

501 
501 GATEWAY



501 GATEWAY

501 N. 44TH STREET | PHOENIX, ARIZONA



 **IRGENS**[®]

866.443.0701 | irgens.com

501 GATEWAY is a four-story, ±102,251 RSF office building that has undergone extensive renovations and improvements. Located south of the Loop 202 near Sky Harbor International Airport, 501 Gateway also is in the heart of the 44th Street Corridor, home to numerous retail and hotel amenities and many notable companies, including American Express, Bank of America, Clear Channel Communications, Honeywell Aerospace, Mobile Mini and U-HAUL.

LOCATION HIGHLIGHTS

SURROUNDINGS

In the heart of the 44th Street Corridor with spectacular views of Camelback and Papago Mountains

ACCESS

Located south of Loop 202 just off State Route 143.

DRIVABLE AMENITIES

- › 5 minutes to Sky Harbor Airport
- › 12 minutes to Downtown Phoenix
- › 12 minutes to Arizona State University - Tempe campus

BUILDING HIGHLIGHTS

- › Available space:
 - Suite 110 – 1,703 RSF
 - Suite 120 – 4,336 RSF
 - Suite 200 – 26,101 RSF
 - Suite 350 – 5,907 RSF
- › 5/1,000 RSF parking ratio
- › Monument signage available
- › On-site cafe
- › Building signage opportunities
- › Adjacent four-story parking garage

501 GATEWAY | HIGHLIGHTS



NEARBY AMENITIES



Residence INN
BY MARRIOTT



Phoenix Slice House

THE STOCKYARDS

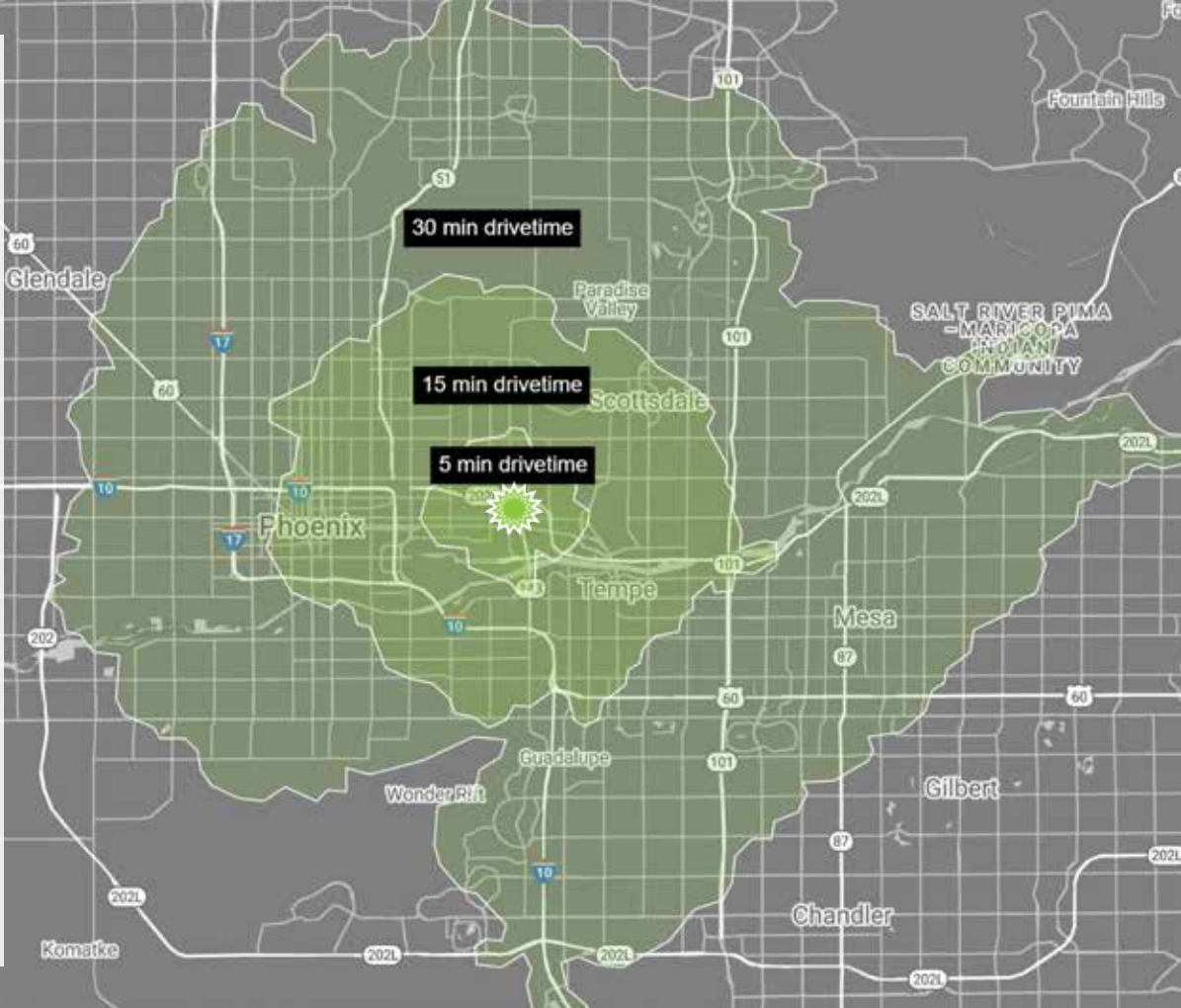


samurai sam's
TERIYAKI GRILL



phoenixZOO

PHX PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



501 GATEWAY | BY THE NUMBERS



PHOENIX
POPULATION 2020

1.66 M



AVG. HOUSEHOLD EARNING

\$57,957



MEDIAN AGE
MALE FEMALE

31 32



5-MIN DRIVE

1,973

TOTAL BUSINESSES

15-MIN

30-MIN

30,633

77,746



5-MIN DRIVE

36,552

TOTAL EMPLOYEES

15-MIN

30-MIN

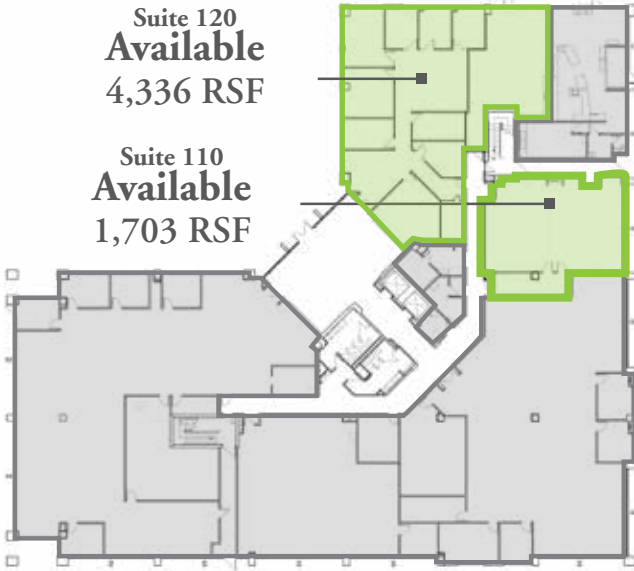
425,083

958,179

501 GATEWAY | AVAILABLE SPACE

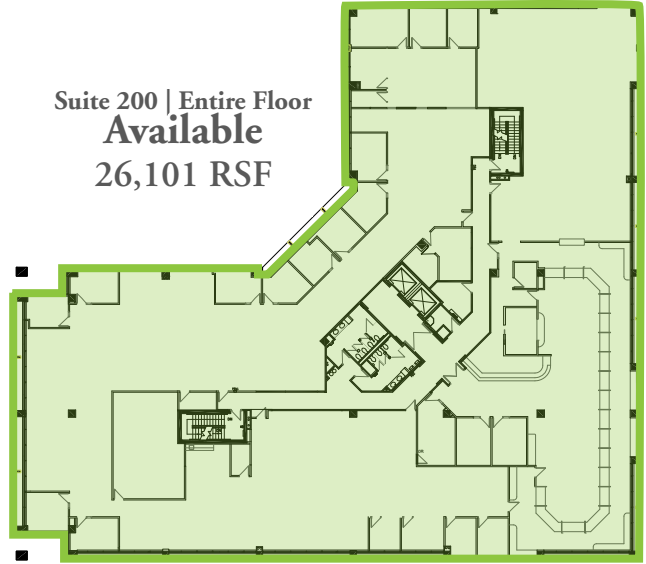
Suite 120
Available
4,336 RSF

Suite 110
Available
1,703 RSF



FIRST FLOOR

Suite 200 | Entire Floor
Available
26,101 RSF

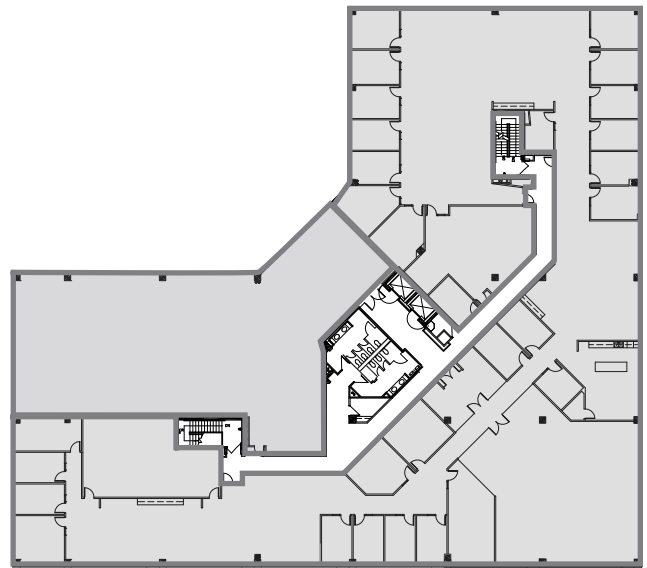


SECOND FLOOR

Suite 350
Available
5,907 RSF



THIRD FLOOR



FOURTH FLOOR

501 GATEWAY | CONTACT

CBRE

COREY HAWLEY

602.735.1742

corey.hawley@cbre.com

CBRE

JIMMY CORNISH

602.735.1741

jimmycornish@cbre.com

CBRE

BRYAN TAUTE

602.735.1710

bryan.taute@cbre.com

IRGENS

DEREK FLOTTUM

602.682.0191

dfloottum@irgens.com

