

OFFICE FOR LEASE



MOUNTAIN SKY FINANCIAL PLAZA

4001 E Mountain Sky Ave | Phoenix, AZ 85044

CBRE

PROPERTY HIGHLIGHTS

Located in the family friendly environment of Ahwatukee Foothills. It is known for safe neighborhoods, highly rated schools and stunning mountain views. Nearby South Mountain provides numerous recreational activities and community events. Next to major roads and freeways allows easy access to Metropolitan Phoenix.

- ±19,210 SF Freestanding Building
- ±4,108 SF Available
 - » Suite 101 ±2,954 SF
 - » Suite 203 ±1,154 SF
- Lease Rate: \$21.00/SF Full Service
- Zoning: C-O
- Parking Ratio: 4.77/1,000 SF



DEMOGRAPHICS	1 mile	3 miles	5 miles
Daytime Workers	14,999	80,149	150,828
Avg HH Income	\$147,495	\$150,577	\$153,148
Median Age	41.3	41.8	41.1

Source: ESRI 2025



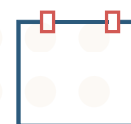
±19,210 SF
Multi-Tenant
2-Story Office



Parking
Surface
and
Covered



Amenities
Dining
Entertainment
Shopping
Recreation



Signage
Monument
Highly Visible



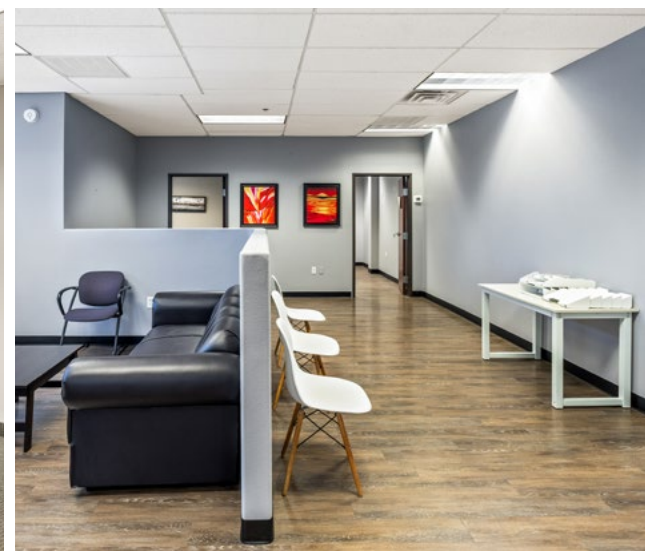
Ideal Location
Quick access
from I-10

MOUNTAIN SKY FINANCIAL PLAZA

4001 E Mountain Sky Ave | Phoenix, AZ 85044

CBRE

OFFICE FOR LEASE

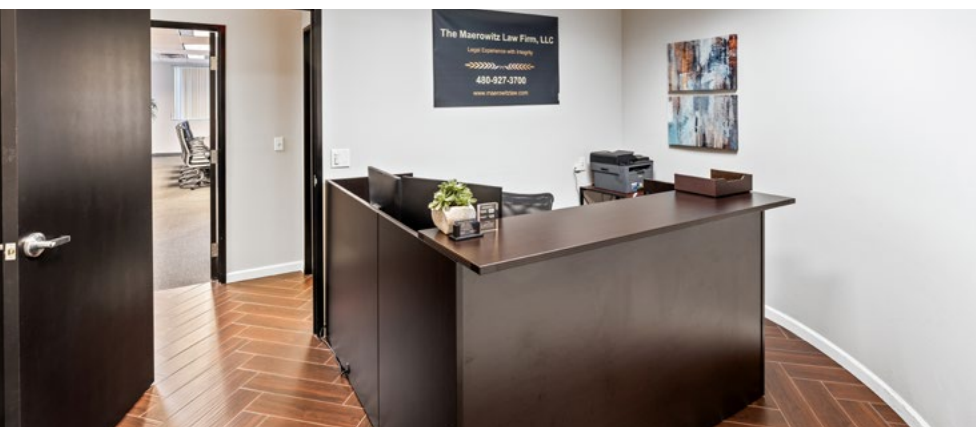


MOUNTAIN SKY FINANCIAL PLAZA
4001 E Mountain Sky Ave | Phoenix, AZ 85044

Sky Ave | Phoenix, AZ 85044

CBRE

OFFICE FOR LEASE

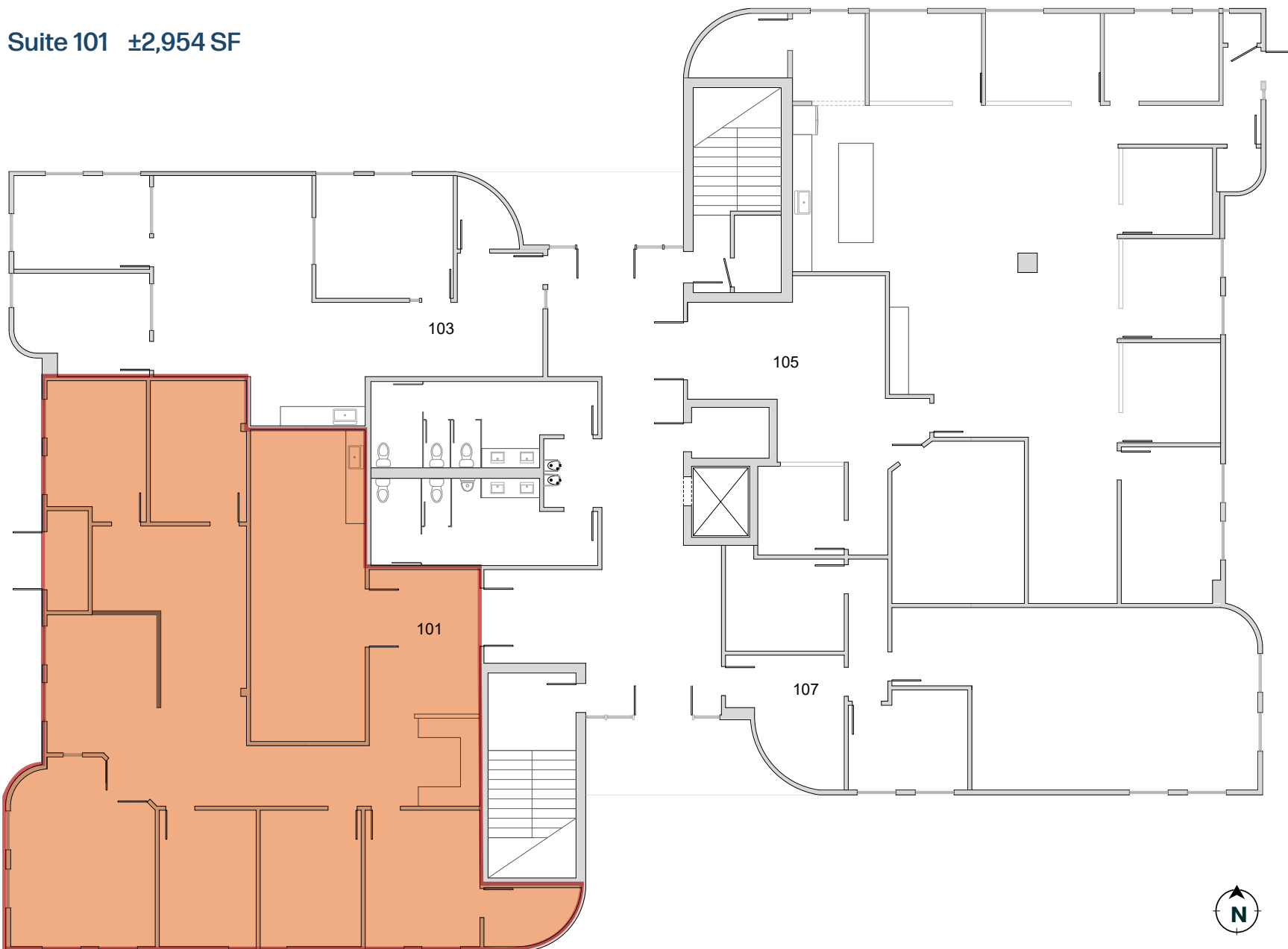


AVAILABLE SUITES

FLOOR PLANS

1st Floor

Suite 101 ±2,954 SF



N
Not to Scale

OFFICE FOR LEASE

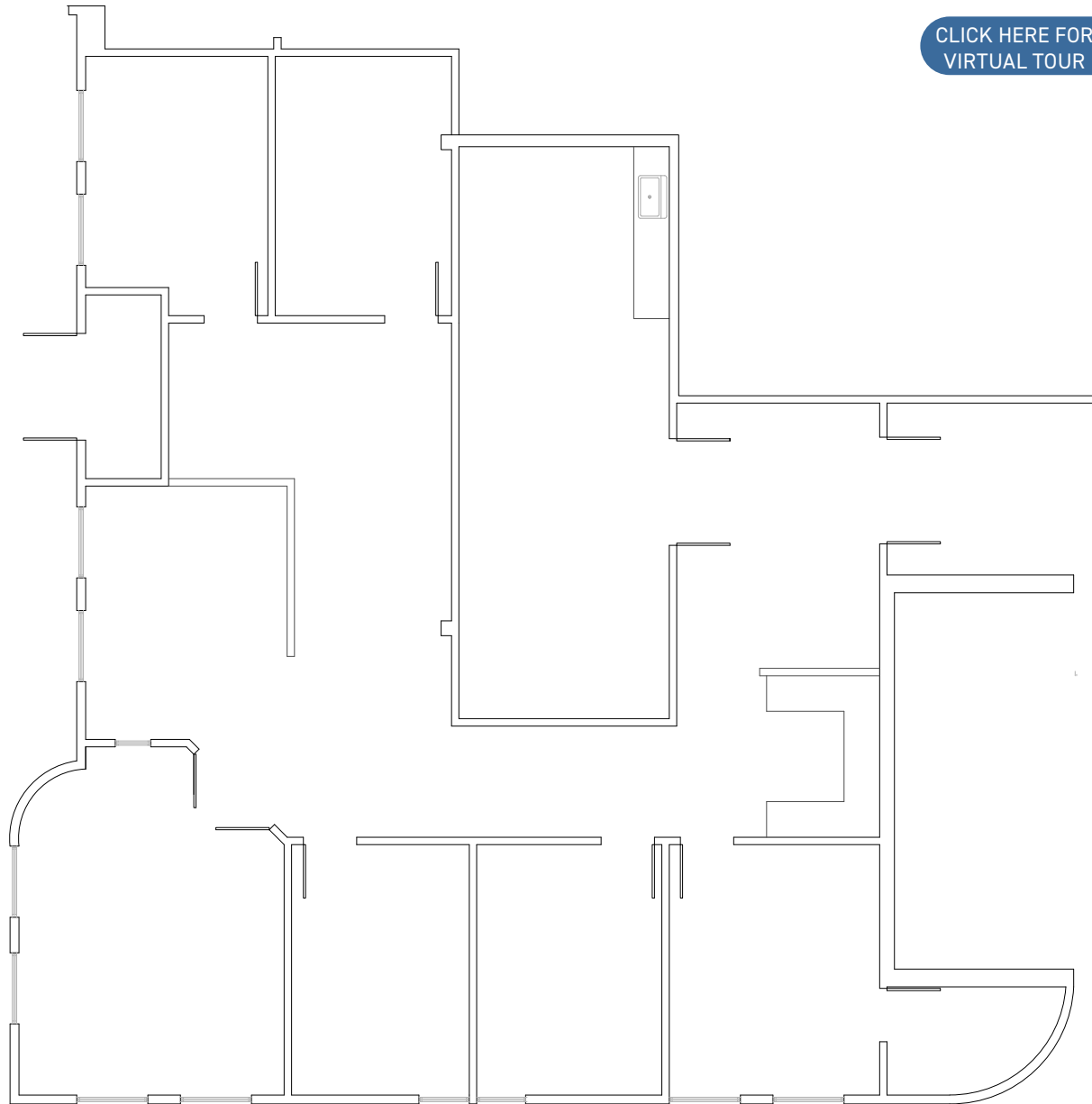
Suite 101

±2,954 SF

AVAILABLE SUITE FLOOR PLANS

OFFICE FOR LEASE

CLICK HERE FOR
VIRTUAL TOUR



Not to Scale

MOUNTAIN SKY FINANCIAL PLAZA
4001 E Mountain Sky Ave | Phoenix, AZ 85044

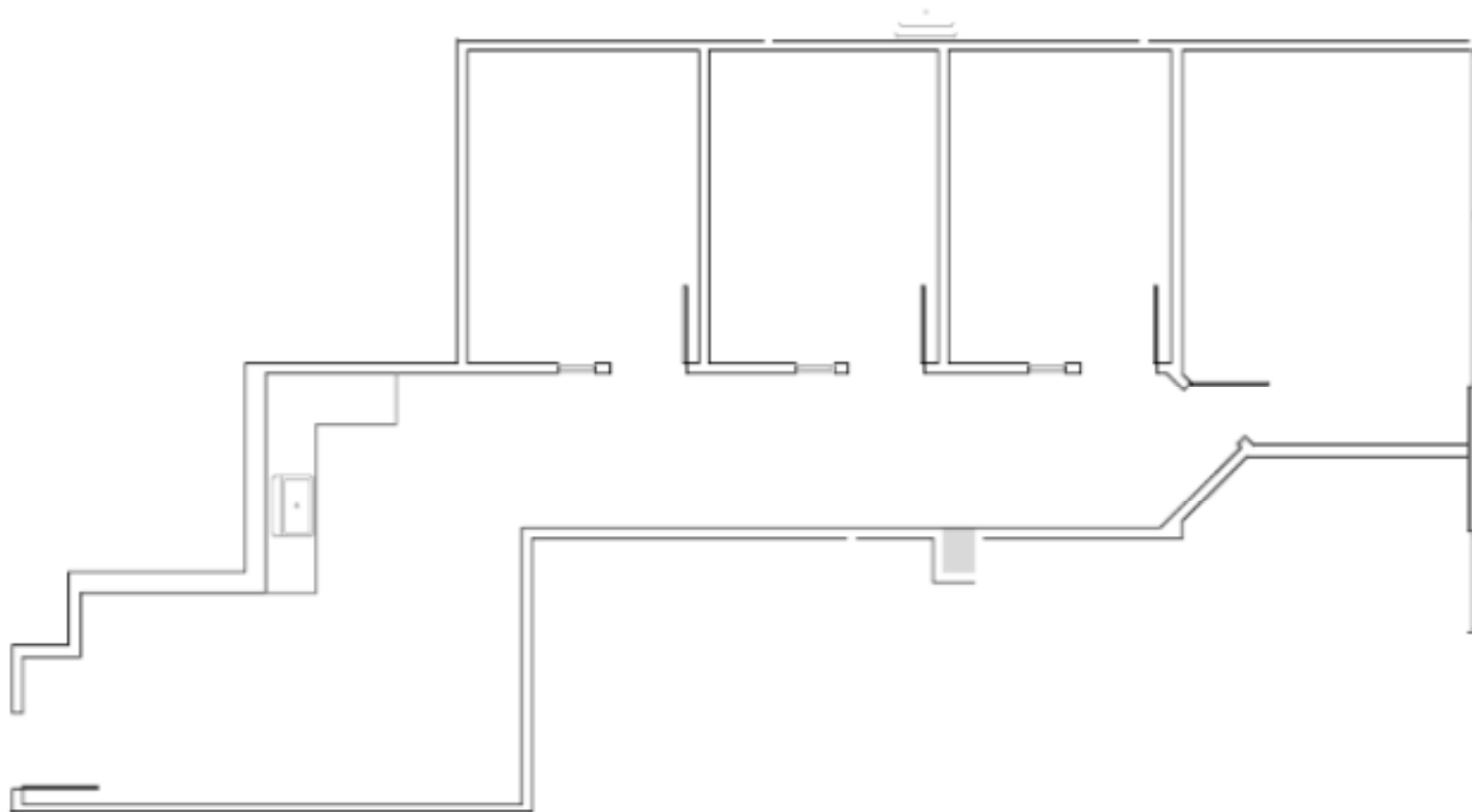
CBRE

AVAILABLE SUITES

FLOOR PLANS

2nd Floor

Suite 203 ±1,154 SF



Not to Scale

OFFICE FOR LEASE

OFFICE FOR LEASE



MOUNTAIN SKY FINANCIAL PLAZA 4001 E Mountain Sky Ave | Phoenix, AZ 85044

CBRE

OFFICE FOR LEASE

MOUNTAIN SKY FINANCIAL PLAZA

4001 E Mountain Sky Ave | Phoenix, AZ 85044



CONTACT US

Joe Pequeno

+1 602 510 0003

joe.pequeno@cbre.com

Jamie Swirtz

+1 480 343 8586

jamie.swirtz@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE
CBRE