



±86,835 SF CLASS A SINGLE-STORY OFFICE BLDG

3540 East Baseline Rd. Phoenix, AZ 85042



South Mountain
AT THE RAVEN

FOR LEASING INFORMATION PLEASE CONTACT:

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AVAILABLE SUITES FROM ± 1,500 SF TO ± 18,204 SF

LOCATION OVERVIEW

South Mountain at the Raven is a Class A, single-story office building positioned directly near the intersection of Phoenix and the East Valley cities of Chandler, Tempe and Mesa. The property is located less than two miles from the intersection of the Interstate 10 and the US 60. Average daily traffic on the I-10 at this intersection is nearly 150,000 vehicles per day, while more than 200,000 cars use the U.S. 60 each day. Approximately 2.7 million people, or 60 percent of the population of the Greater Phoenix metropolitan area lives within a 30-minute drive time of South Mountain Center allowing convenient access for a valley wide workforce.



South Mountain
AT THE RAVEN





South Mountain at the Raven is located immediately north of the Ahwatukee community. This growing area includes more than 80,000 residents, and has an average household income of over \$100,000 per year. The property is positioned within a few miles of the 1.2-million square foot Arizona Mills Mall, which includes a 25-screen Harkins Theatres, At Home store, and roughly a dozen restaurants. Other nearby amenities include the Valley's only Ikea Home Furnishings Center and several big-box retailers, including Petsmart, Wal-Mart, Costco, Sam's Club, Target and Lowe's. This area also has a diverse mix of hotels for both business and leisure travel. There are nearly 1,000 hotel rooms in the area, headlined by the Arizona Grand Resort and Spa. The Arizona Grand features 744 suites, a golf course, the Oasis Water Park, a spa, an athletic club, and more than 450 employees.



PROPERTY FEATURES



SUITES FROM
1,500 SF - 18,204 SF



MOVE-IN READY
SUITES



5.5:1,000
PARKING



BUILT IN
2001



±19' CLEAR
HEIGHTS

SOUTH MOUNTAIN AT THE RAVEN :: 3540 EAST BASELINE ROAD :: PHOENIX, AZ 85042

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