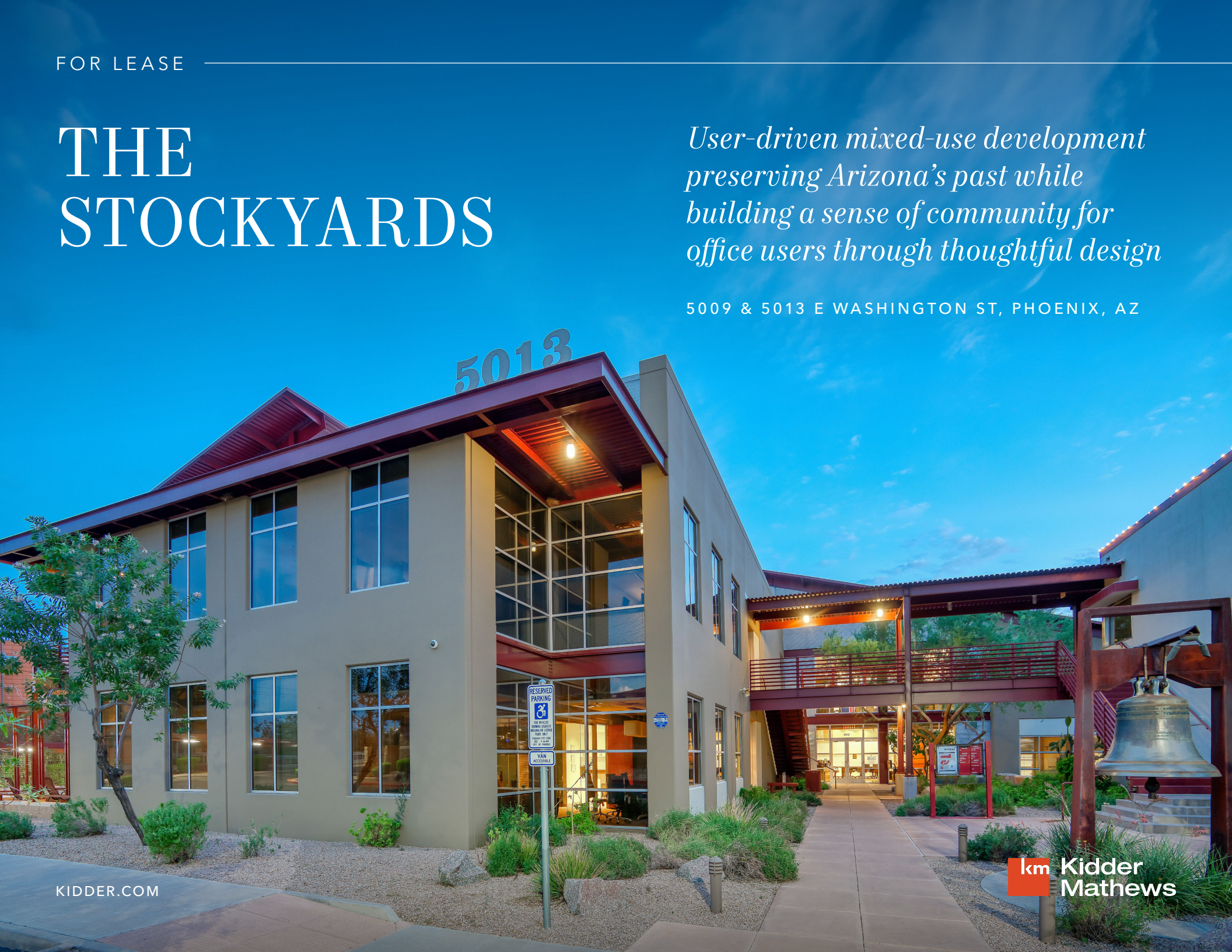
FOR LEASE

THE STOCKYARDS

User-driven mixed-use development preserving Arizona's past while building a sense of community for office users through thoughtful design

5009 & 5013 E WASHINGTON ST, PHOENIX, AZ



KIDDER.COM

Kidder Mathews

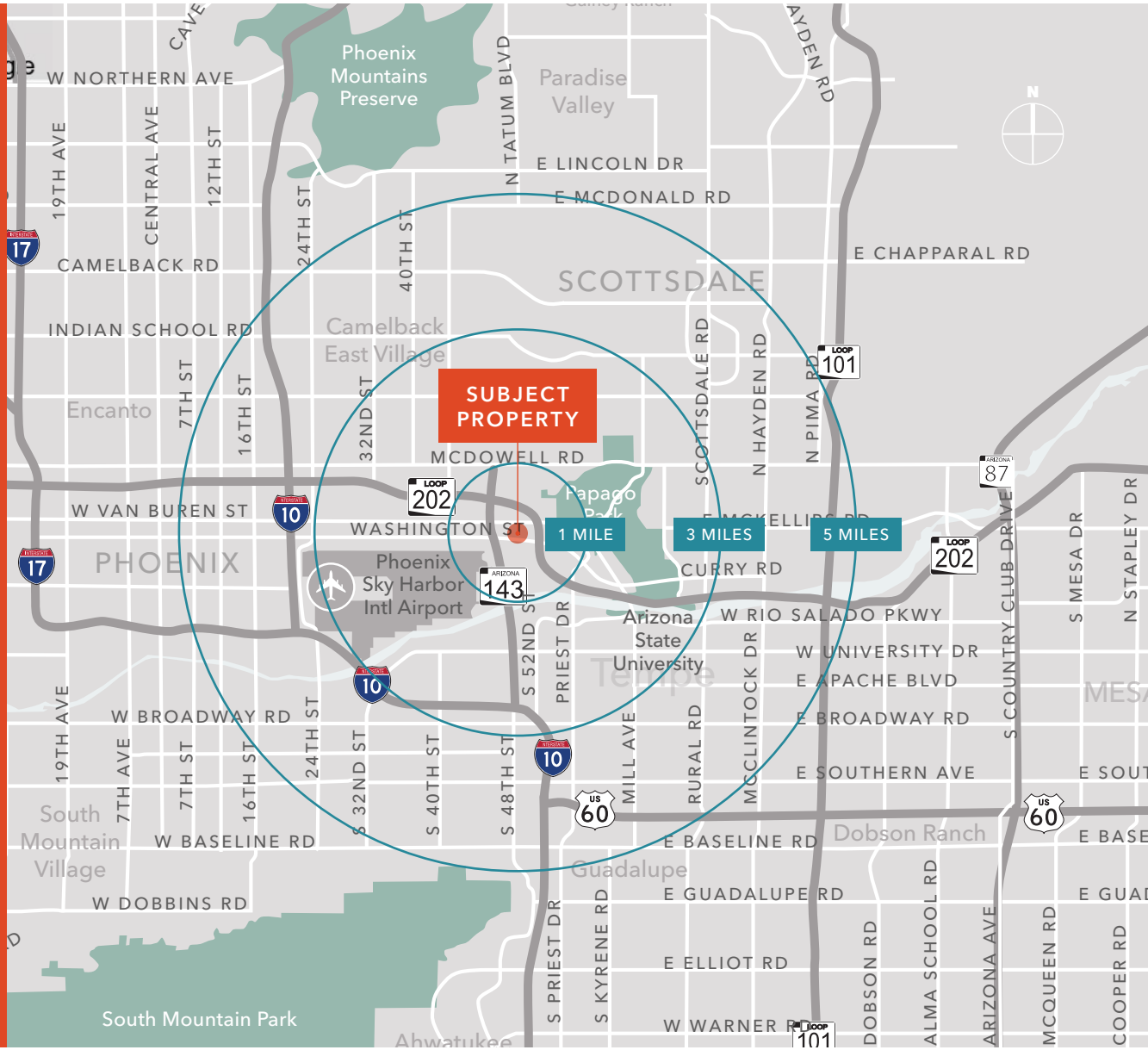
THE OFFICE EXPERIENCE *REDEFINED*

BLDG 5009	±1,685 SF, Suite 120
BLDG 5009	±2,283 SF, Suite 125
BLDG 5013	±2,341 SF, Suite 130
LEASE RATE	$25.00 - 30.00 PSF Full Service
YEAR BUILT	1953; Renovated 2024
PARKING RATIO	5.0 / 1,000
ZONING	I-2, City of Phoenix

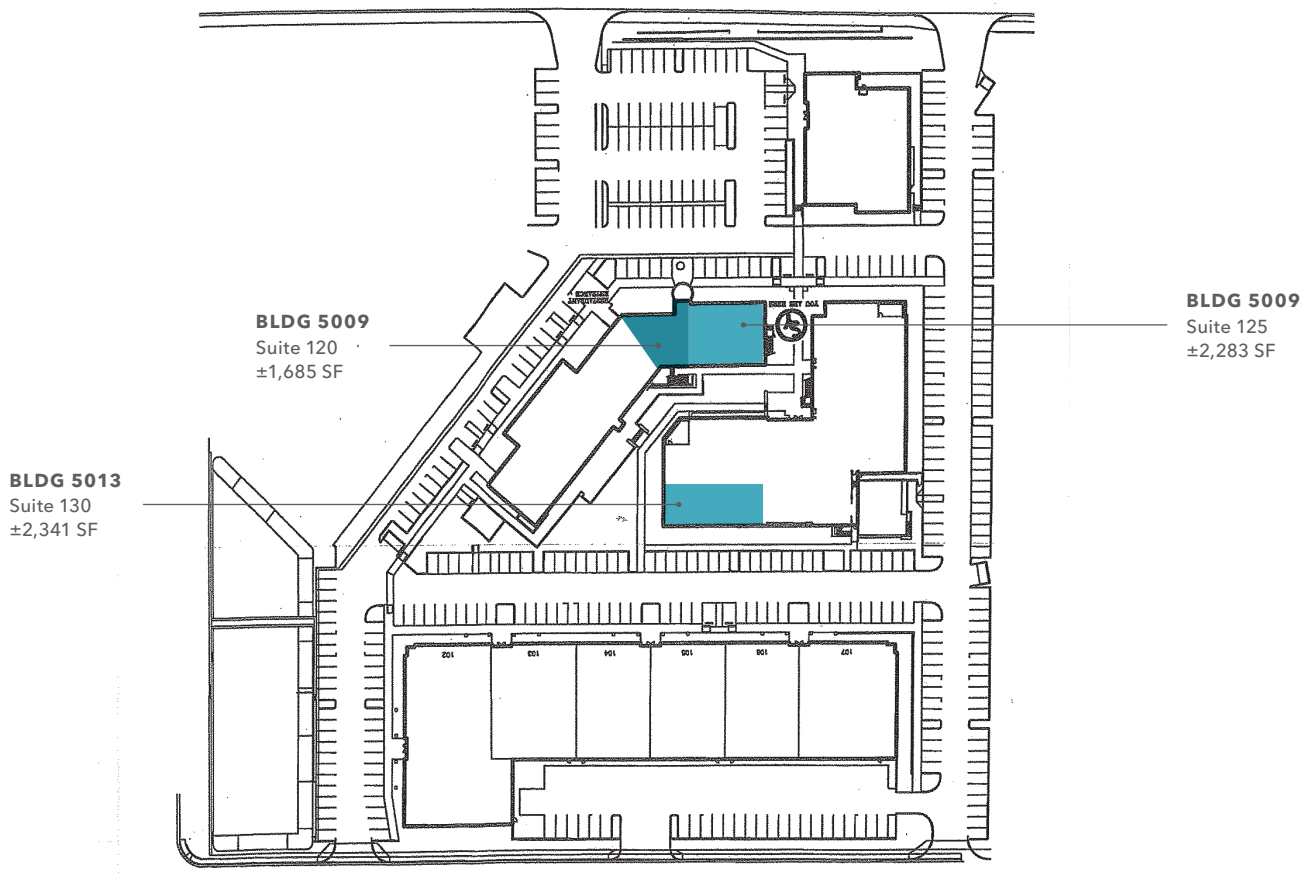
The new renovations will feature a pedestrian-friendly campus and beautiful common areas including a courtyard.

STRATEGIC & ACCESSIBLE LOCATION

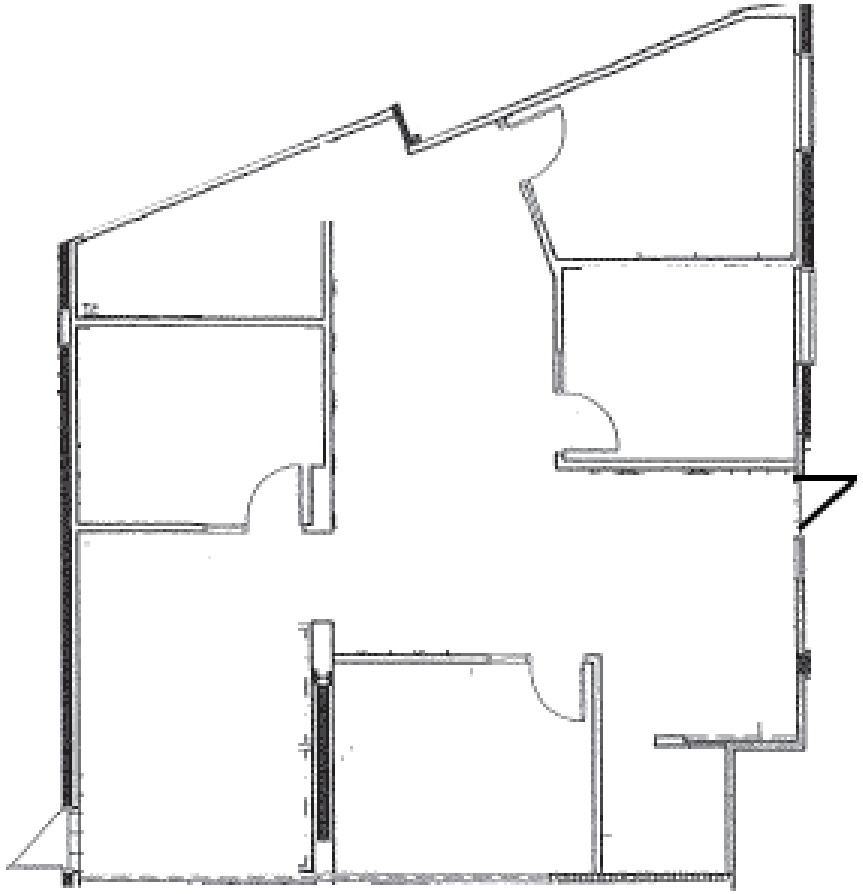
- Immediately adjacent to LightRail station
- On-site historic Stockyards restaurant
- Centrally located between Downtown Phoenix and Tempe
- 15 minutes to Downtown Scottsdale and Central Business Corridor
- Excellent freeway access via Loop 202 which seamlessly connects to all major freeways
- Minutes from Sky Harbor International Airport and completely accessible by LightRail
- Abundant retail, banks, restaurants, and apartments nearby
- Views of Camelback, Pagago and Tovrea Castle



SITE PLAN


BLDG 5009
Suite 120
±1,685 SF
BLDG 5009
Suite 125
±2,283 SF
BLDG 5013
Suite 130
±2,341 SF

BUILDING 5009

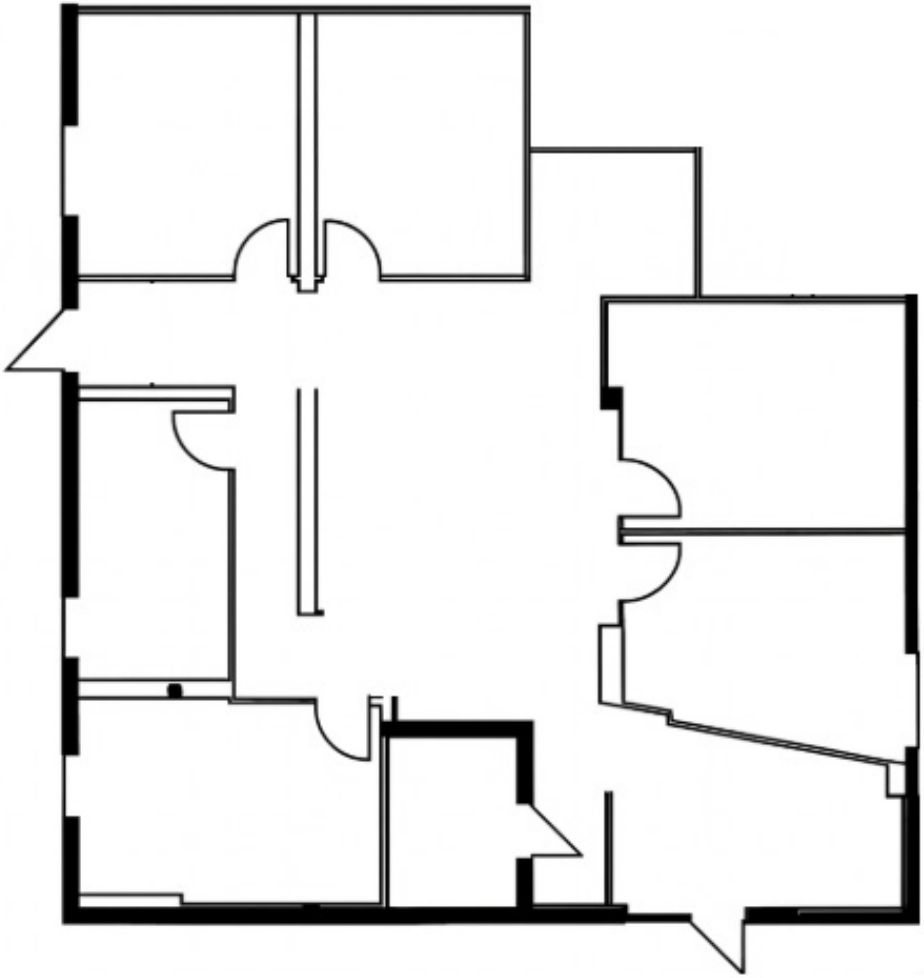


±1,685 SF
SUITE 120

$25.00
LEASE RATE PSF; FULL SERVICE

NOW
AVAILABLE

BUILDING 5009

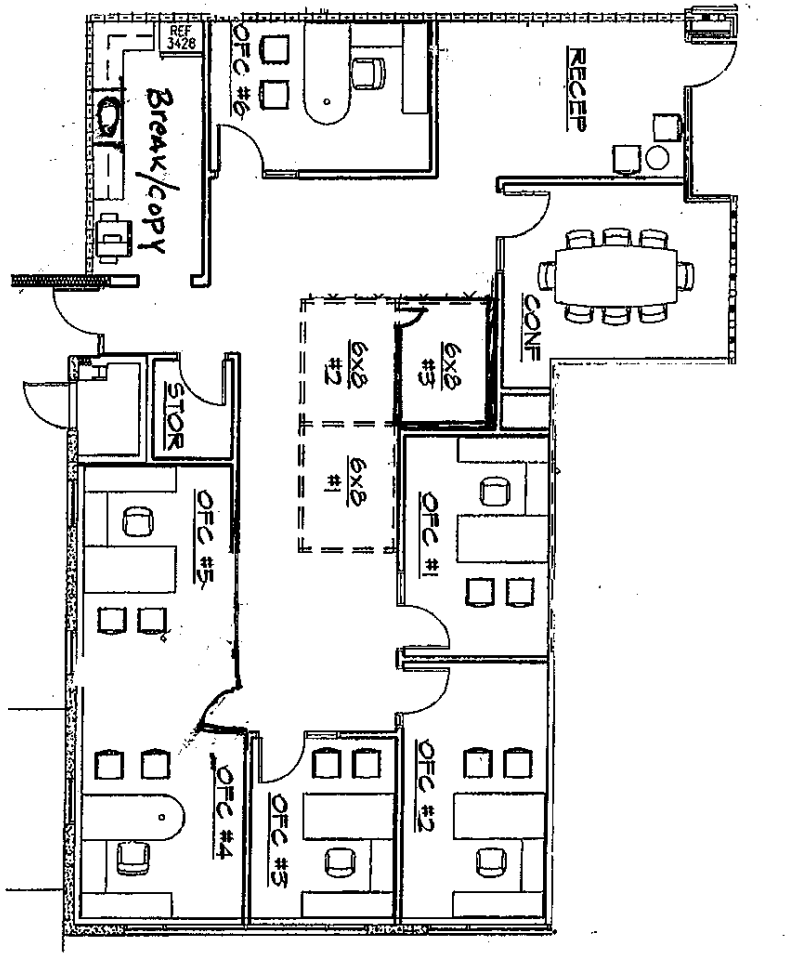


±2,283 SF
SUITE 125

$25.00
LEASE RATE PSF; FULL SERVICE

NOW
AVAILABLE

BUILDING 5013



±2,341 SF

SUITE 130

$30.00

LEASE RATE PSF; FULL SERVICE

NOW

AVAILABLE

THE STOCKYARDS

Exclusively leased by

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