



ELITE 90

5090 N 40th Street  
Phoenix, AZ 85018





FIFTY90

EXCLUSIVELY CAPTIVATING VIEWS.



**LOCATION**  
PHOENIX, AZ



**PROPERTY SIZE**  
±175,842 RSF



**BUILDINGS**  
1



**FLOORS**  
4



**FLOOR PLATE**  
±48,000 RSF



**PARKING**  
4.0/1,000 SF

# Welcome to **FIFTY90**

Fifty90 sits in the heart of the amenity-rich, Camelback Corridor. Offering views of Camelback Mountain, access to prestigious executive housing, and luxury shopping, dining and hotels, it's the perfect place to call home for your business.

- **Breathtaking views of Camelback Mountain**
- Convenient tenant meeting spaces
- Secure, underground parking garage
- On-site property management
- Fitness center for tenant use
- Secure storage space in underground garage available





# Property FEATURES



  
**RENOVATED  
LOBBY**

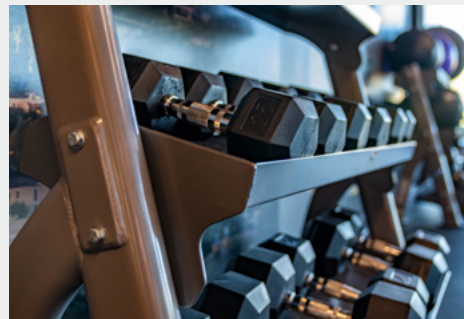
  
**OUTDOOR  
PATIO SPACE**

  
**ACTIVE  
COMMON  
AREAS**

  
**ON-SITE  
FITNESS  
CENTER**

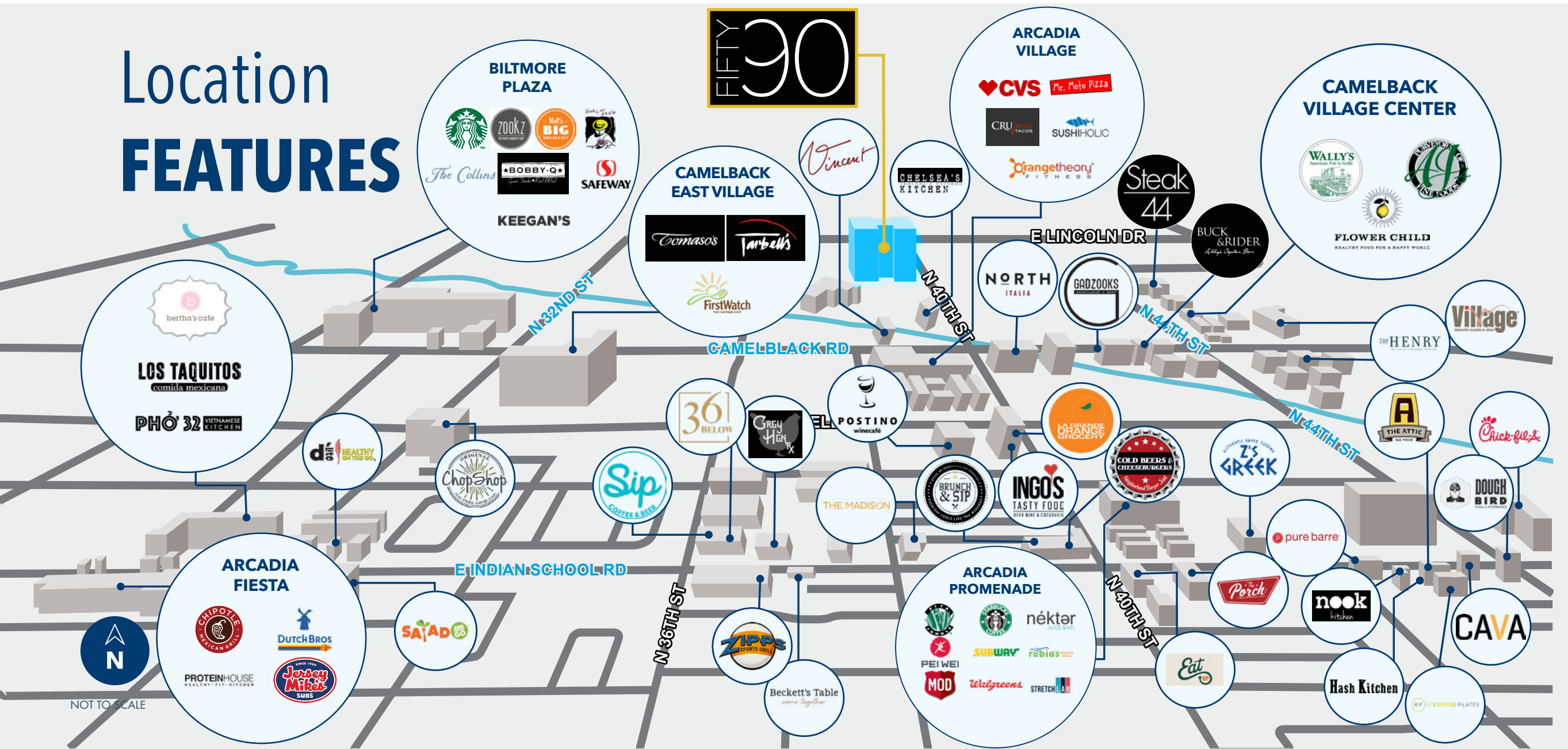








# Location FEATURES





# Access & EXECUTIVE HOUSING

**DOWNTOWN SCOTTSDALE**  
10 MINUTES

**ARCADIA**  
5 MINUTES

**SKY HARBOR  
INTERNATIONAL AIRPORT**  
10 MINUTES

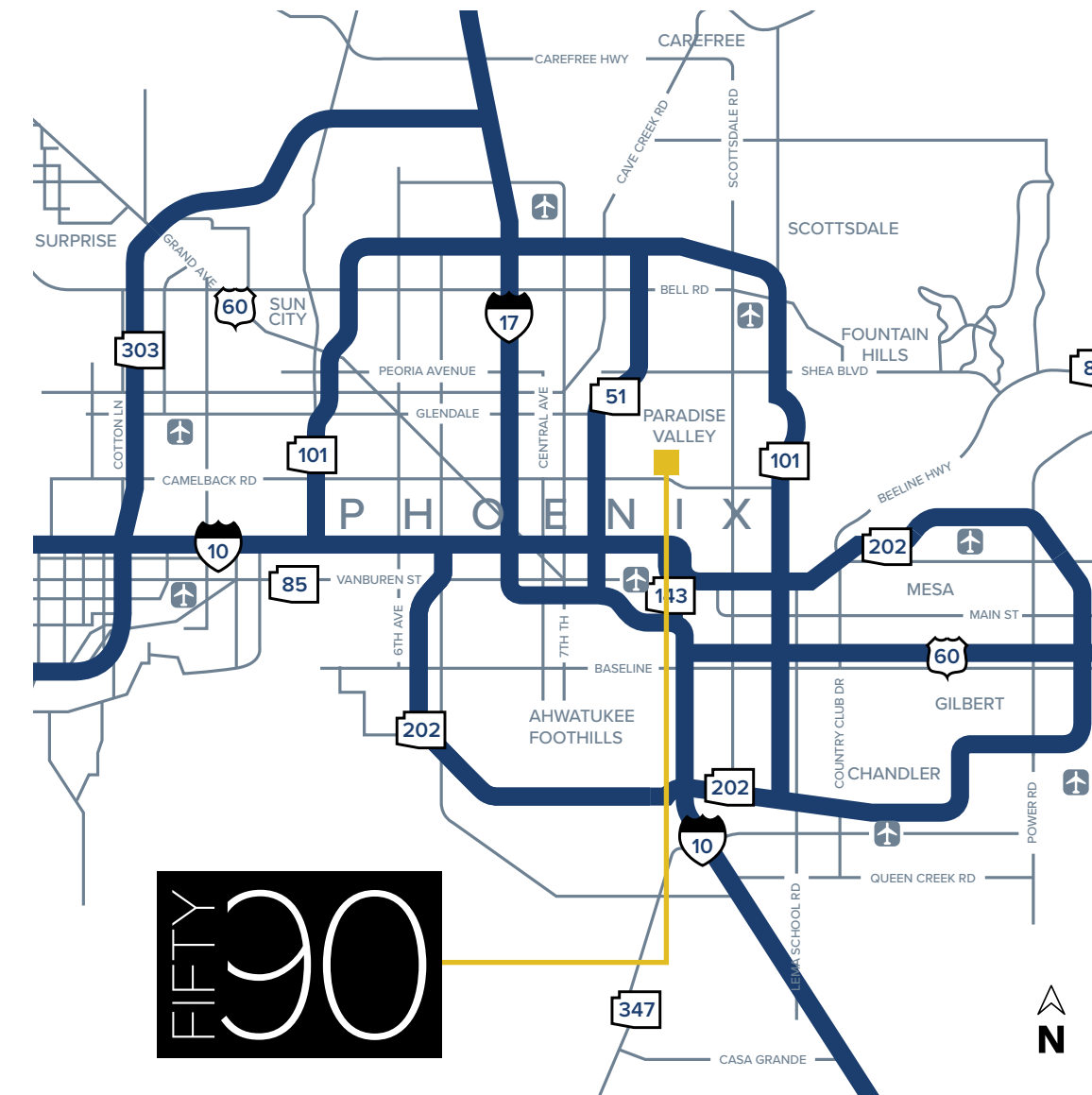
**EXECUTIVE  
HOUSING**

**PARADISE VALLEY**  
1 MINUTE

**BILTMORE**  
9 MINUTES

FIFTY 90

CAMELBACK RD  
40TH ST



**RESTAURANTS**  
232, WITHIN 5 MILES



**HOTELS**  
60, WITHIN 5 MILES



**RETAIL**

- BILTMORE PLAZA
- CAMELBACK EAST VILLAGE
- ARCADIA VILLAGE
- CAMELBACK VILLAGE CENTER



**APARTMENTS**  
58, 5 MILES





**COREY HAWLEY**

+1 602 735 1742

[corey.hawley@cbre.com](mailto:corey.hawley@cbre.com)

**LAUREN LOVELL**

+1 602 735 5638

[lauren.lovell@cbre.com](mailto:lauren.lovell@cbre.com)

**SEAN SPELLMAN**

+1 602 735 5615

[sean.spellman@cbre.com](mailto:sean.spellman@cbre.com)

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