

SOUTH MOUNTAIN AT THE RAVEN

3540 EAST BASELINE ROAD, PHOENIX, AZ 85042



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

HIGHLIGHTS



±86,835 RSF, single-story office building



Large, efficient floor plates



19' clear heights



Building and monument signage available



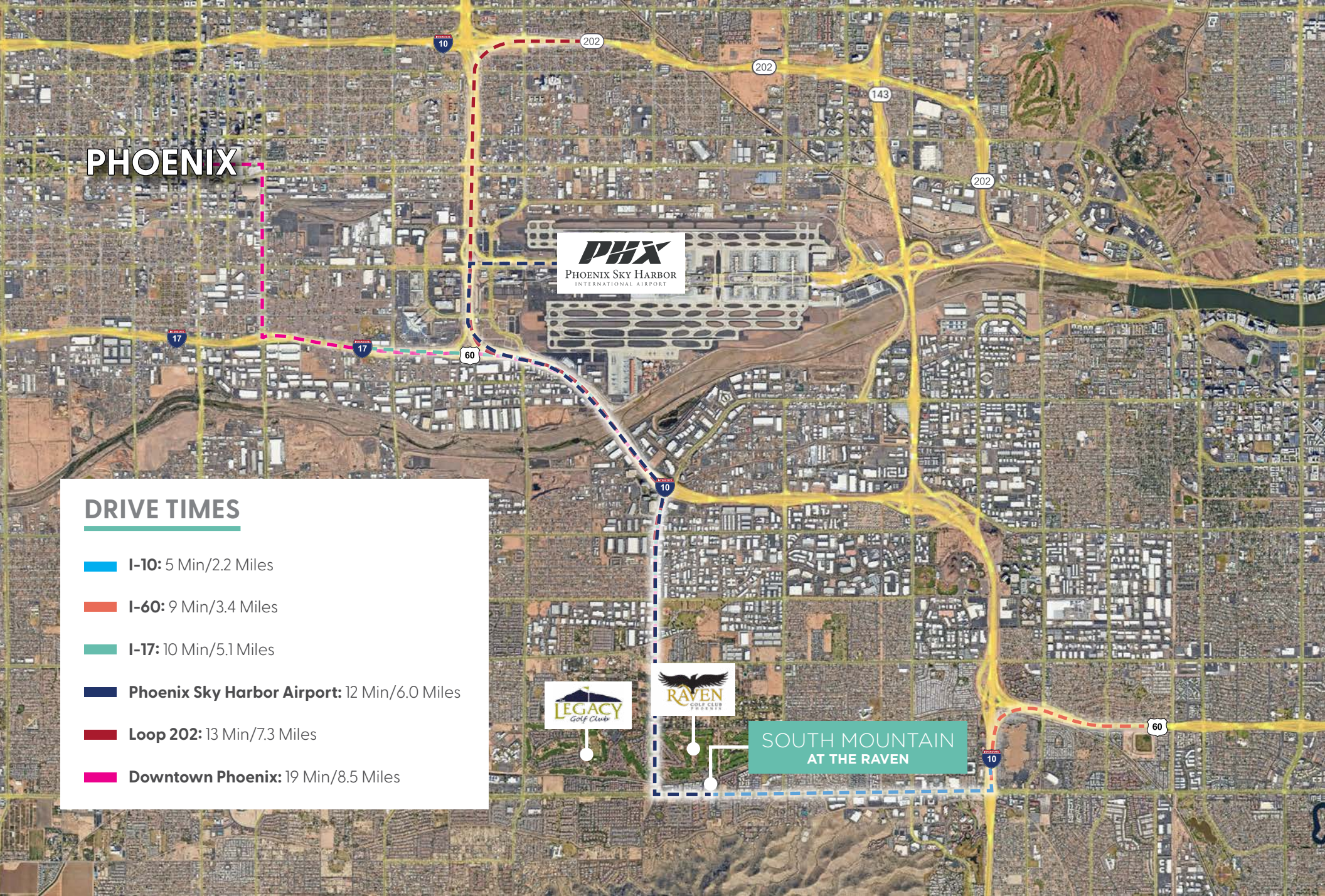
5.5:1,000 parking ratio



Adjacent to the Raven Golf Club + Grill 36 restaurant



LOCATION & ACCESS



PHOENIX

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

LEGACY
GOLF CLUB

RAVEN
GOLF CLUB

SOUTH MOUNTAIN
AT THE RAVEN

DRIVE TIMES

- I-10:** 5 Min/2.2 Miles
- I-60:** 9 Min/3.4 Miles
- I-17:** 10 Min/5.1 Miles
- Phoenix Sky Harbor Airport:** 12 Min/6.0 Miles
- Loop 202:** 13 Min/7.3 Miles
- Downtown Phoenix:** 19 Min/8.5 Miles



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