

PLUG & PLAY SUBLEASE

4045

S. RIVERPOINT PARKWAY | PHOENIX

4045

CLASS A BUILDING

Immediately Available for Sublease

CBRE



PLAY VIDEO



PROJECT HIGHLIGHTS



± 1,100 cubicles in place



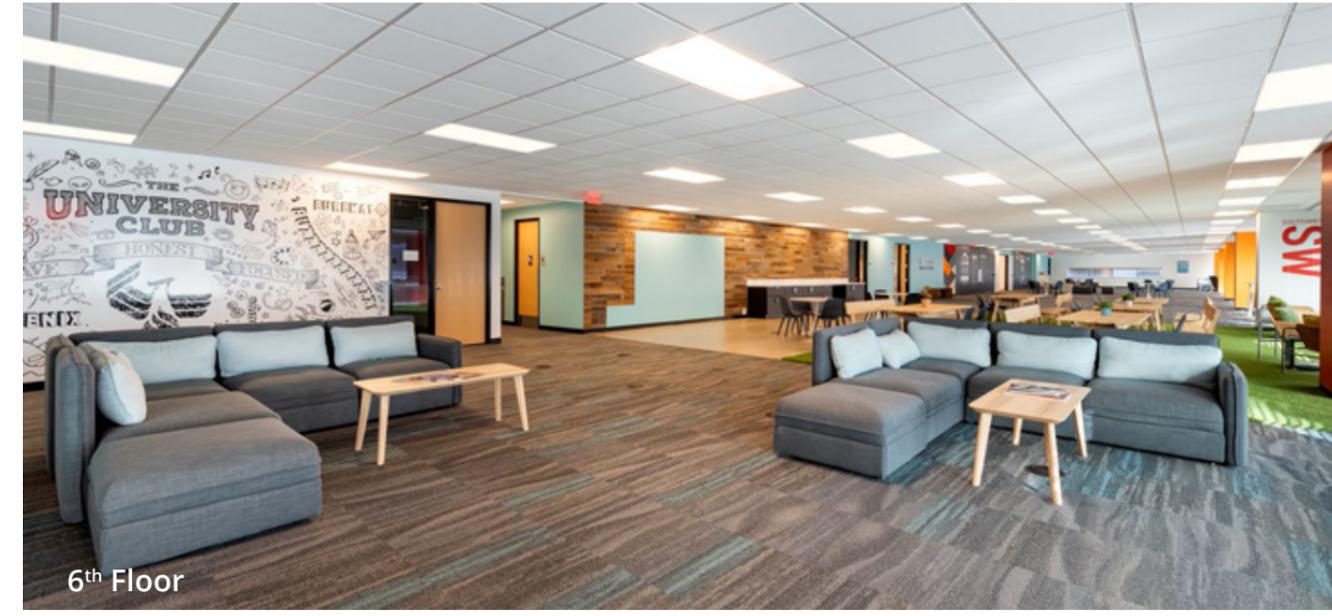
ACCESS via full diamond - 32nd St. & I-10



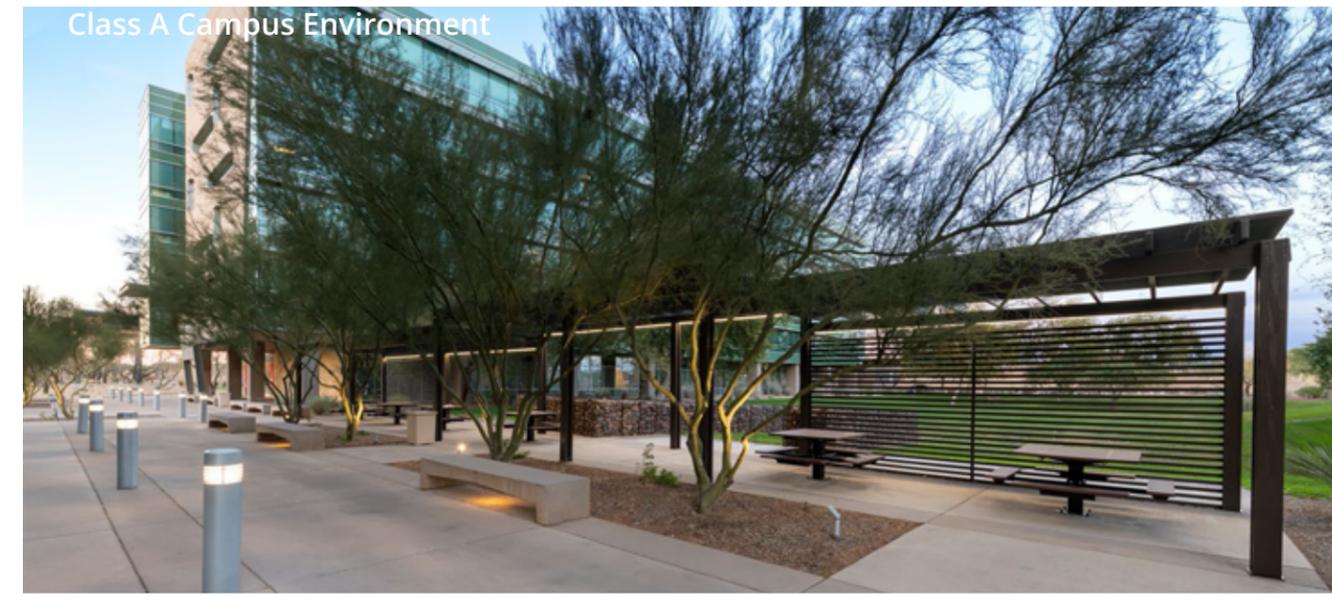
7/1,000 PARKING RATIO In adjacent surface lot and parking structure



3.1M PEOPLE within a 30 minute drive time



6th Floor



Class A Campus Environment



± 165,851 SF for sublease



6 FLOORS ± 27,641 RSF each

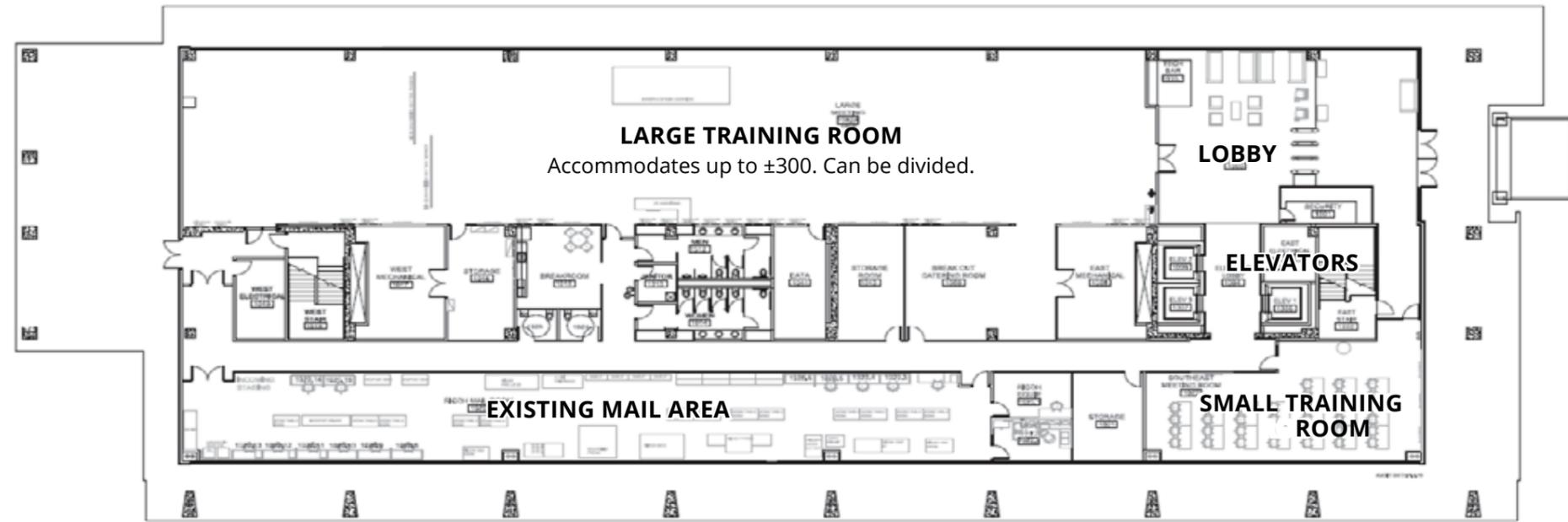


CLASS A CAMPUS with maintained lush landscape



MARCH 31, 2031 Lease expiration

FLOOR ONE



BUILDING LOBBY



CENTRALIZED MAIL/
COPY FACILITY

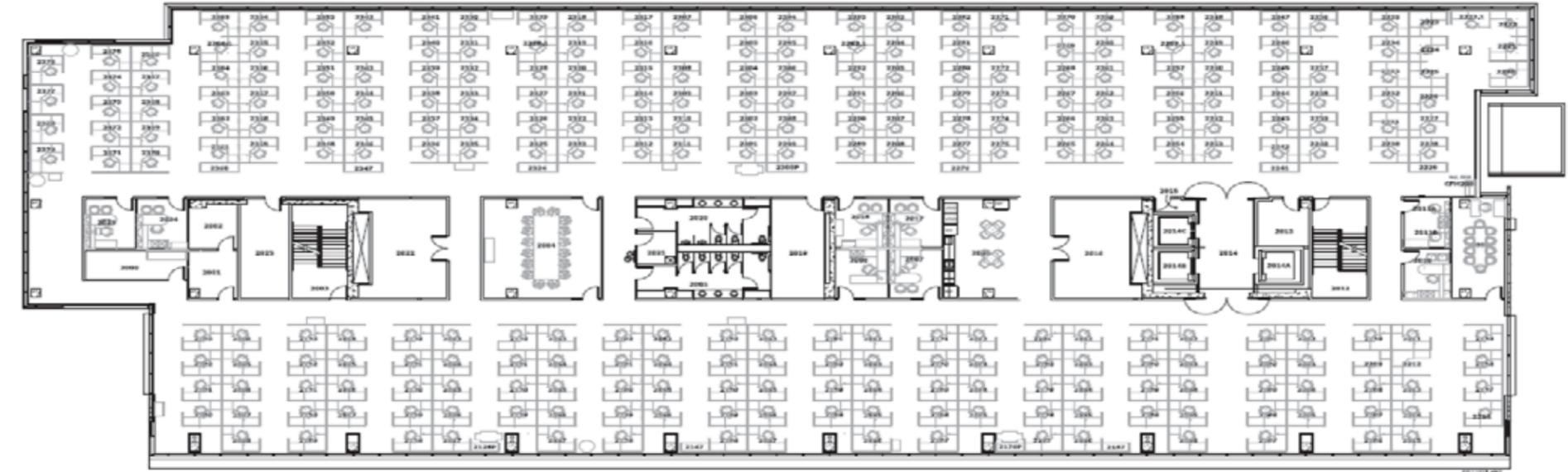


TRAINING AREA

Can be converted to office space

FLOORS TWO-FIVE

TYPICAL FLOORPLATE



PLUG & PLAY
WITH EXISTING
CUBICLES

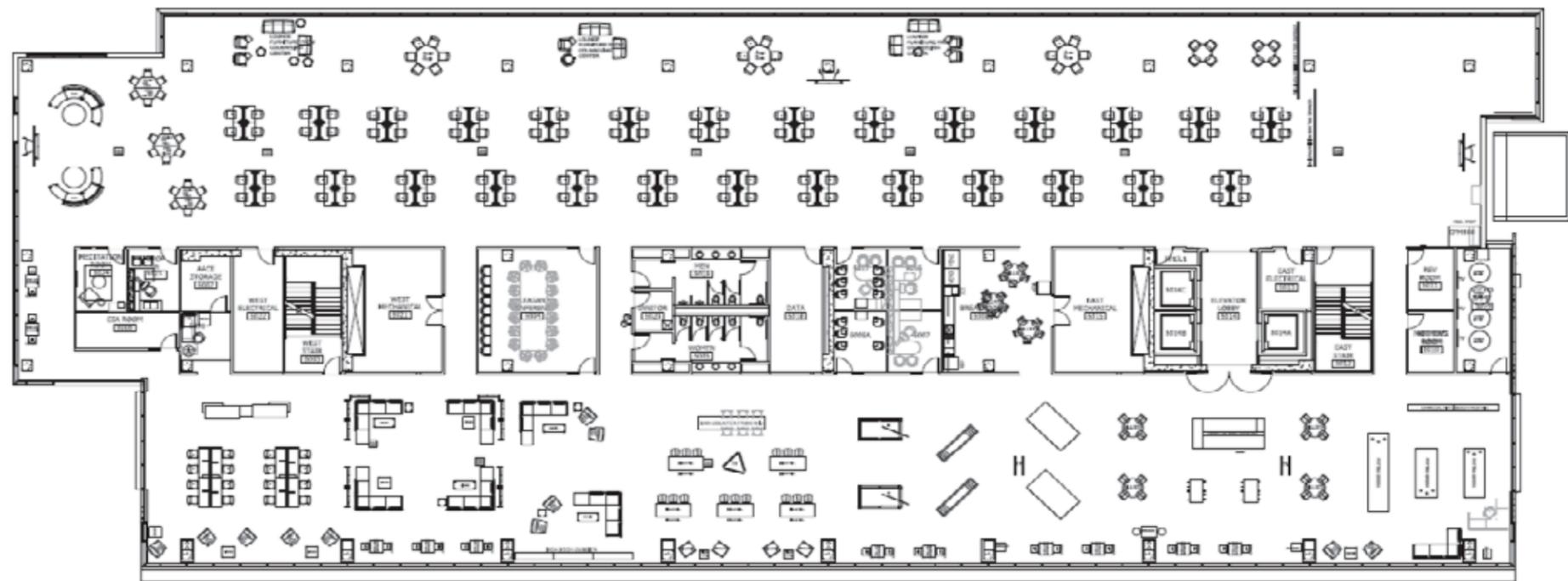


INTERIOR OFFICES



RESTROOM CORES & BREAK ROOM (ON EACH FLOOR)

FLOOR SIX



FURNISHED WITH
OPEN SEATING



INTERIOR
OFFICES



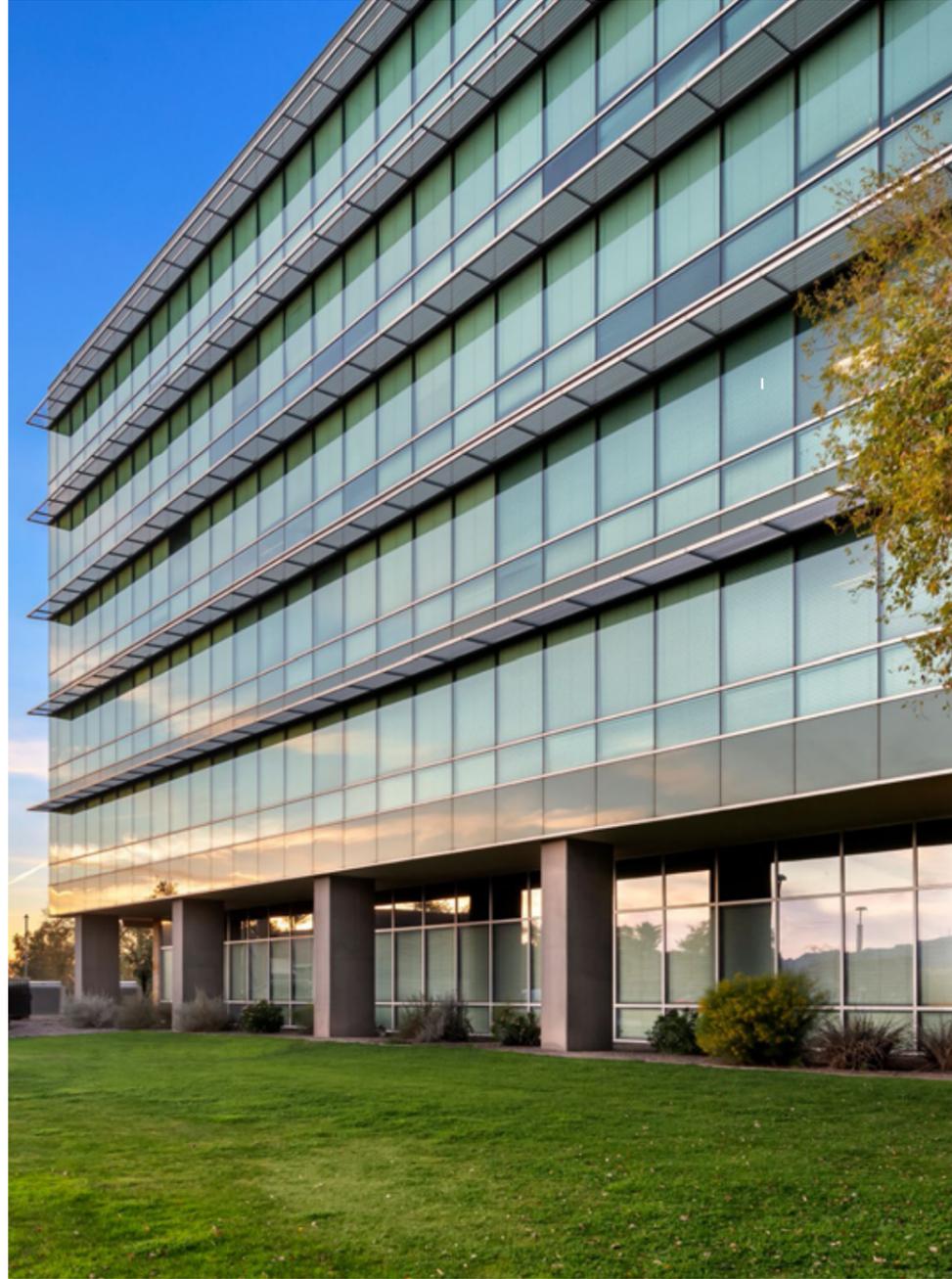
RESTROOM BREAK
CORES & ROOMS



Floors 2-5



Floor 6th



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