

UNIQUE CLASS A  
OFFICE BUILDING NOW  
AVAILABLE FOR LEASE



# ARCADIA

## GATEWAY CENTER

4222 EAST THOMAS ROAD  
PHOENIX, ARIZONA



**CUSHMAN &  
WAKEFIELD**

# MULTI-TENANT CLASS A OFFICE BUILDING AVAILABLE FOR LEASE



## BUILDING FEATURES:

- 4-story ±89,835 SF building, built in 1999
- 4.5/1,000 parking ratio providing abundant covered parking in a secured 3-level parking structure
- Spec suites available for immediate occupancy
- State-of-the-art energy management system and individual suite controls for HVAC
- Building and monument signage opportunities

## LOCATION FEATURES:

- 2,000,000 SF of retail and more than 75 restaurants with 1/2 mile radius
- Superbly positioned only minutes from the amenity rich areas of the Camelback Corridor and Downtown Scottsdale
- Close proximity to some of the most upscale residential areas within Phoenix including Arcadia, Paradise Valley and the Biltmore
- Five minute access to the 202 Freeway and Hohokam Expressway (SR-143) providing connections to all other freeways in Metropolitan Phoenix
- Five minutes to Sky Harbor International Airport
- Great access to diverse labor pool



Common Area Renovations Coming Soon





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