

# Two Gateway 432 North 44<sup>th</sup> Street

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<b>LOCATION:</b>	432 North 44th Street, Suite 400 Phoenix, AZ 85012
<b>AVAILABLE:</b>	+/- 2,000 - +/- 14,000 RSF
<b>OCCUPANCY:</b>	Immediate
<b>BASE RATE:</b>	\$19.75 per rentable square foot, full service
<b>TERM:</b>	Master Lease expires on April 30, 2010
<b>EXPENSE STOP:</b>	Base year
<b>T.I. ALLOWANCE:</b>	As-is
<b>LOAD FACTOR:</b>	12.5%
<b>PARKING:</b>	4 / 1,000
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Excellent opportunity with a below market rate.</li><li>• Immediate access to the Loop 202 and Interstate 10 freeways.</li><li>• Covered parking available</li><li>• Located adjacent to Phoenix Sky Harbor Airport.</li><li>• High-end tenant improvements.</li><li>• Close proximity to numerous retail amenities.</li><li>• Gateway Center has an on-site deli and fitness center.</li></ul>

**For more information please contact:**



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