

ARCADIA

GATEWAY CENTER

4222 EAST THOMAS ROAD
PHOENIX, ARIZONA



TOTAL BUILDING SIZE	4-story, 89,835 RSF Office Building
LEASE RATE	\$26.00 / RSF, FSG
TENANT IMPROVEMENTS	Negotiable
PARKING	4.5:1000 overall ratio Secured Parking Structure Surface \$40/mo; Covered \$50/mo
EXPENSES	Base Year

AVAILABLE SPACE

SUITE	RSF
120	3,025
140	2,922
150	5,781
140 & 150	8,703
255	2,208
315	2,129
350	2,584
390	2,737 (Spec Suite)
440	3,621 (Potential Spec Suite)
470	2,990
490	3,047
470 & 490	6,037

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