



PROMENADE AT SOUTH MOUNTAIN

// 8222 SOUTH 48TH STREET
PHOENIX | ARIZONA

For Lease
Newly Renovated
Office Building





8222 SOUTH 48TH STREET
PHOENIX, ARIZONA



SUITES AVAILABLE
FROM 900 – 10,800 SF



LEASE RATE:
\$17.50/SF FULL SERVICE

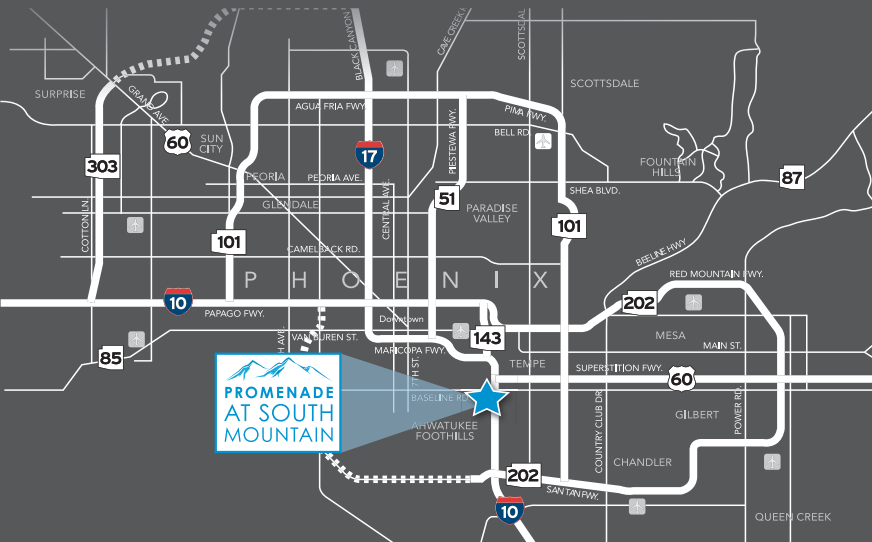


PARKING RATIO: 4/1,000



Building Features

- > Newly renovated property features contemporary finishes throughout
- > Open two-story lobby's features floor-to ceiling windows and modern wood and stone finishes
- > Office suites with oversized windows offer views of the Arizona Grand Resort & Spa and direct access to common-area courtyards
- > Landscaped courtyards throughout the property with shaded conversation areas and Bocci Ball court
- > Common-area break room adjacent to one of the courtyards
- > Common-area and private rest rooms throughout the property
- > Building and suite signage available
- > Custom space planning and tenant improvements available
- > Covered/Reserved Parking



Location Overview

- > Lushly-landscaped property backs to the Arizona Grand Golf Course and is adjacent to the South Mountain Park and Reserve with more than 51 miles of hiking trails
- > Great location near the popular Ahwatukee Foothills area with more than 250,000 residents
- > Convenient access to I-10 and minutes away from Sky Harbor International Airport and Arizona State University
- > Close to a variety of casual and fine dining restaurants and retail at Arizona Mills Mall
- > Tenants enjoy world-class amenities at the Arizona Grand Resort & Spa including discounted Coroporat membership plans

CHARLES MISCIO
+1 602 222 5192
Phoenix, AZ
charles.miscio@colliers.com

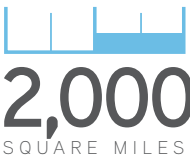
PHILIP WURTH, CCIM
+1 480 655 3310
Scottsdale, AZ
philip.wurth@colliers.com



COLLIERS INTERNATIONAL
2390 E. Camelback Rd.
Suite 100
Phoenix, AZ 85016
Main +1 602 222 5000
www.colliers.com/greaterphoenix



Greater Phoenix Demographics



Residential Population



Miles	2017
1	13,683
2	100,800
3	276,328

Estimated 2022 Population



Miles	2022
1	14,740
2	108,831
3	297,424

Median HH Income



Miles	2017
1	\$47,972
2	\$50,766
3	\$55,905

Traffic Counts



Direction	2017
North/South	63,096
East/West	14,452

10 minutes



6 minutes



10 minutes



20 minutes to
Gilbert / Chandler



Brand New Courtyards



Outdoor Collaborative Space



For Leasing Information:



CHARLES MISCIO
+1 602 222 5192
Phoenix, AZ
charles.miscio@colliers.com



PHILIP WURTH, CCIM
+1 480 655 3310
Scottsdale, AZ
philip.wurth@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved.

