

4717 E. Hilton Ave. | Phoenix, AZ 85034

FOR LEASE

Office | Creative Space



Charles Miscio
Executive Vice President
602 222 5192
charles.miscio@colliers.com

Rob Martensen SIOR, CCIM
Executive Vice President
602 222 5082
rob.martensen@colliers.com

Philip Wurth, CCIM
Executive Vice President
480 655 3310
philip.wurth@colliers.com

PROPERTY INFORMATION

Total Building Size 148,446 SF
Year Built 1995
Parking Parking Ratio: 6.0/1,000

PROPERTY FEATURES

- Multi-use building at Phoenix Airport Center
- Great location off of State Route 143 and University Drive
- Minutes away from Sky Harbor International Airport
- Monument Signage - Freeway Frontage onto State Route 143
- 100% Air Conditioned - New high-efficiency chiller system
- New 25-year roof system
- Adjacent to the Hilton Phoenix Airport, Sleep Inn and Courtyard by Marriott Phoenix Airport

Colliers International
2390 E. Camelback Rd | Suite 100
Phoenix, AZ 85016
MAIN 602 222 5000
FAX 602 222 5001
www.colliers.com/greaterphoenix



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FLOOR PLAN

SUITE 350 | 400
±39,335 SF
±15,335 SF Office (divisible)

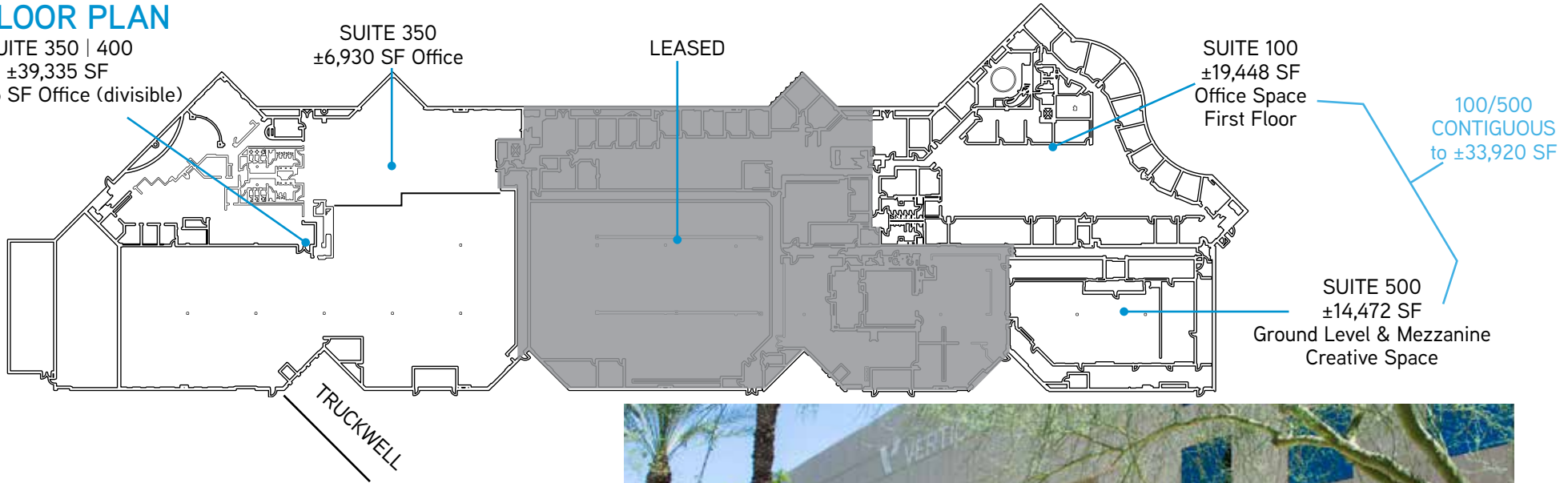
SUITE 350
±6,930 SF Office

LEASED

SUITE 100
±19,448 SF
Office Space
First Floor

100/500
CONTIGUOUS
to ±33,920 SF

SUITE 500
±14,472 SF
Ground Level & Mezzanine
Creative Space



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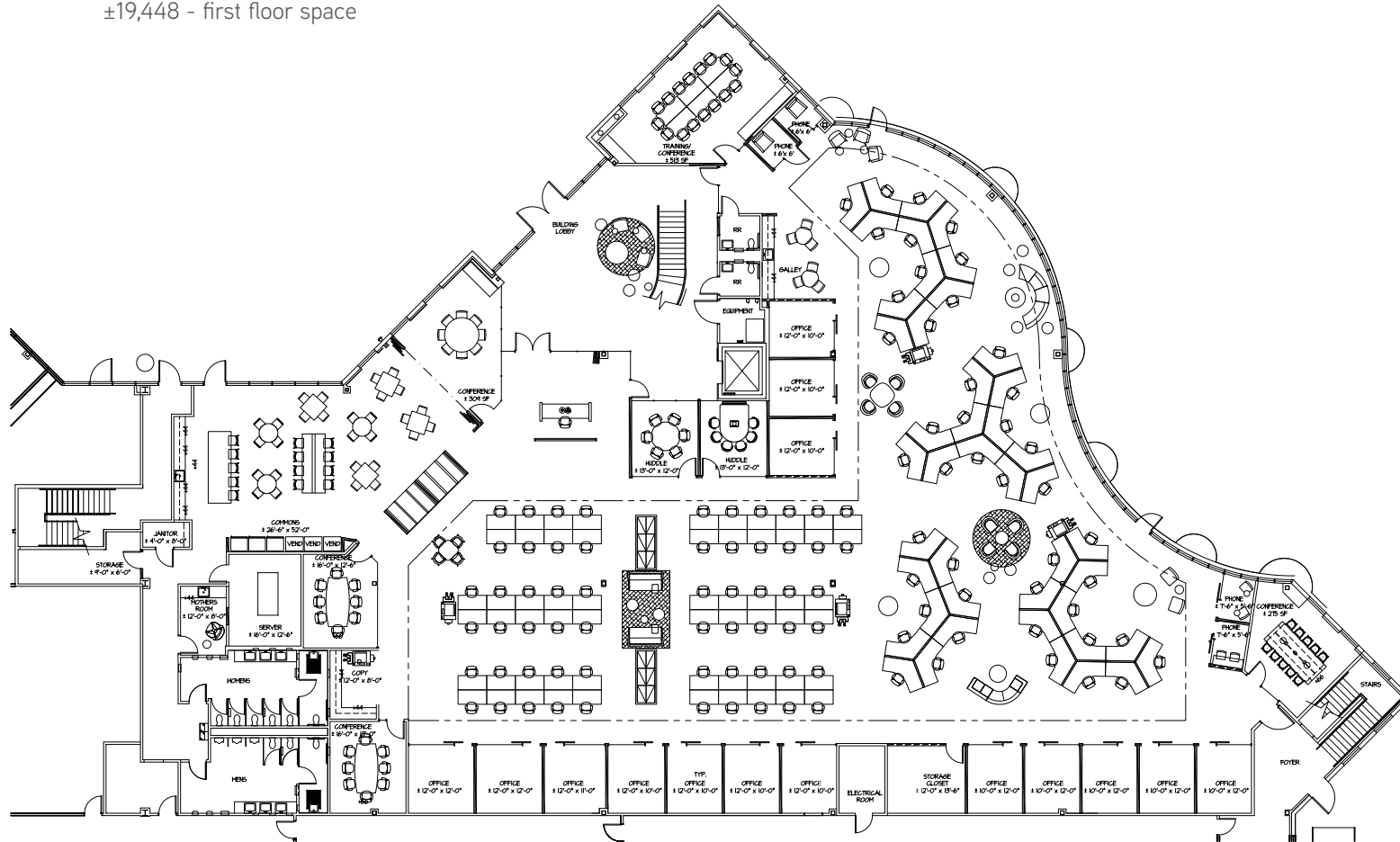
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AVAILABILITY | SUITE 100 | OFFICE SPACE

Rate: \$15.00 NNN
Availability: ±19,448 - first floor space



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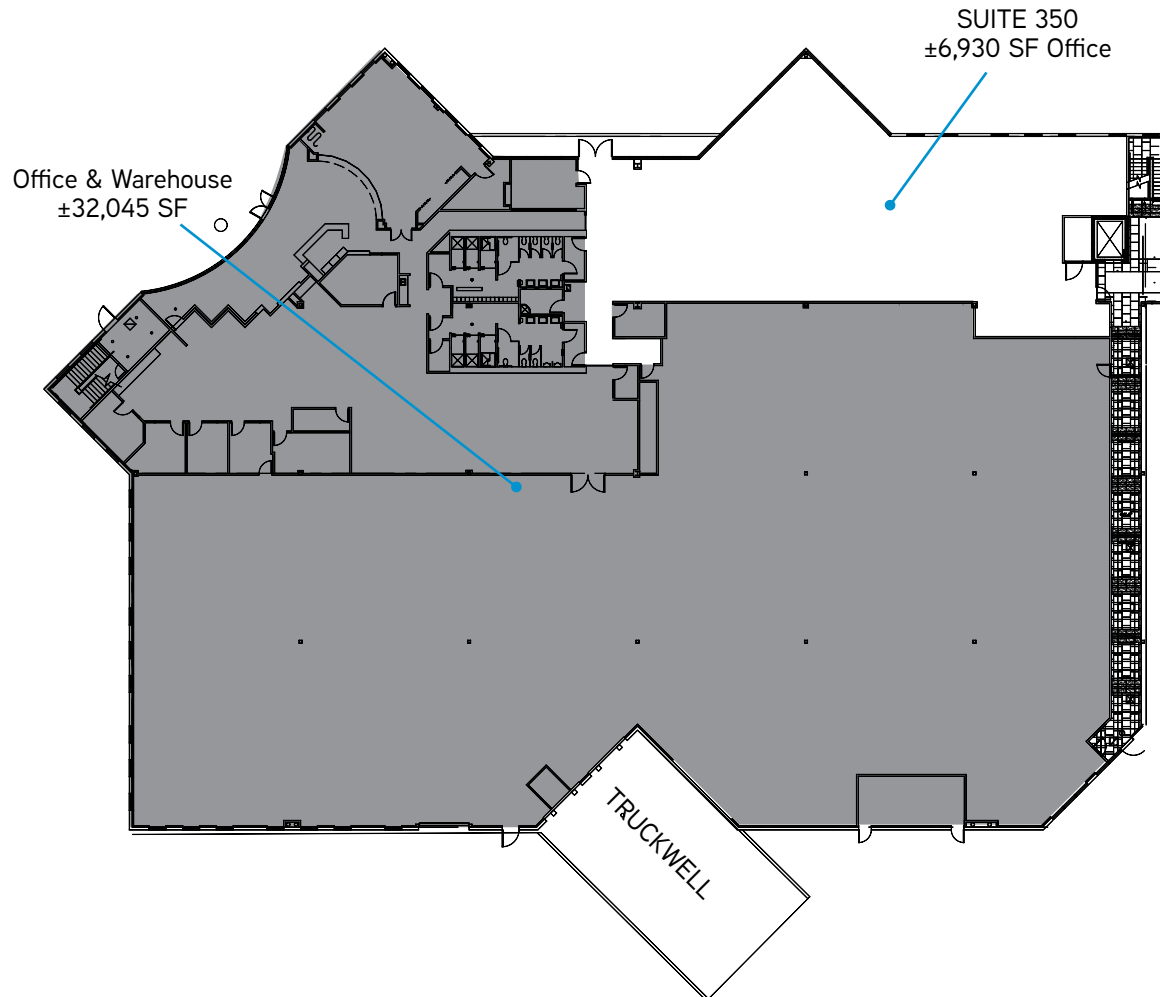


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AVAILABILITY | SUITE 350 | OFFICE SPACE

Rate: \$12.00 NNN (includes electricity)

Availability: Suite 350 ±6,930 SF Office



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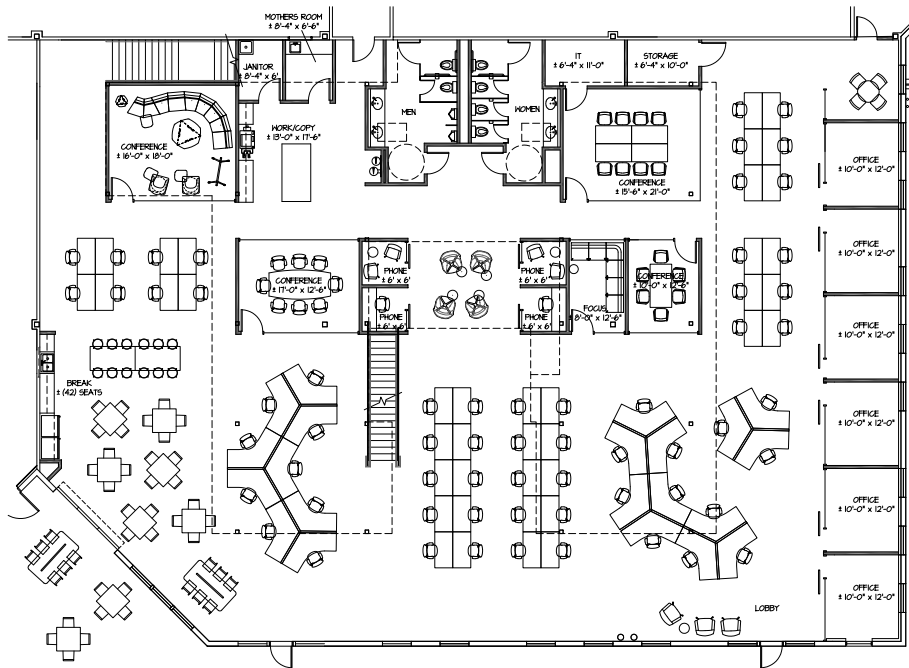
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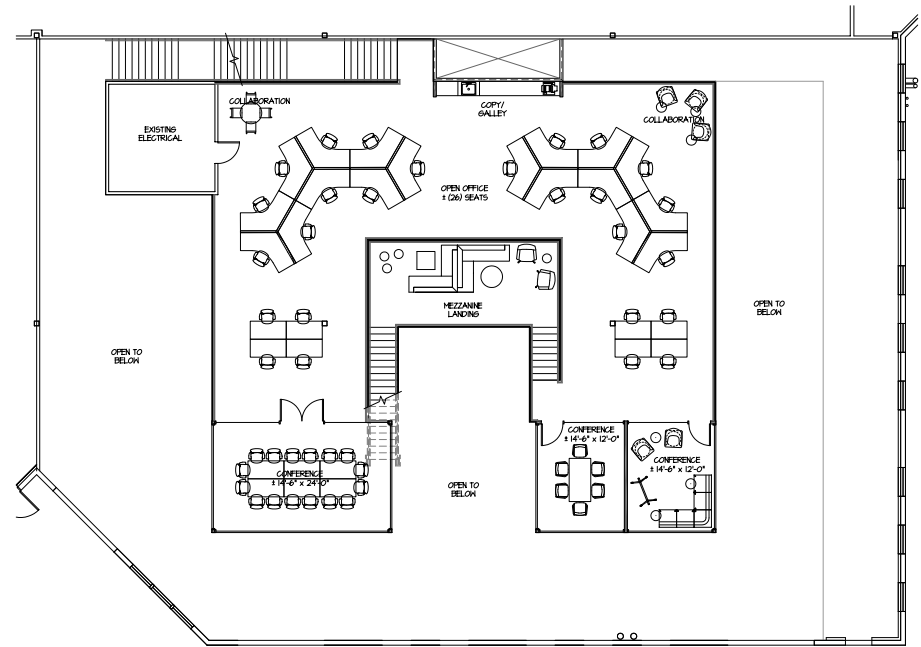
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AVAILABILITY | SUITE 500 | CREATIVE SPACE

Rate: \$15.00 NNN
Availability: ±14,472 - first and second floor
creative space



FIRST FLOOR



MEZZANINE LEVEL

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AMENITIES | AREA MAP & DEMOGRAPHICS



POPULATION

358
within 1 mile
85,399
within 3 miles
338,326
within 5 miles



DAILY TRAFFIC
COUNTS

41,023 VPD
at University Dr.
and State Rt. 143



10 minute
drive to
Phoenix Sky Harbor
International Airport

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