



Premium Office Space For Lease



Foothills Center

3930 E. RAY RD., PHOENIX, AZ 85044

PRESENTED BY:

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PROPERTY SUMMARY

FOOTHILLS CENTER #260

3930 E. RAY RD.
PHOENIX, AZ 85044

OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (Full Service)
BUILDING SIZE:	41,084 SF
ZONING:	C - 2 , Phoenix
LOT SIZE:	2.85 Acres
YEAR BUILT:	1998
SUBMARKET:	Ahwatukee
APN:	306-04-115



PROPERTY SUMMARY

Located in the heart of Ahwatukee, the subject property consists of high end office space for lease. Suite 240 is located on the second level directly off the elevator. There are multiple private offices, conference rooms, large break room, and a spacious reception area. In addition, the building consists of high-end common areas including a lobby/atrium entrance and common area restrooms. Ownership recently provided some capital upgrades to the common areas and restrooms. Additionally, there is an abundance of covered and surface-level parking available.

PROPERTY HIGHLIGHTS

- High-End Second Generation Office Space Available for Lease
- Recent Capital Upgrades to the Common Areas and Restrooms
- Professionally Managed
- Located in the Heart of Ahwatukee
- Close Proximity to the I-10 Freeway
- Minutes from Ahwatukee Foothills Towne Center Shopping Corridor



**ABUNDANT COVERED
& SURFACE LEVEL
PARKING**



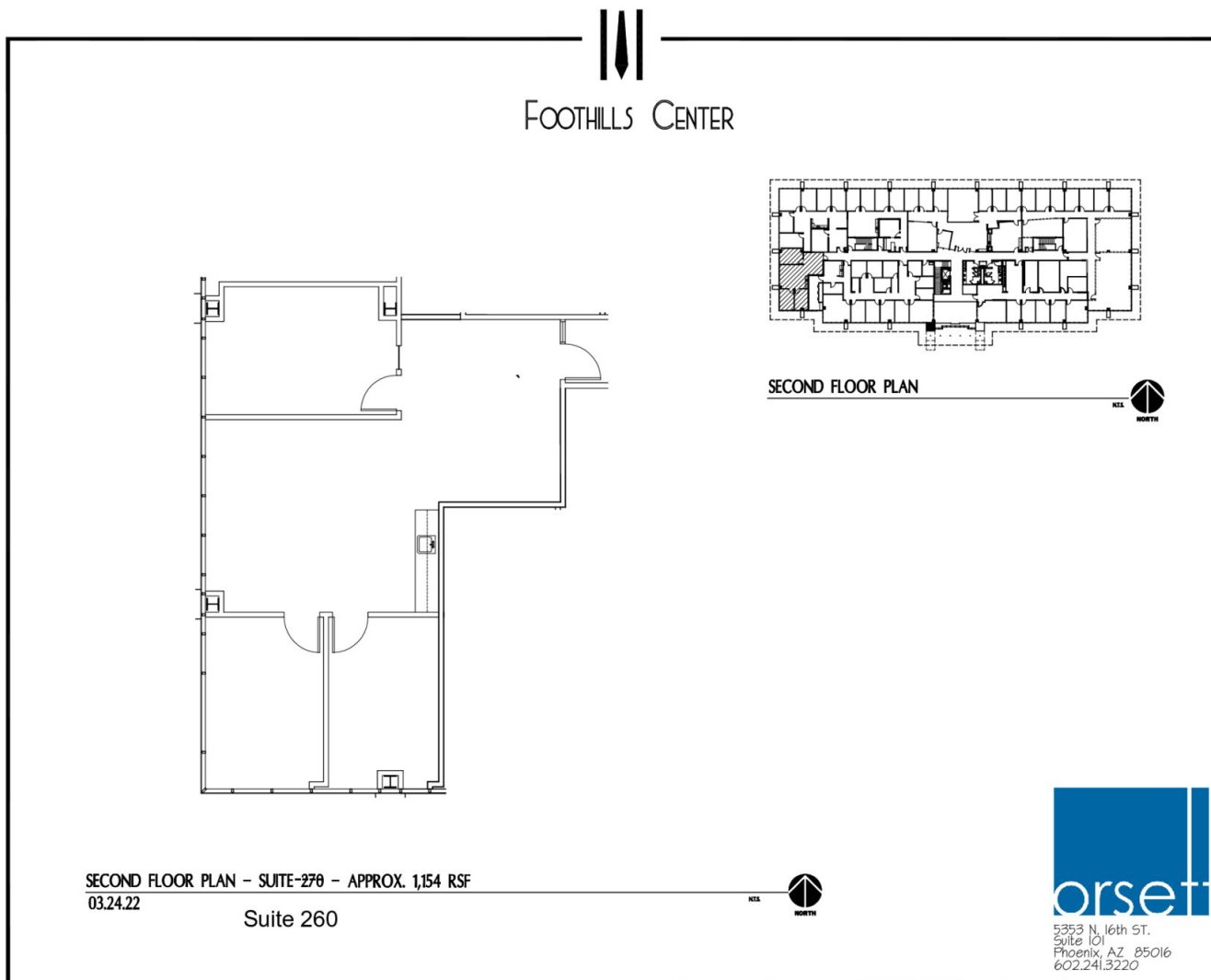
**COMMON AREA
CAPITAL UPGRADES**



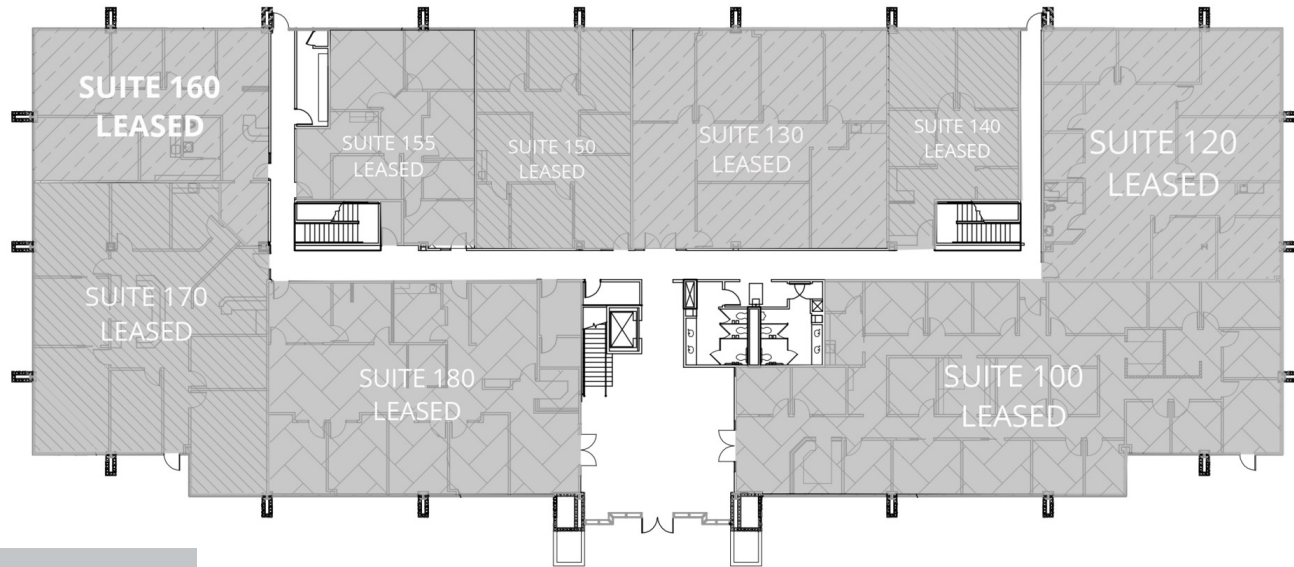
**DIRECT I-10
FREEWAY PROXIMITY**

ADDITIONAL INTERIOR PHOTOS





FLOOR PLAN - FIRST FLOOR



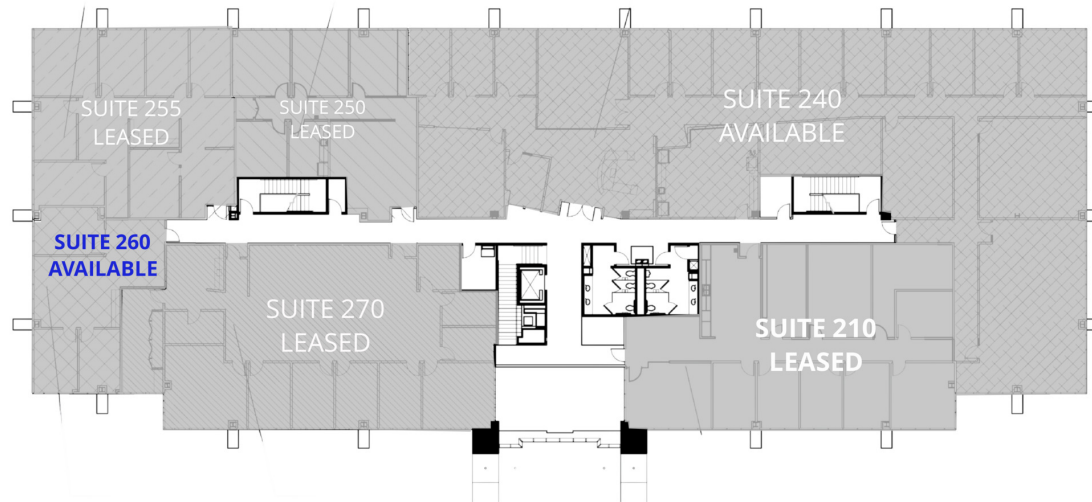
LEGEND

Unavailable

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,154 SF	LEASE RATE:	\$24.00 SF/yr

FLOOR PLAN - SECOND FLOOR



LEGEND

Unavailable

LEASE INFORMATION

LEASE TYPE: Full Service

TOTAL SPACE: 1,154 SF

LEASE TERM: Negotiable

LEASE RATE: \$24.00 SF/yr

LOCAL AMENITIES





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