



4605 E Elwood Street | Phoenix, AZ 85040

4TH FLOOR | 9,351 SF AVAILABLE

CLASS A SUBLEASE OPPORTUNITY



LEASE EXPIRATION: 04/30/2028



VIBRANT
CAMPUS FEEL



EXCELLENT
FREEWAY VISIBILITY



AIRPORT
PROXIMITY



NEWLY RENOVATED
COURTYARD



NEWLY RENOVATED LOBBIES
& COMMON AREAS



6:1,000
PARKING



ON-SITE
CAFE

For Subleasing Information, Please Contact:

Todd Noel, CCIM
Vice Chairman
602 222 5190
todd.noel@colliers.com

Kyle Campbell
Senior Vice President
602 222 5062
kyle.campbell@colliers.com

Matt Baniszewski
Vice President
602 222 5176
matt.baniszewski@colliers.com

Colliers | 2390 E. Camelback Rd. Suite 100, Phoenix, AZ 85016 | colliers.com/arizona

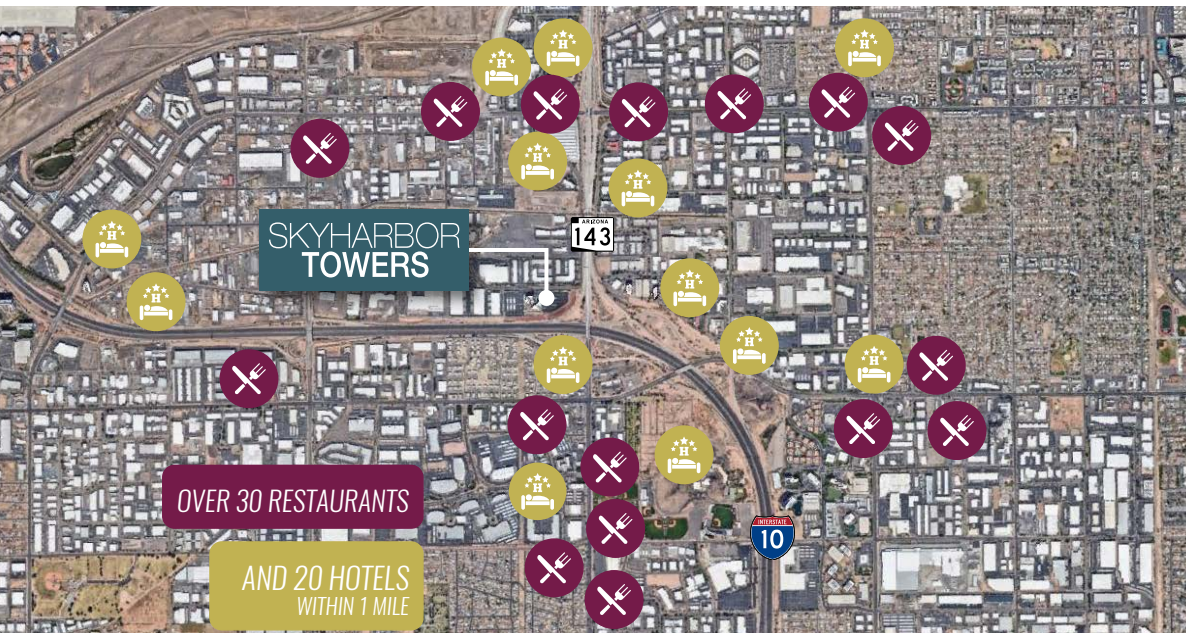




NEWLY
RENOVATED
LOBBIES &
COMMON
AREAS



ABUNDANT
PARKING



NUMEROUS
RESTAURANTS &
HOTELS NEARBY



5 MINUTES
TO PHOENIX
SKY HARBOR
AIRPORT



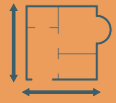
ON-SITE GYM &
TRAINING FACILITY

4605 E Elwood Street | Phoenix, AZ 85040

4TH FLOOR | 9,351 SF AVAILABLE



PROPERTY FEATURES



4TH FLOOR
9,351 SF



ON-SITE CAFÉ



ON-SITE GYM &
TRAINING FACILITY



BREAK ROOM



1 CONFERENCE
ROOMS



6 PRIVATE
OFFICES



1 PRIVATE PATIO



PARKING RATIO:
6.0/1,000

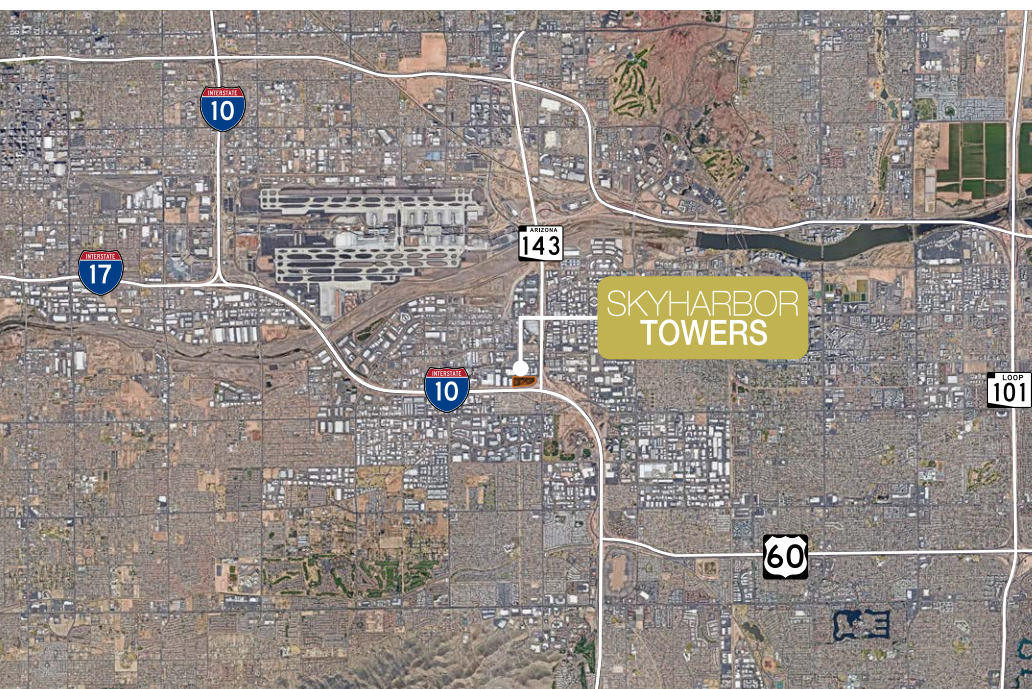




NEWLY
RENOVATED
COURTYARD



ON-SITE CAFÉ
WITH PRIVATE PATIO



For Subleasing Information,
Please Contact:

Todd Noel, CCIM

Vice Chairman

602 222 5190

todd.noel@colliers.com

Kyle Campbell

Senior Vice President

602 222 5062

kyle.campbell@colliers.com

Matt Baniszewski

Vice President

602 222 5176

matt.baniszewski@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Colliers | 2390 E. Camelback Rd. Suite 100,
Phoenix, AZ 85016 | colliers.com/arizona