

FOR SUBLEASE 4836 E MCDOWELL ROAD, C100

ROSS
BROWN

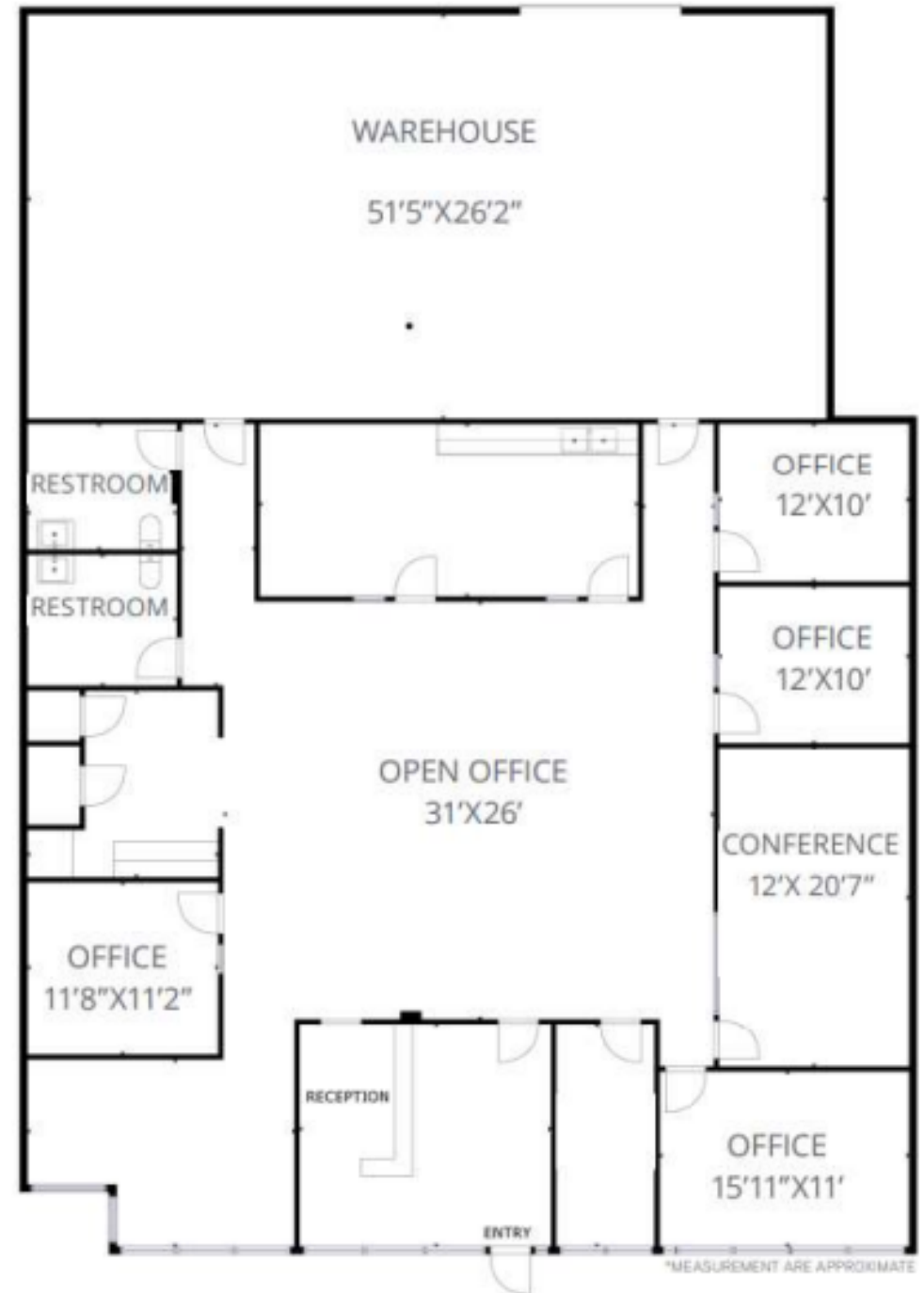


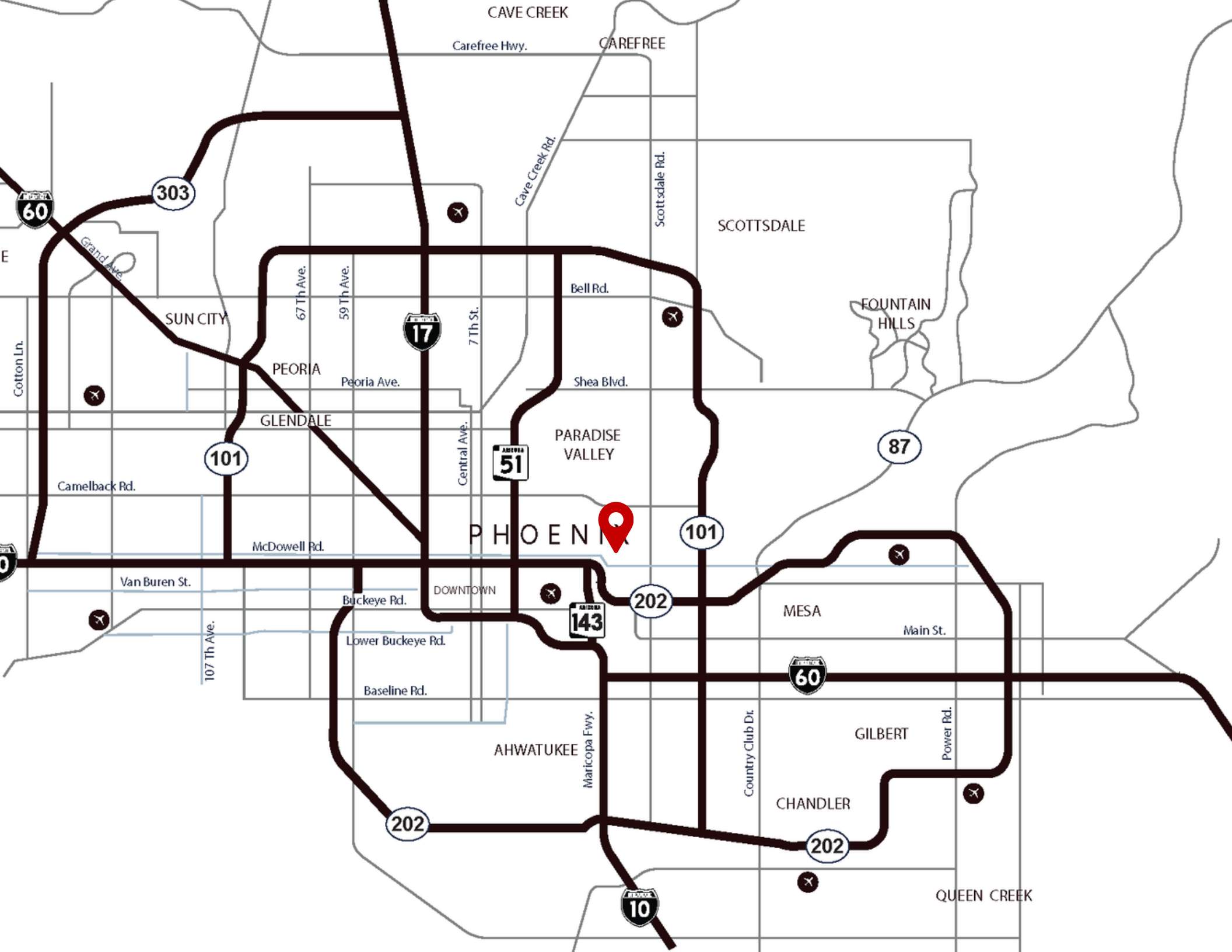
HIGHLIGHTS

- **Suite Size:** ±4,599 SF
- **Lease Expiration:** September 30, 2030
- **September 2026 Base Rent:**
\$1.14/SF/month with +-\$0.45 NNNs
- **Availability** ± 90 days

SITE FEATURURES

- **Suite C100**
- ±4,599 SF highly functional office/warehouse suite
- Four private offices plus large open-office area
- Dedicated conference room
- Approximately 1,345 SF warehouse area with new epoxy floor
- Two restrooms
- HVAC warehouse
- Grade-level loading
- Building signage available
- IND PK zoning, City of Phoenix







**ROSS
BROWN**

Dillon Hopley
602.478.0067
dillon@rossbrown.com

Nico Saviotti
916.710.5027
nsaviotti@rossbrown.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Neither Ross Brown Partners, Inc nor any of its clients or independent contractors, makes any guarantees or representations, express or implied, as to the completeness or accuracy of such information. Any projections, opinions, assumptions or estimates. used are for example only. Neither Ross Brown Partners nor any of its clients accepts any liability for loss resulting from reliance on such information. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Copyright © 2026 Ross Brown Partners, Inc. All rights reserved