

**FOR LEASE**

# FOOTHILLS CENTER

**3930 E. RAY RD.**

Phoenix, AZ 85044

**PRESENTED BY:**

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AZ #SA648012000







## OFFERING SUMMARY

BUILDING SIZE:	41,084 SF
AVAILABLE SF:	2,634 SF
LEASE RATE:	\$19.00-20.00 PSF Full Service
LOT SIZE:	2.85 Acres
YEAR BUILT:	1998
ZONING:	C-2, Phoenix
SUBMARKET:	Ahwatukee
APN:	306-04-115
VIRTUAL TOUR:	<a href="#">View Here</a>

## PROPERTY HIGHLIGHTS

- High-End Second Generation Office/Medical Space Available for Lease
- Ready for Immediate Occupancy
- Recent Capital Upgrades to the Common Areas and Restrooms
- Professionally Managed
- Located in the Heart of Ahwatukee
- Close Proximity to the I-10 Freeway
- Minutes from Ahwatukee Foothills Towne Center Shopping Corridor



## PROPERTY DESCRIPTION

The subject property consists of office/medical space for lease within the Foothills Center in the heart of Ahwatukee. Some of the recent space to come online consists of second generation high end office/medical build outs. There is availability on both first and second levels. In addition, the building consists of high-end common areas including a lobby/atrium entrance and common area restrooms. Ownership recently provided some capital upgrades to the common areas and restrooms. Additionally, there is an abundance of covered and surface-level parking available.

## LOCATION DESCRIPTION

Foothills Center is strategically located in the heart of Ahwatukee off of Ray Rd and the I-10 Fwy. Ahwatukee is a high end community abutted to South Mountain Park just west of the I-10 Freeway. The community is a highly attractive employment center that offers easy access to the urban freeway system including the I-10 and Loop 202 Freeways, Sky Harbor International Airport, and a large labor pool that is highly educated and skilled in a variety of occupations. The high end building is surrounded by an upscale residential neighborhood, convenient shopping centers, and an abundance of fabulous restaurants making it very appealing for local businesses to office out of.



LEGEND

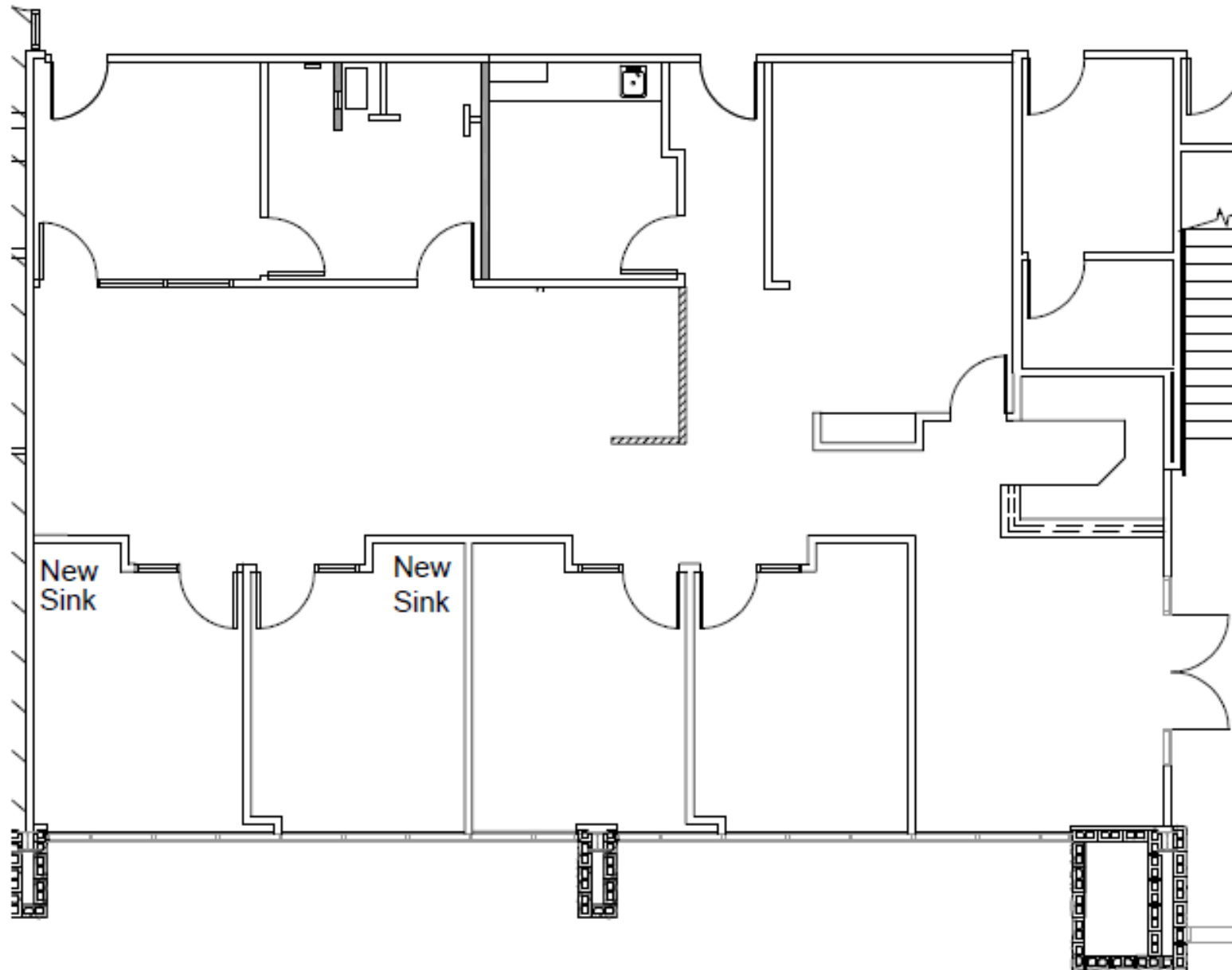
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AVAILABLE SPACES

	SIZE	RATE
3930 E. Ray Road   Suite 180	2,634 SF	\$20.00 SF/yr





Suite 180: ±2,634 RSF



## LEGEND

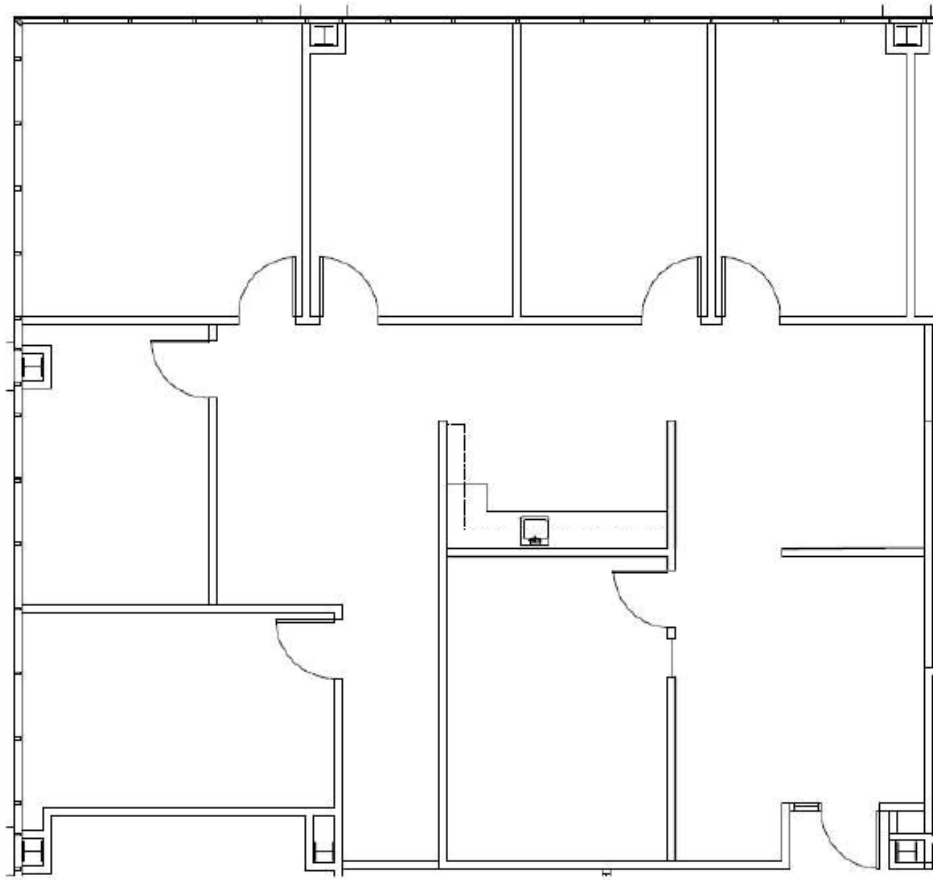
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## AVAILABLE SPACES

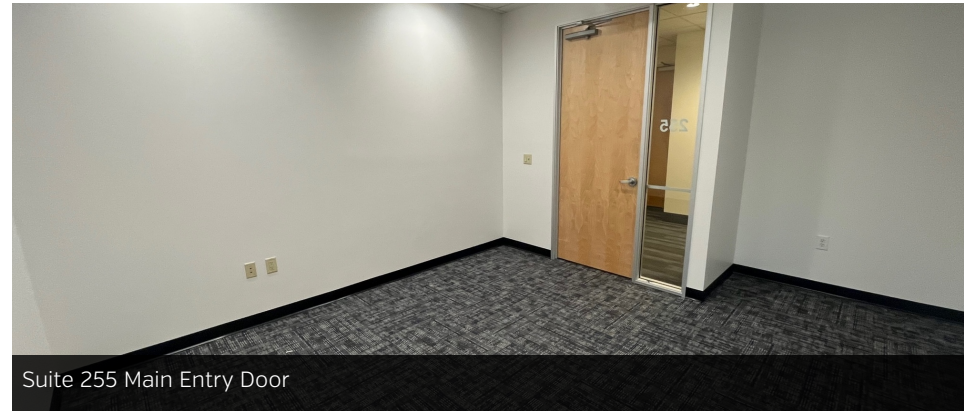
SIZE

RATE





Suite 255:  $\pm$ 2,238 RSF



Suite 255 Main Entry Door



Suite 255 Break Area



Suite 255 Large Office/Conference Room



## AHWATUKEE CITY PROFILE

Ahwatukee is one of the 15 villages designated by the City of Phoenix. The people who live, work and play in this thriving community share the intimacy of small-town living while enjoying the plentiful amenities of a bustling metropolis close at hand. Because Ahwatukee is nestled so closely to the surrounding mountains, it gives the feel of an independent city. The village is bound by I-10 to the east along with the cities of Chandler and Tempe, to the north is South Mountain and the Gila River Indian Reservation to the west and south.

Money Magazine recognized Ahwatukee as one of America's "Best Places to Live." Our 35.8 square-mile village currently has a population of approximately 88,500 residents. The average household income is \$96,700.

A portion of Ahwatukee's appeal is attributed to the strong educational system. The Kyrene School District serves the pre-k through 8th-grade sector. It is one of the top-performing districts in the state with all 25 schools receiving "excelling" or "highly performing" ratings. The two high schools are part of the Tempe Union High School district and both boast "excelling" ratings. In addition to the fine public schools are a variety of private and charter schools. Arizona State University is located in nearby Tempe. South Mountain College, the University of Phoenix and Ottawa University also have a campus presence in the area.

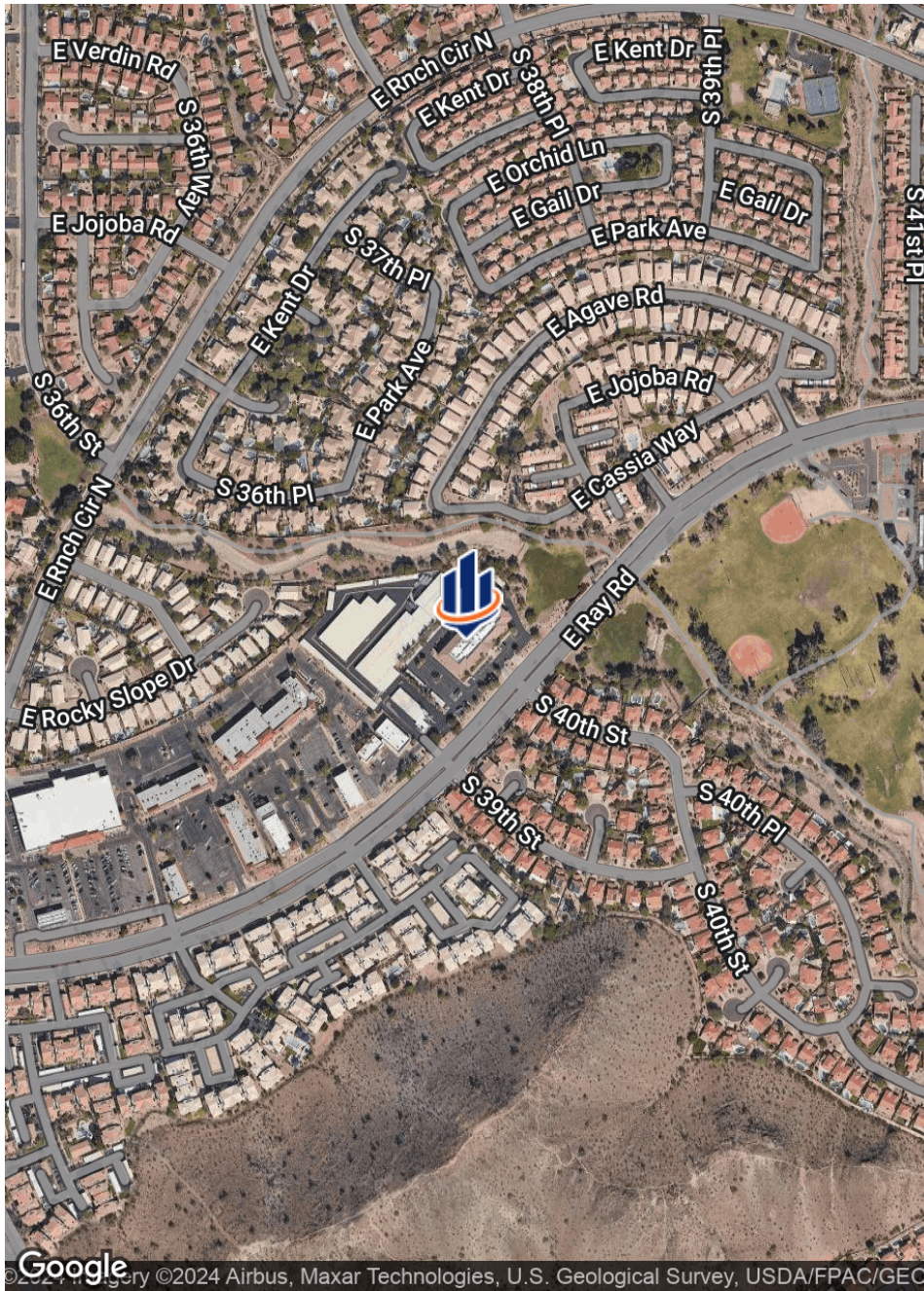
## EMPLOYMENT CENTER PROFILE

The Ahwatukee Foothills area is a highly attractive employment center that offers premium office locations with easy access to the urban freeway system, Sky Harbor International Airport, and a large labor pool.

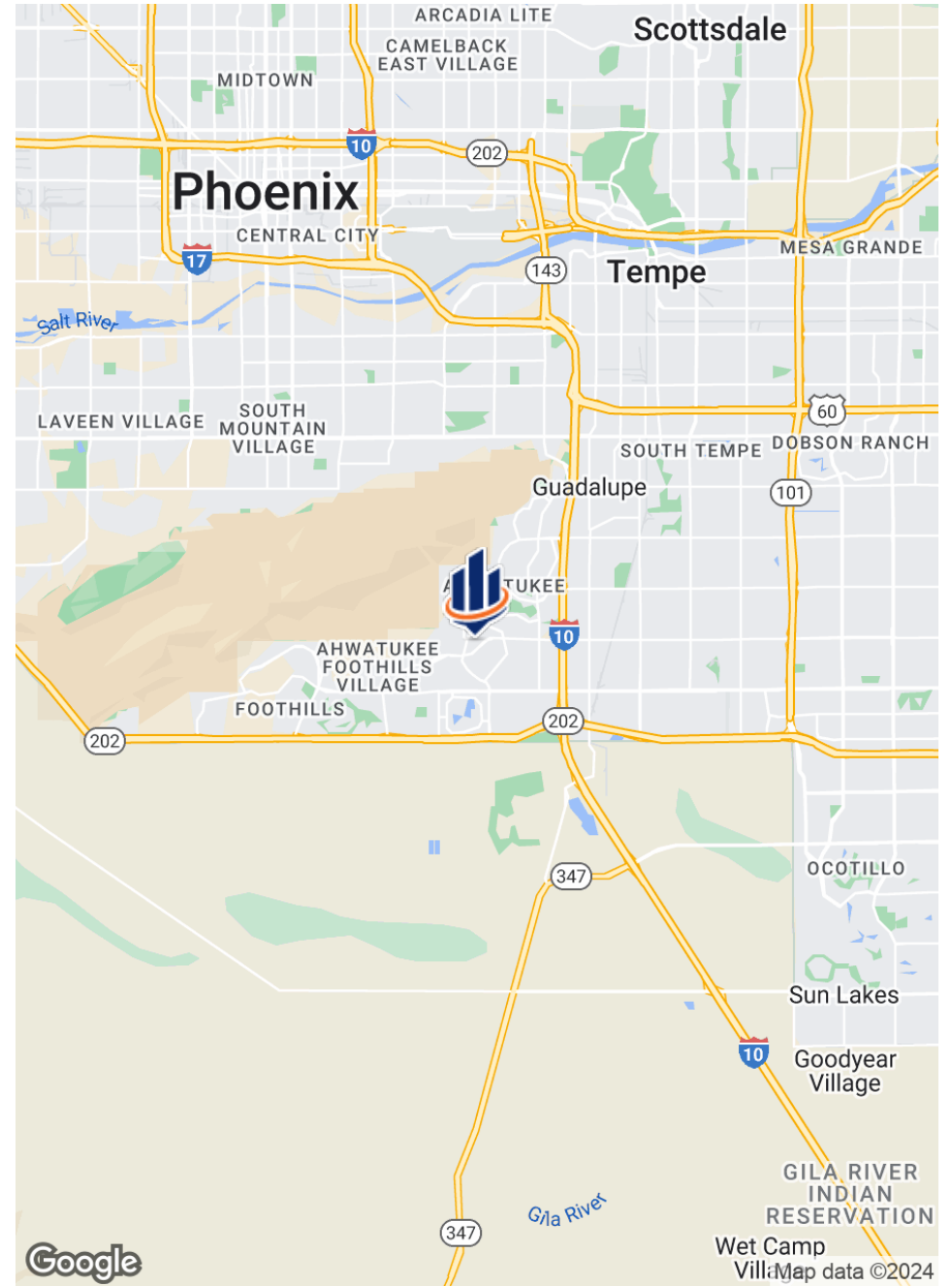
Employers in the Ahwatukee Foothills area enjoy an abundant labor pool that is both well educated and skilled in a variety of occupations. There are currently more than 418,000 workers within a 20 minute drive time and close to 980,000 within a 30 minute drive time. The population in the 30 minute drive time has grown by over 17 percent since 2000, and is expected to grow by an additional 6 percent by 2020, thereby ensuring continued labor pool growth.

Within a 10 minute commute shed there is a high concentration of clerical and administrative support workers, as well as managerial workers and healthcare & education workers. The occupational mix becomes more service focused within a 20 or 30 minute drive time and includes more service and production and transportation workers.<sup>2</sup> Within a 10 minute drive time, 29 percent of adults have completed some college and 24 percent have either a bachelors or graduate degree.





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