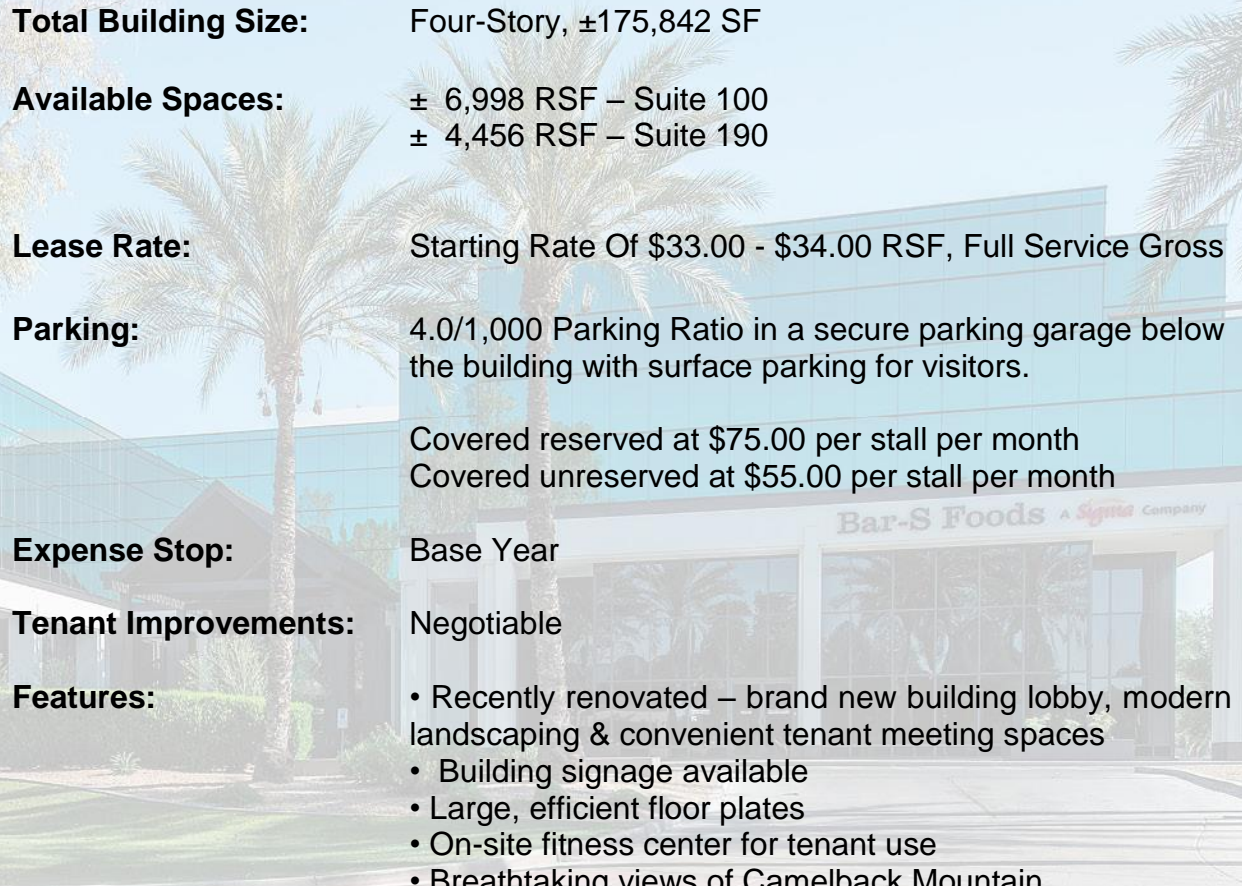




5090 NORTH 40TH STREET, PHOENIX ARIZONA



Total Building Size:	Four-Story, ±175,842 SF
Available Spaces:	± 6,998 RSF – Suite 100 ± 4,456 RSF – Suite 190
Lease Rate:	Starting Rate Of \$33.00 - \$34.00 RSF, Full Service Gross
Parking:	4.0/1,000 Parking Ratio in a secure parking garage below the building with surface parking for visitors. Covered reserved at \$75.00 per stall per month Covered unreserved at \$55.00 per stall per month
Expense Stop:	Base Year
Tenant Improvements:	Negotiable
Features:	<ul style="list-style-type: none">• Recently renovated – brand new building lobby, modern landscaping & convenient tenant meeting spaces• Building signage available• Large, efficient floor plates• On-site fitness center for tenant use• Breathtaking views of Camelback Mountain• Minutes from the Arizona Biltmore Resort, Biltmore Fashion Park, Ritz-Carlton hotel and many other restaurant and retail amenities• Located at 40th Street & Camelback Road – Direct access to executive housing in Paradise Valley & Arcadia

FOR MORE INFORMATION, PLEASE CONTACT:

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**CITY OFFICE REIT**