

PLUG & PLAY SUBLEASE

4035

S. RIVERPOINT PARKWAY | PHOENIX



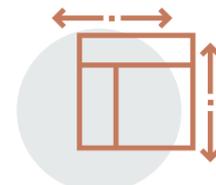
CLASS A BUILDING

Immediately Available for Sublease

CBRE



±88,869 SF
for sublease



±165,851 SF
building



FLOORS 3, 4 & 5 AVAILABLE
floor sizes from ±29,602 - 29,662 SF



MARCH 31, 2031
Lease expiration

PROJECT HIGHLIGHTS



±570
Cubicles



ACCESS
via full diamond -
32nd St. & I-10



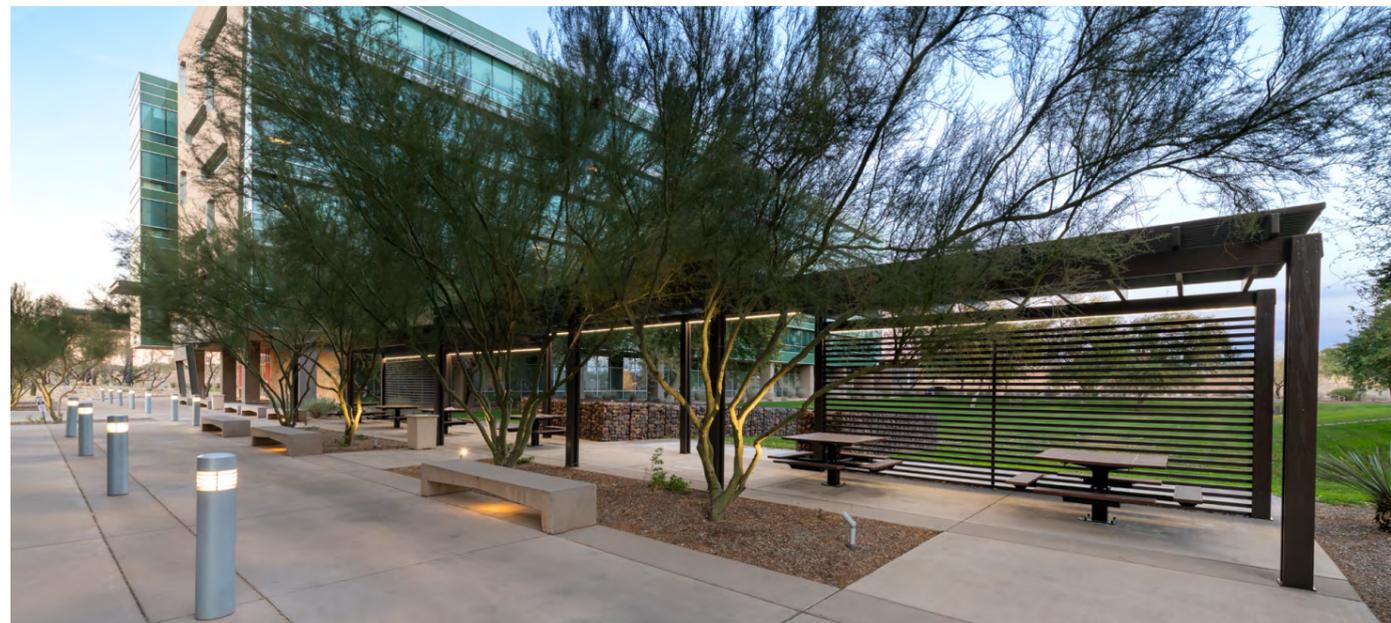
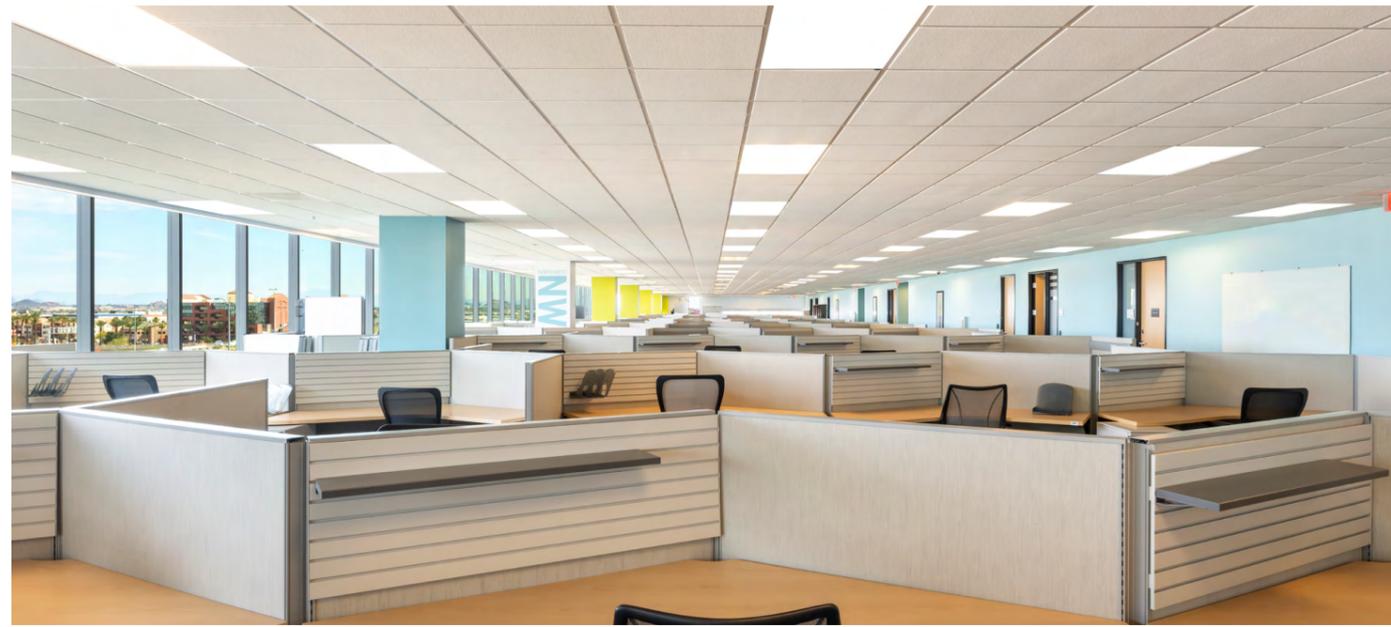
7/1,000
PARKING RATIO
In adjacent surface lot and
parking structure



3.1M PEOPLE
within a 30 minute drive time

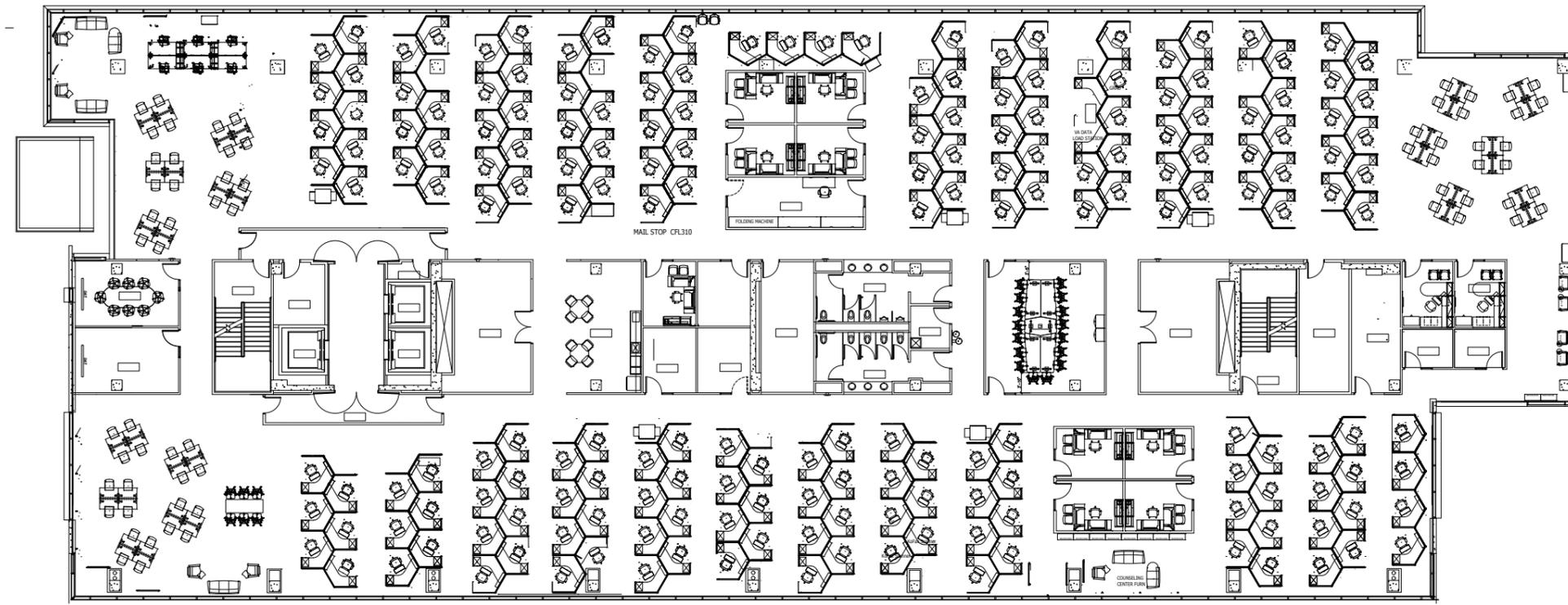


CLASS A CAMPUS
with maintained
lush landscape



FLOOR THREE

±29,662 SF | ±191 CUBICLES



PLUG & PLAY /
±191 CUBES



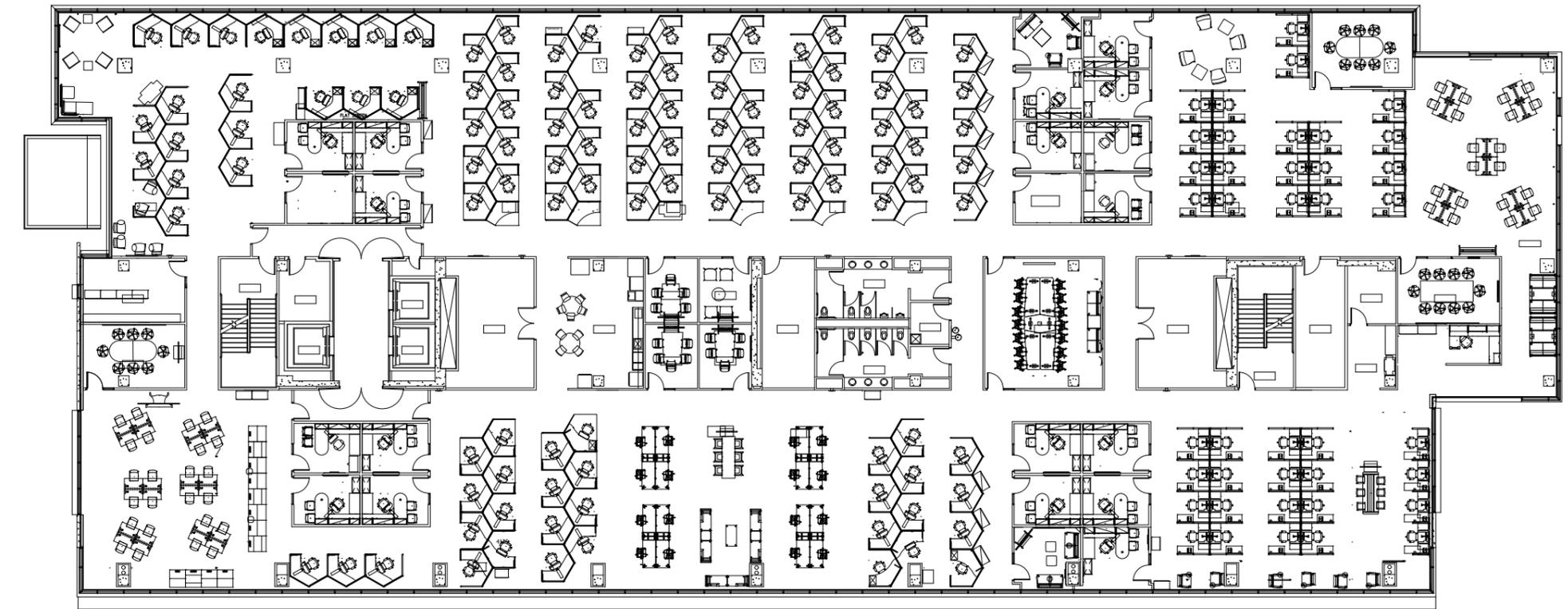
INTERIOR
OFFICES



RESTROOM CORE
& BREAKROOM

FLOOR FOUR

±29,605 SF | ±149 CUBICLES



PLUG & PLAY /
±149 CUBES



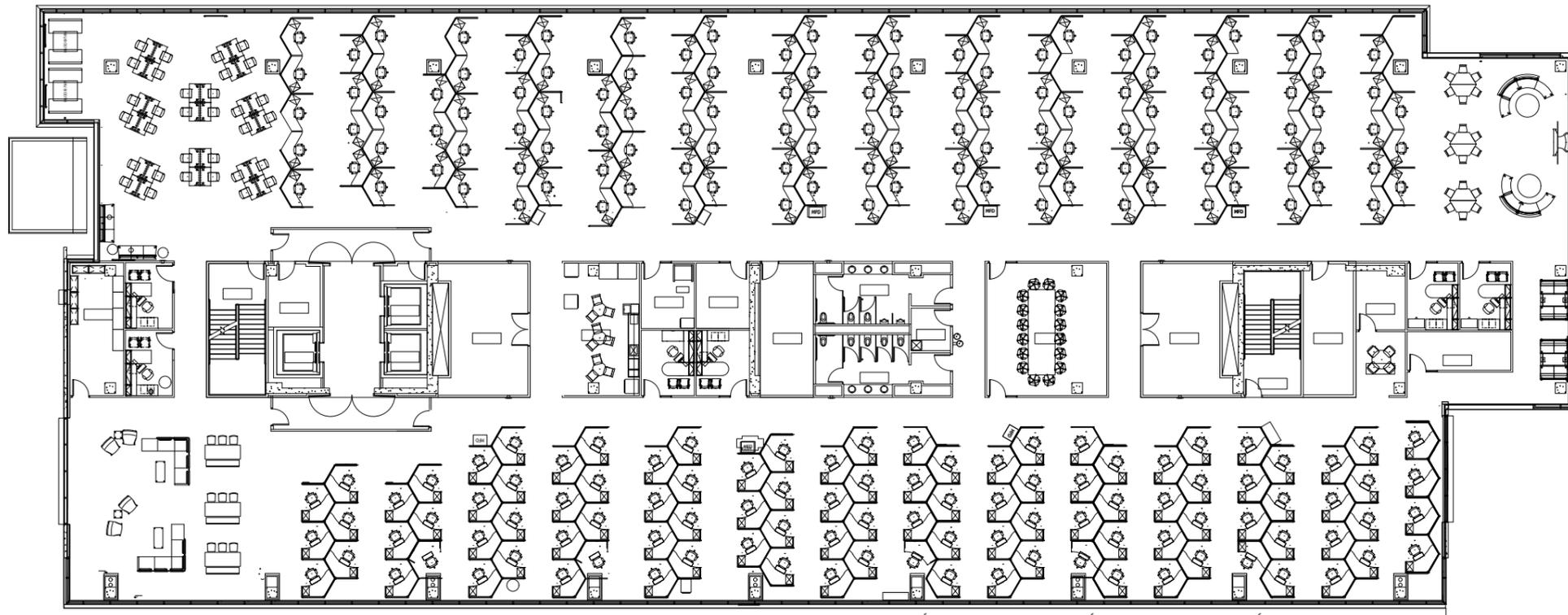
INTERIOR
OFFICES



RESTROOM CORE
& BREAKROOM

FLOOR FIVE

±29,602 SF | ±230 CUBICLES



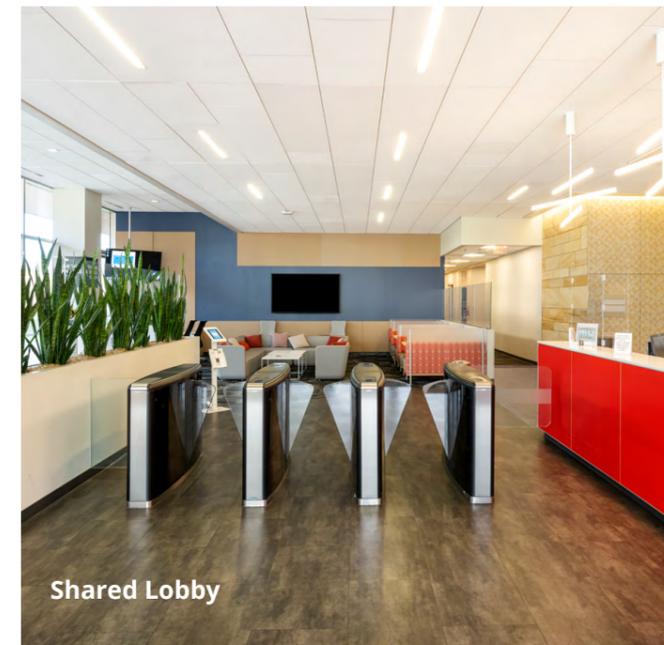
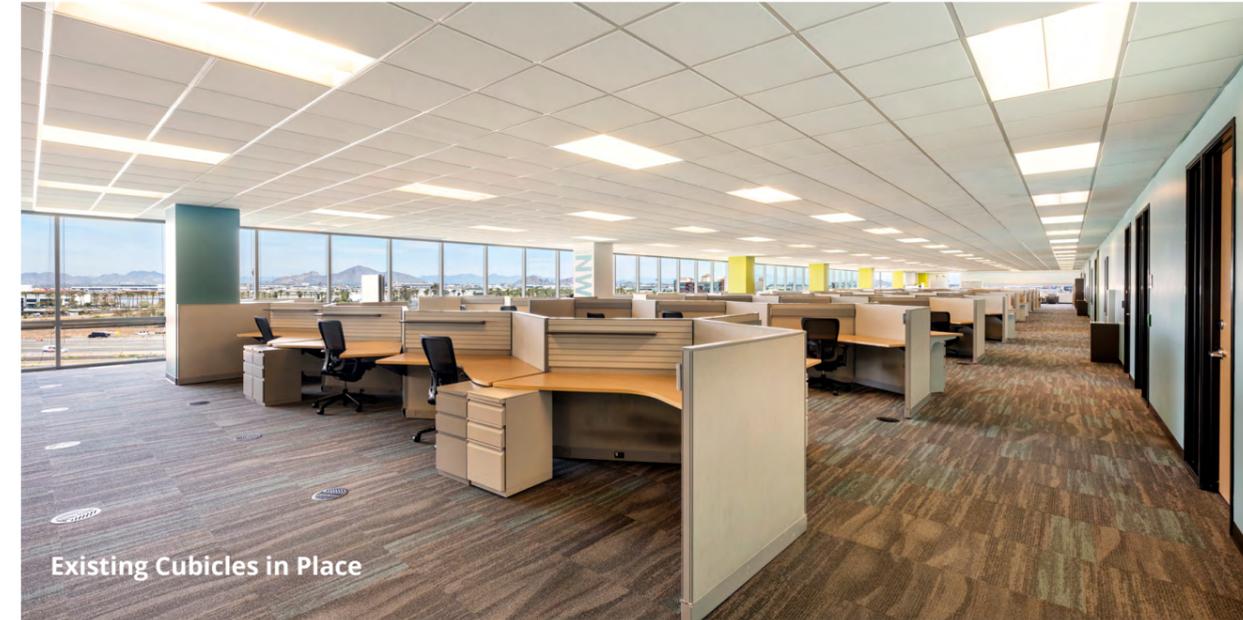
**PLUG & PLAY /
±230 CUBES**



**INTERIOR
OFFICES**



**RESTROOM CORE
& BREAKROOM**





4035

S. RIVERPOINT PARKWAY | PHOENIX

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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 logos 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.

Mark Gustin, SIOR, CCIM
+1 602 430 0605
mark.gustin@cbre.com

Jimmy Cornish
+1 602 980 8844
jimmy.cornish@cbre.com

CBRE