



**EQT | EXETER**



# 8211 South 48th Street

Phoenix, Arizona

Building Size: 56,680 SF | 56,680 SF of Office Space Available

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## Building Specifications

- Office space available
- 56,680 SF total building size
- 56,680 SF available size
- Two story office building totaling +/- 56,680 SF
- Durable masonry block construction
- Visibility and frontage from both 48th Street and South Pointe Parkway
- Excellent curb appeal for image conscious buyers
- New outdoor lounge area
- Two (2) grade-level loading doors serve the building
- Large +/- 4.2 acre hard-corner parcel, zoned C-O
- +/- 7.1:1,000 parking ratio (+/- 1.4:1,000 covered)

## Additional Information

- Super of central Phoenix location along the border of Tempe, with easy access to downtown Tempe, downtown Phoenix and Sky Harbor International Airport
- Eight million square feet (MSF) of nearby retail amenities within minutes, including two regional malls, an outlet mall and a high concentration of retail lining I-10 and the immediate location
- Excellent freeway access, one-half mile from the Baseline Road/ Interstate 10 (I-10) interchange  
The new loop 202 South Mountain Freeway will provide secondary access to the west, significantly relieving I-10 congestion.
- Adjacent to the Charles Schwab's 25-acre, 1,100-employee office/data center campus. Other major employers within three miles include Aetna, BAE Systems Healthcare, Lyft, Progressive Insurance, and Xenon.



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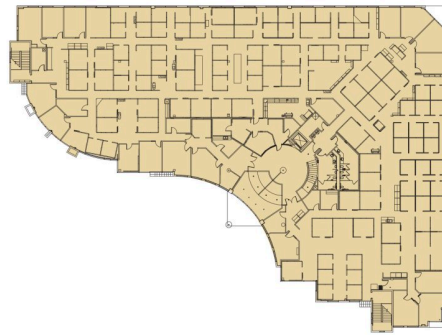
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FIRST FLOOR - ±28,340 SQUARE FEET



SECOND FLOOR - ±28,340 SQUARE FEET





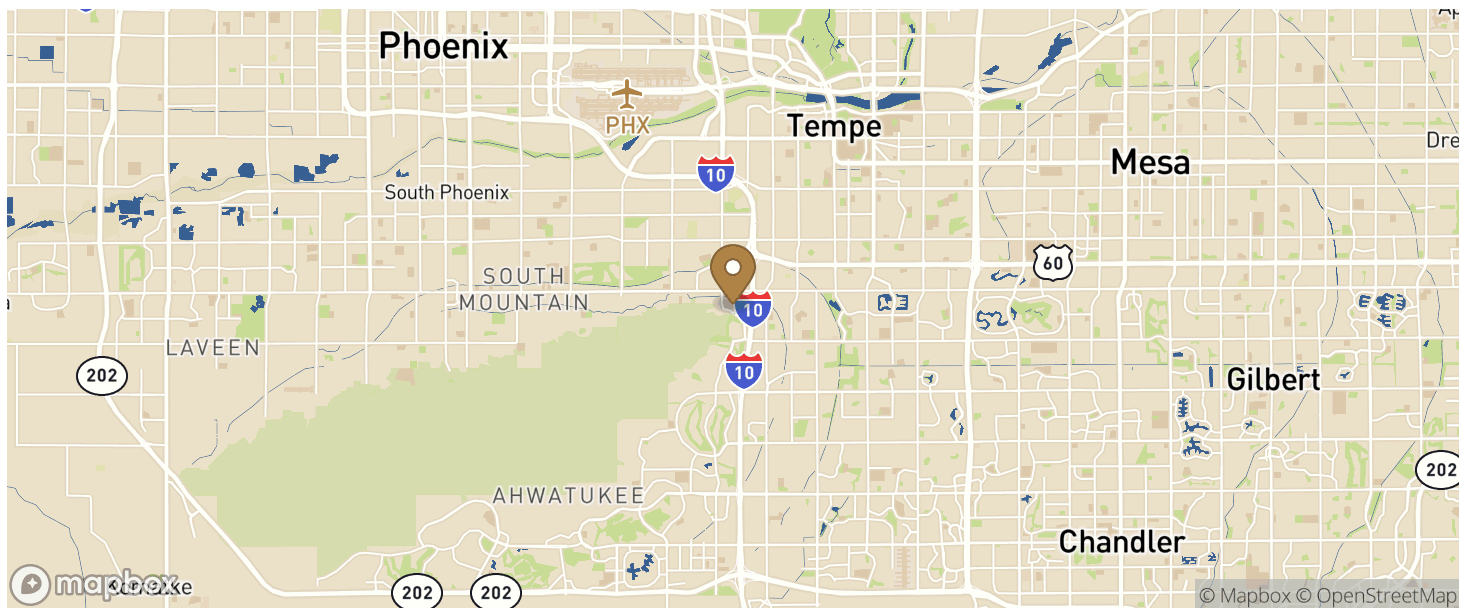
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## Location



## Population

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## WITHIN 10 MILES

Total Population	1,050,160
Total Labor Force	995,129
Unemployment Rate	1.31%
Median Household Income	63,210
Warehouse Employees	12,851
High School Education Or Higher	62.97%

## Transportation

### Transit

Bus	9 min walk	0.5 miles
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