

**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



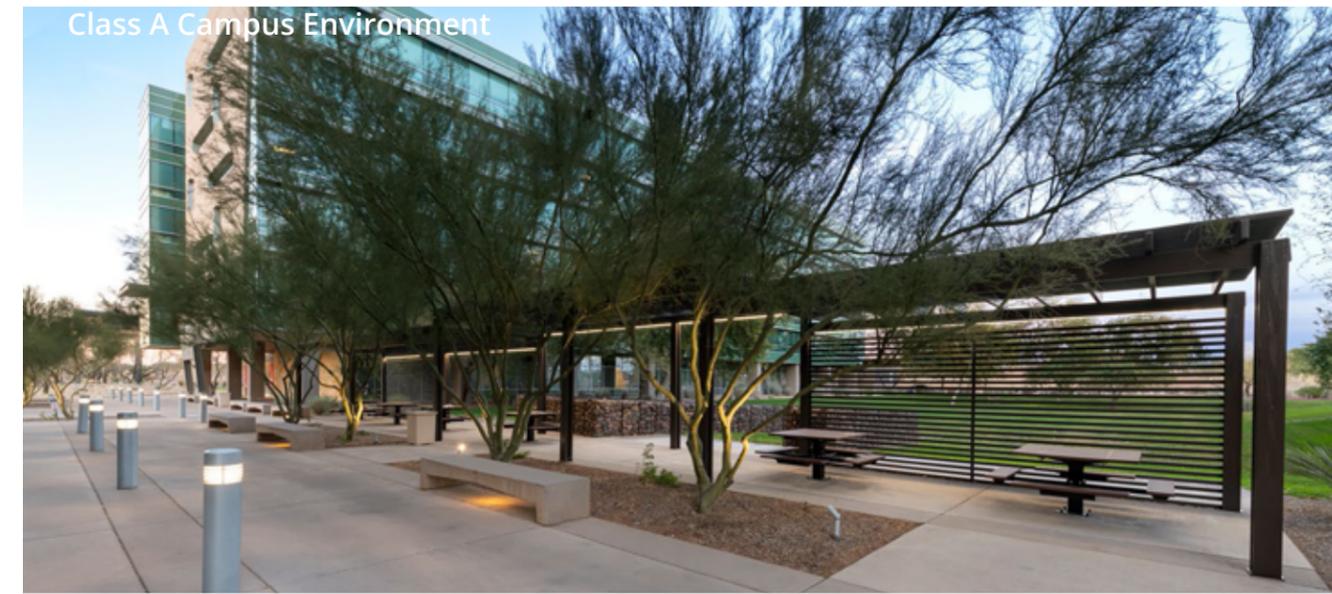
7/1,000 PARKING RATIO In adjacent surface lot and parking structure



3.1M PEOPLE within a 30 minute drive time



6<sup>th</sup> Floor



Class A Campus Environment



± 165,851 SF for sublease



6 FLOORS ± 27,641 RSF each

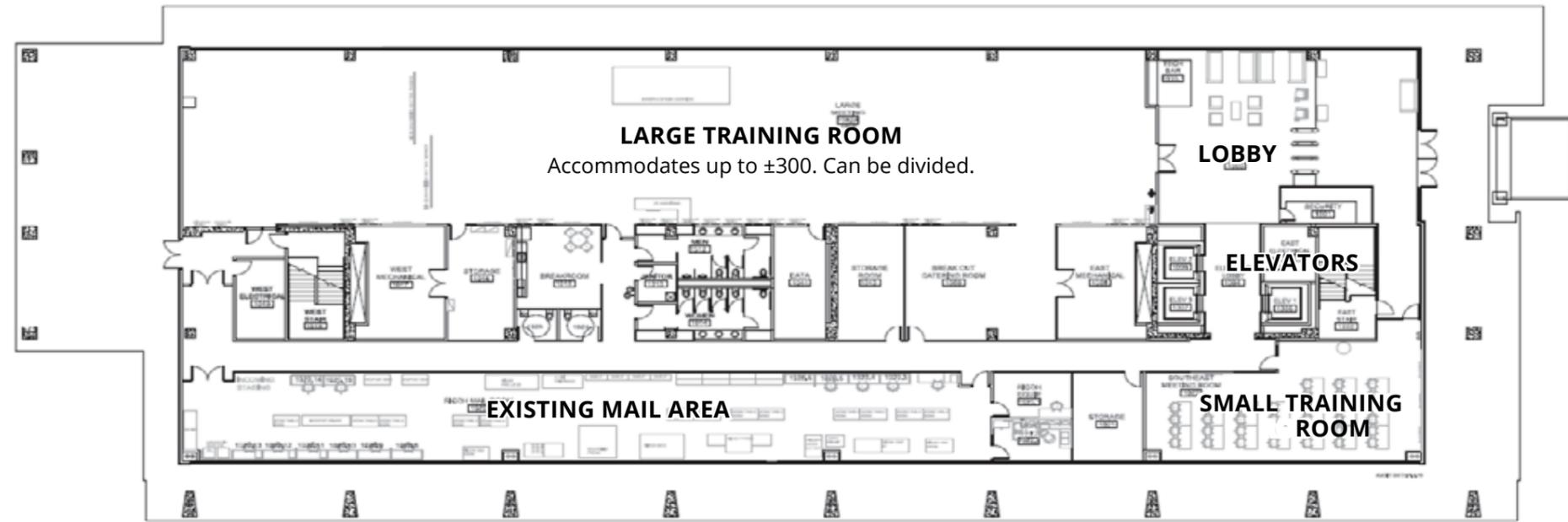


CLASS A CAMPUS with maintained lush landscape



MARCH 31, 2031 Lease expiration

# FLOOR ONE



BUILDING LOBBY



CENTRALIZED MAIL/  
COPY FACILITY

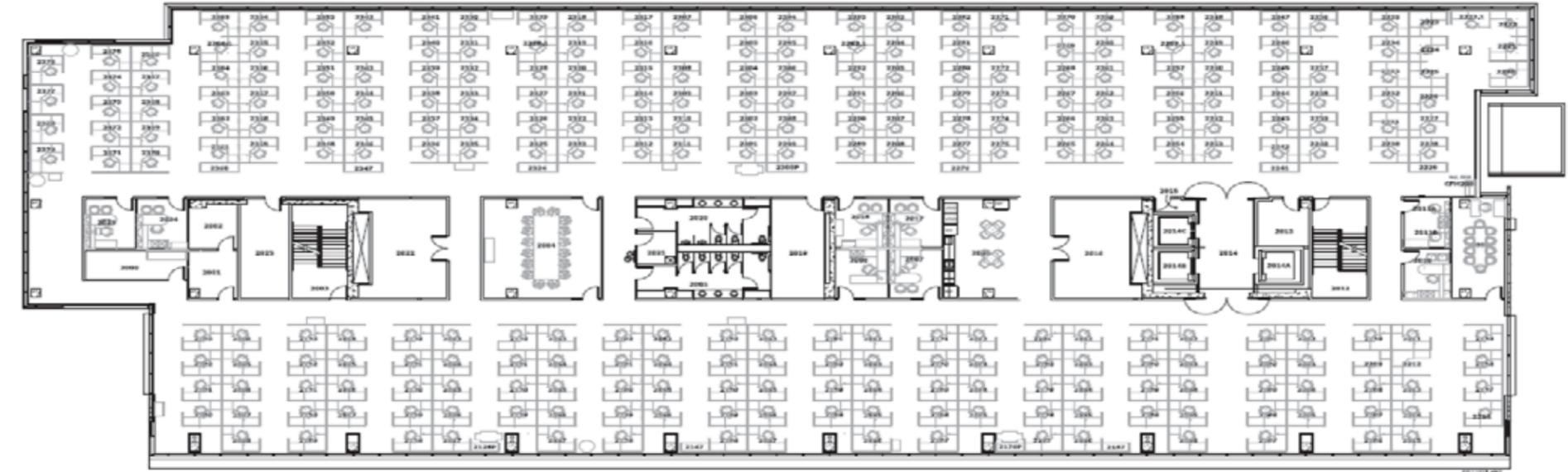


TRAINING AREA

Can be converted to office space

# FLOORS TWO-FIVE

TYPICAL FLOORPLATE



PLUG & PLAY  
WITH EXISTING  
CUBICLES

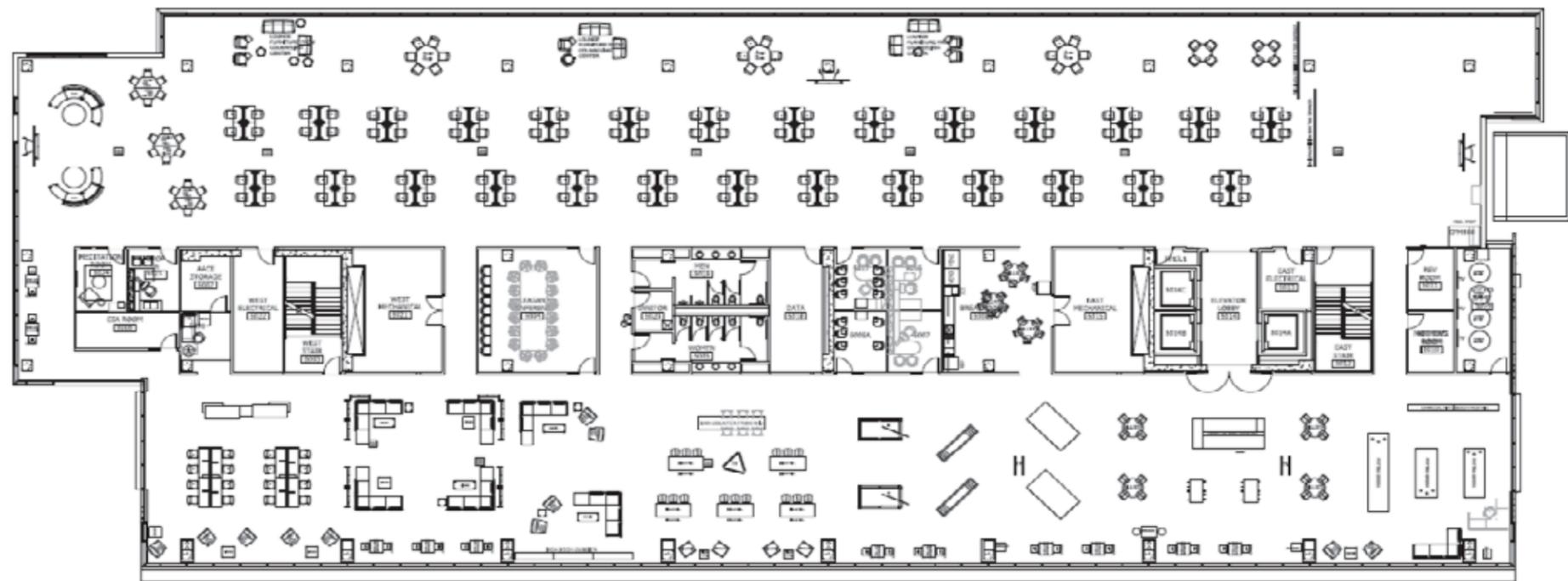


INTERIOR OFFICES



RESTROOM CORES & BREAK ROOM (ON EACH FLOOR)

# FLOOR SIX



FURNISHED WITH  
OPEN SEATING



INTERIOR  
OFFICES



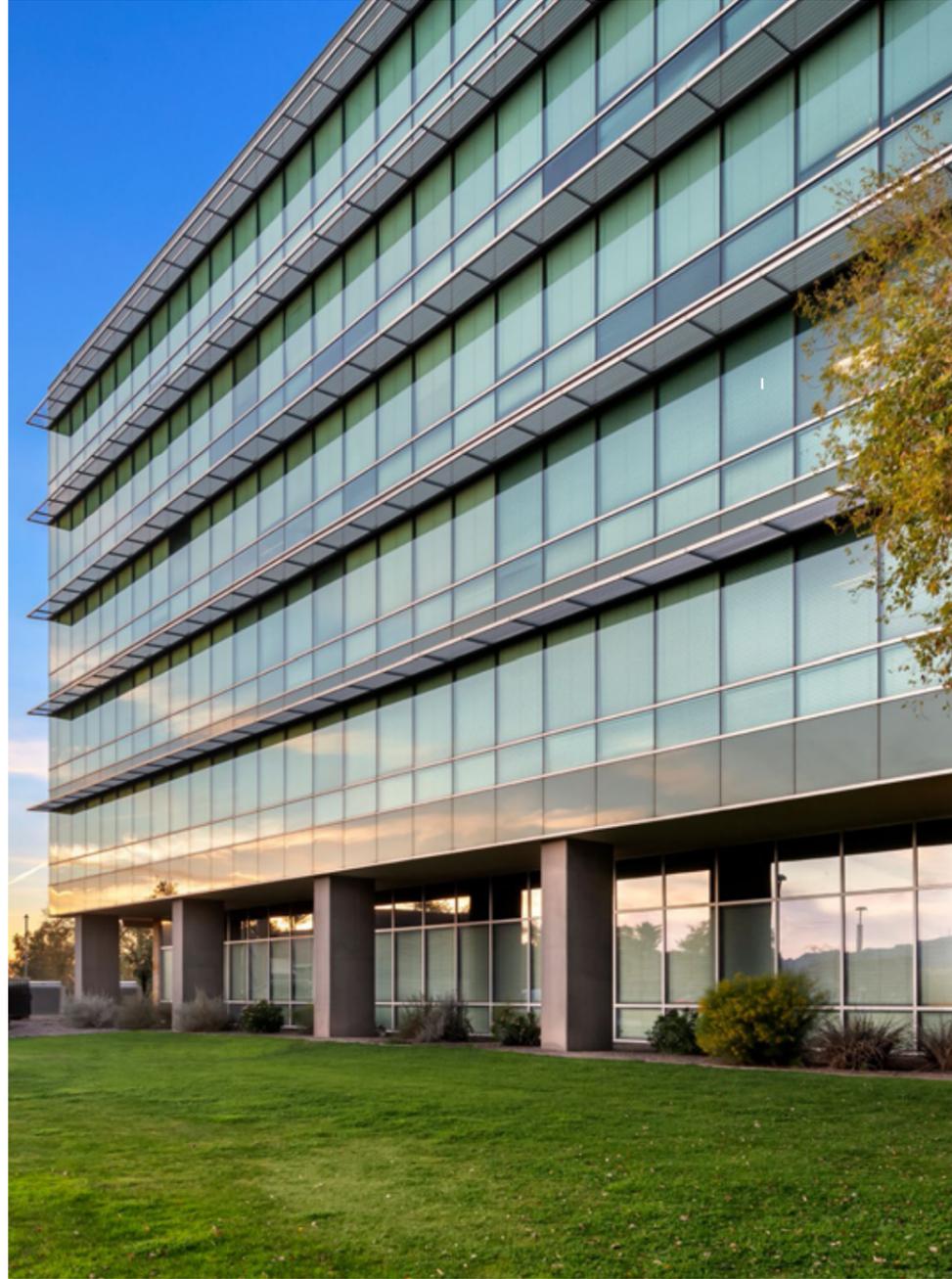
RESTROOM BREAK  
CORES & ROOMS



Floors 2-5



Floor 6th



# 4045

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. 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.

**Mark Gustin, SIOR, CCIM**

+1 602 430 0605

[mark.gustin@cbre.com](mailto:mark.gustin@cbre.com)

**Jimmy Cornish**

+1 602 980 8844

[jimmy.comish@cbre.com](mailto:jimmy.comish@cbre.com)

**CBRE**