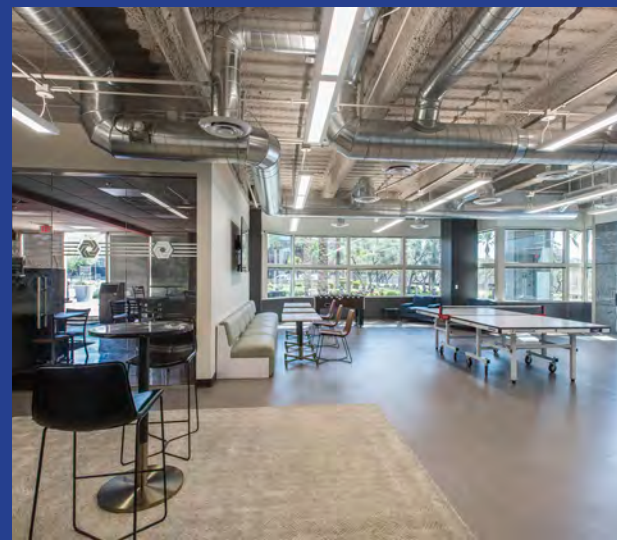
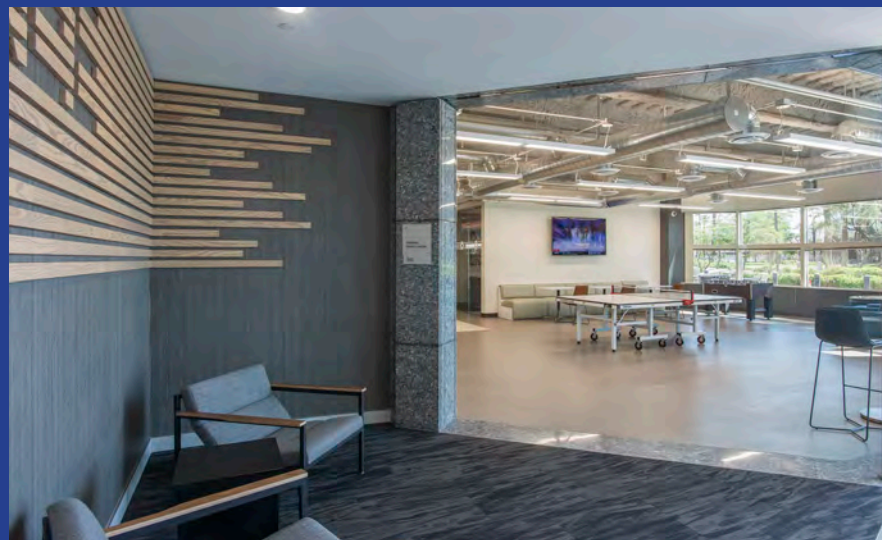
Timeless Midrise Buildings With High End Granite & Glass Finishes. True Structured & Underground Parking Options For An Executive Feel

## Experience The Amenities

Onsite Benefits Include An On-Site Deli, Fitness Center & Energized Outdoor Amenity Space. New Tenant Lounge, Conference Center & Newly Renovated Lobby and Common Areas.

## A Variety Of Space Availabilities

Phoenix Gateway Center Offers a Variety Of Options – From Move In Ready Spec Suites To Full Floor Opportunities





PHOENIX  
**Gateway**  
CENTER

Flexible floorplates and impressive views of  
Downtown Phoenix, Camelback Mountain,  
Piestewa Peak and Papago Buttes.

**FOR LEASING INFORMATION, PLEASE CONTACT:**

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