



Premium Office Space For Lease

FOR LEASE

Foothills Center

3930 E. RAY RD., PHOENIX, AZ 85044

PRESENTED BY:

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PROPERTY SUMMARY

FOOTHILLS CENTER

3930 E. RAY RD.
PHOENIX, AZ 85044

OFFERING SUMMARY

LEASE RATE:	\$25 SF/yr (Full Service)
BUILDING SIZE:	41,084 SF
SUITE 270:	3,805 SF
ZONING:	C - 2 , Phoenix
LOT SIZE:	2.85 Acres
YEAR BUILT:	1998
SUBMARKET:	Ahwatukee
APN:	306-04-115

PROPERTY SUMMARY

Located in the heart of Ahwatukee, the subject property consists of high end office space for lease. Suite 270 is located on the second level and features multiple private offices, conference rooms, reception, and break areas. In addition, the building consists of high-end common areas including a lobby/atrium entrance and common area restrooms. Ownership recently provided some capital upgrades to the common areas and restrooms. Additionally, there is an abundance of covered and surface-level parking available.



PROPERTY HIGHLIGHTS

- High-End Second Generation Office Space Available for Lease
- Suite 270: Multiple Offices, Conference Rooms, Break Room
- Covered Parking Available
- Recent Capital Upgrades to the Common Areas and Restrooms
- Professionally Managed
- Located in the Heart of Ahwatukee
- Close Proximity to the I-10 Freeway
- Minutes from Ahwatukee Foothills Towne Center Shopping Corridor



**ABUNDANT COVERED
& SURFACE LEVEL
PARKING**



**COMMON AREA
CAPITAL UPGRADES**

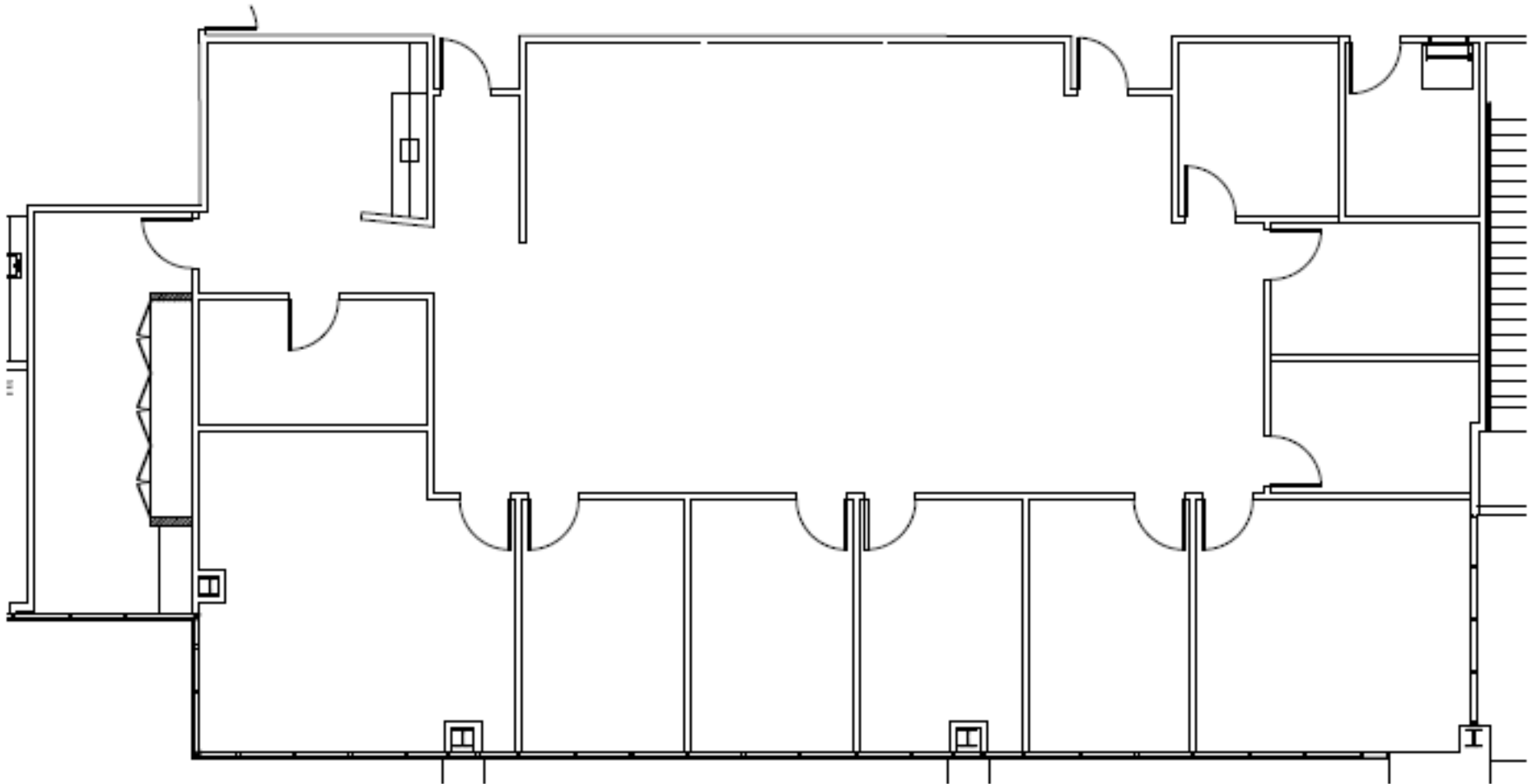


**DIRECT I-10
FREEWAY PROXIMITY**

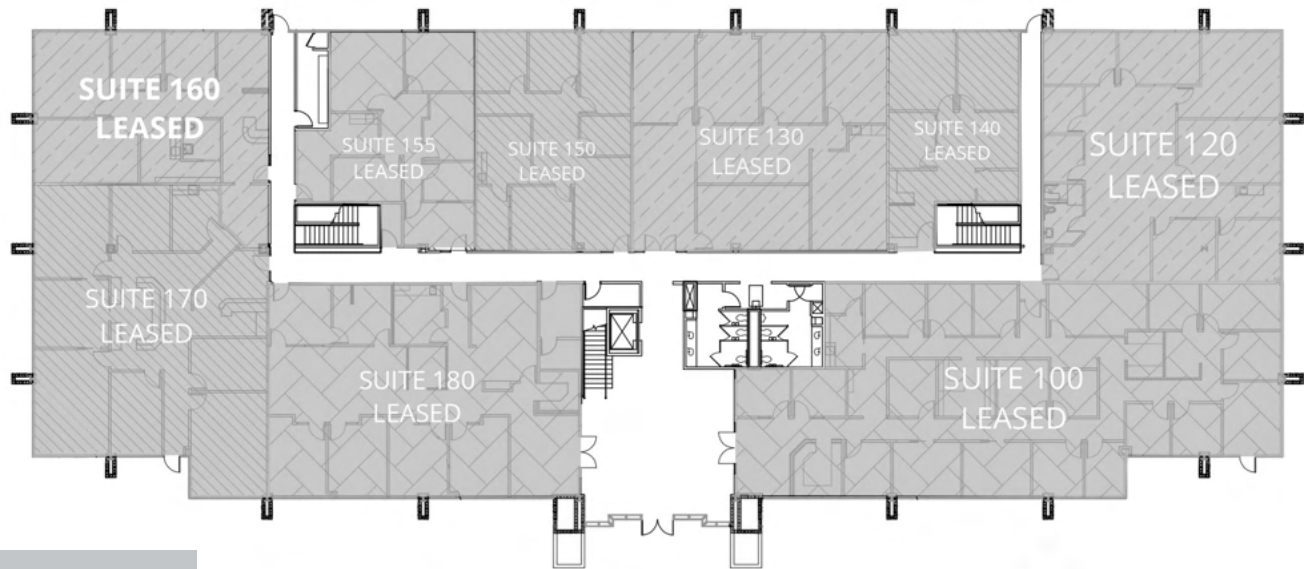
ADDITIONAL INTERIOR PHOTOS



SUITE 270: ±3,805 RSF



FLOOR PLAN - FIRST FLOOR



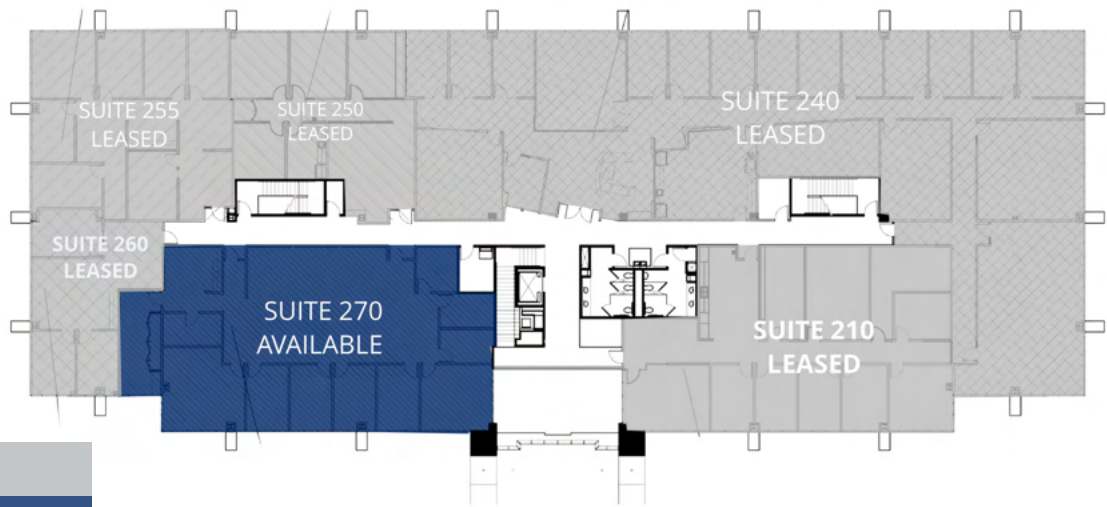
LEGEND

Unavailable

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	3,805 SF	LEASE RATE:	\$25 SF/yr

FLOOR PLAN - SECOND FLOOR



LEGEND

Available

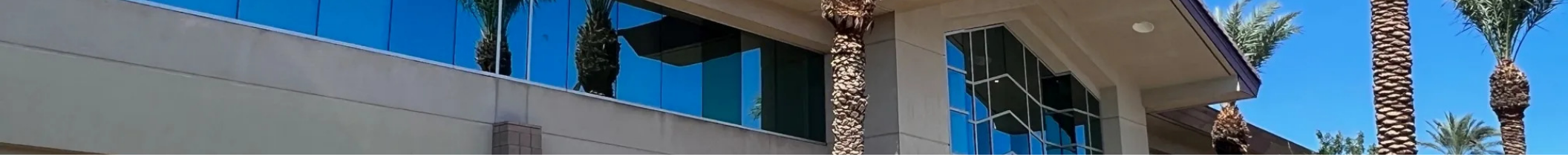
Unavailable

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LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
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LOCAL AMENITIES





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Collective Strength, Accelerated Growth

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