



4,739 RSF FOR SUBLEASE

ONE GATEWAY

426 N. 44th Street
Phoenix, AZ 85008



FOR SUBLEASE

ONE GATEWAY



PREMISES:

4,739 RSF (SUITE 300)
Recently constructed suite with modern new finishes



AVAILABILITY:

October 1, 2026



EXPIRATION DATE:

March 31, 2029



QUOTED GROSS RATE:

Negotiable, Call for pricing + rent tax



PARKING:

14 Unreserved Parking spaces @ \$50/space/month
& 5 Reserved @ \$70/space/month



FURNITURE:

Negotiable

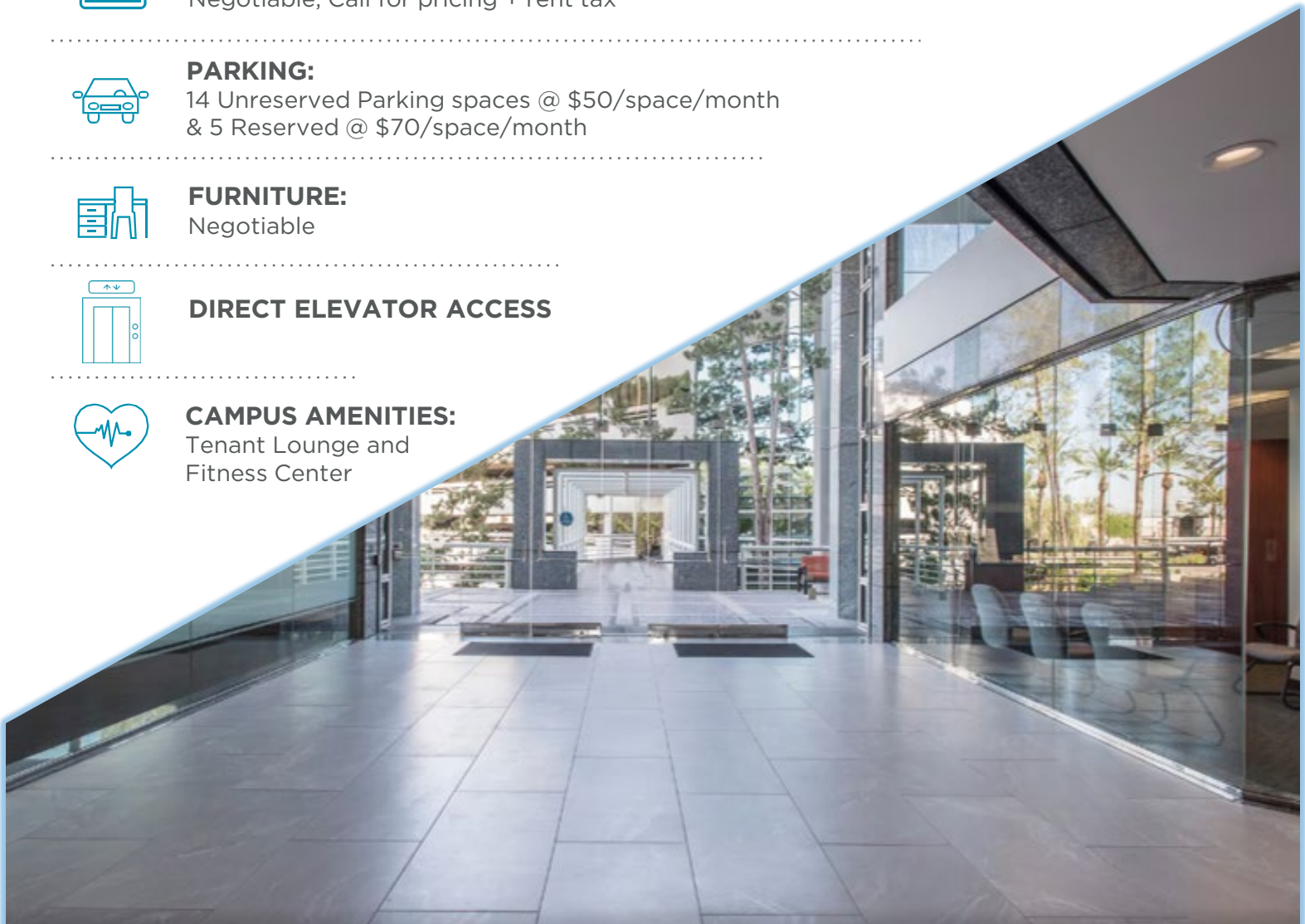


DIRECT ELEVATOR ACCESS



CAMPUS AMENITIES:

Tenant Lounge and
Fitness Center

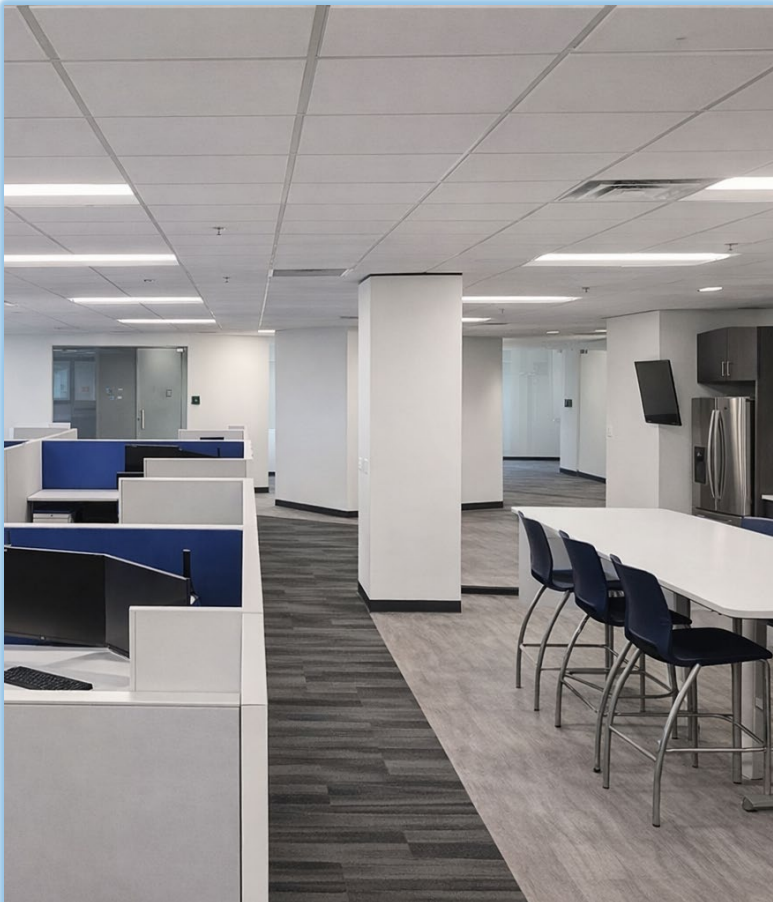


FLOOR PLAN

SUITE 300 - 4,739 RSF

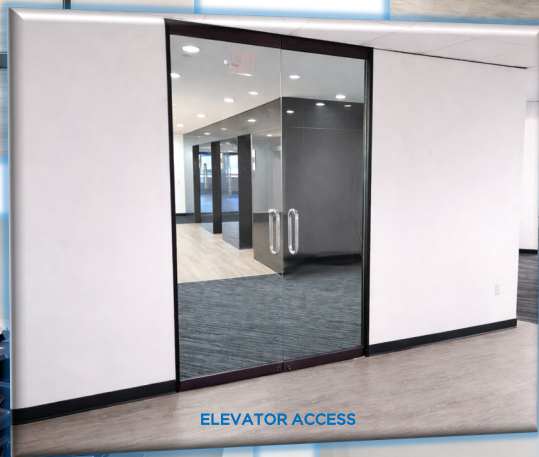


PRIVATE OFFICES: 6
WORKSTATIONS: 18
TOTAL SEATS: 28



PREMISES PHOTOS

SUITE 300 - 4,739 RSF





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