

Introducing  
orsett.

# SKY HARBOR GATEWAY

Exclusively Represented by

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4605, 4615 and 4635 East Elwood Street | Phoenix, Arizona





Lobby Rendering

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**Building Summaries**

**4605 EAST ELWOOD**

- Built in 1989
- ±116,000 RSF
- Seven (7) Stories

**4615 EAST ELWOOD**

- Built in 1986
- ±86,000 RSF
- Four (4) Stories

**4635 EAST ELWOOD**

- Built in 1999
- ±71,000 RSF
- Three (3) Stories

**General Description**

Orsett Sky Harbor Gateway is a 3-Building, 273,623 square foot corporate office campus located in the center of the Phoenix Metropolitan Area and enjoys tremendous freeway access and visibility. Now under new stable ownership with Orsett Properties, the project will undergo significant renovation including upgrades to the interior lobbies/common areas and landscaping/hardscaping.

**Location Features**

- Centralized location for broad reach to employee labor pools
- Located at the intersection of two freeways - Interstate 10 (222,000 VPD) and State Route 143 (133,000 VPD).
- Less than 10 minutes to access other freeways including SR 51, US 60, Loop 202, and Interstate 17.
- Located just one mile (5 minutes) to Sky Harbor International Airport.
- 10 minutes to Downtown Tempe and Arizona State University
- 15 minutes to Downtown Phoenix, ASU Capital Campus



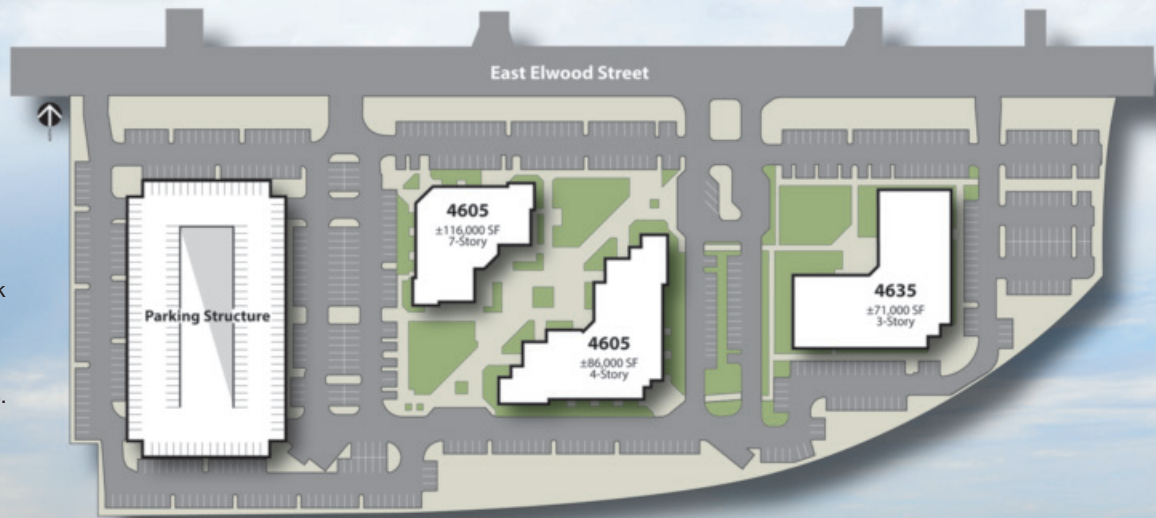


### Site Characteristics

- Site Area - Approximately 12 acres
- Parking Ratio – Up to 7/1000 can be provided in a separate, detached parking structure
- Zoning - C-2, A-1, and M-R (City of Phoenix)
- Power - Salt River Project (3600 Amps, 277/480 Volts, 3-Phase, 4-Wire)
- Back Up Power - Generator in Place (additional specs can be provided)
- Connectivity - Fiber provided by Cox Century Link
- Amenities - 2,217 retail establishments within a 5 mile radius.
- Signage - Tremendous building signage with freeway visibility to both Interstate 10 and SR 143.

### Population Demographics

- 1,030,539 (10 mile radius)
- 283,435 (5-Mile radius)



Midtown Business District

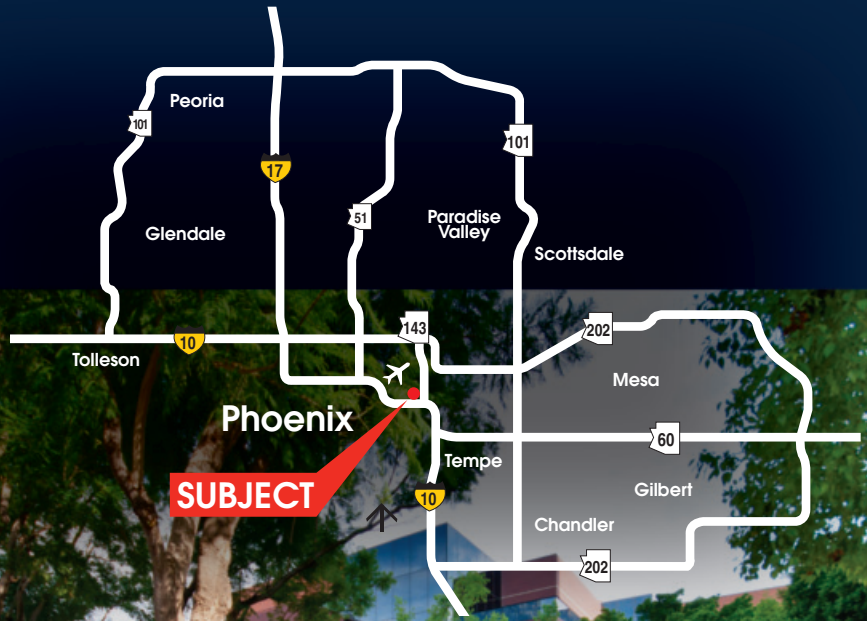
Downtown Phoenix

Phoenix Sky Harbor International Airport



Papago Freeway

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