

THE ARROYO



SEE AVAILABILITIES



PROJECT HIGHLIGHTS



Training Room



Conference Center



Spacious Campus Environment



5:1,000
Parking Ratio



Tenant
Nature Paths



Dining Options Within
Walking Distance



Freeway
Visibility



Minutes from Sky
Harbor, Downtown
Tempe, Papago Park and
Rolling Hills Golf Course

NEW AMENITY BUILDING



Fitness Center

TOASTHOUZ

Café
OPEN NOW

THE ARROYO

TOTAL SF AVAILABLE:
3,098 - 105,000 SF

 **5:1,000**

**STRUCTURED PARKING
COVERED & UNCOVERED
SPACES AVAILABLE**

[BROCHURE](#)

[PROJECT VIDEO](#)

[WEBSITE](#)

1225 - Available Spaces

SF	Suite Number	Rental Rate	Space Condition	Links	Notes
±6,939	Suite 101	\$42.00/SF	2nd Generation	FLOOR PLAN	Available 11/1/2026
±7,923	Suite 110	\$42.00/SF	2nd Generation	FLOOR PLAN	Available 11/1/2026
±6,297	Suite 120	\$42.00/SF	Shell	FLOOR PLAN VIRTUAL TOUR PHOTOS	Potential for exterior entrance w/ building signage
±3,093	Suite 215	\$46.00/SF	Spec Suite	FLOOR PLAN VIRTUAL TOUR PHOTOS	Available 11/1/2026
±4,031	Suite 220	\$46.00/SF	Spec Suite	FLOOR PLAN VIRTUAL TOUR PHOTOS	Available 11/1/2026
±4,845	Suite 226	\$46.00/SF	Spec Suite	FLOOR PLAN VIRTUAL TOUR PHOTOS	Available 11/1/2026

**FOR MORE
INFORMATION**

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1225 - Available Spaces

SF	Suite Number	Rental Rate	Space Condition	Links	Notes
±4,095	Suite 310	\$44.00/SF	Spec Suite	FLOOR PLAN VIRTUAL TOUR PHOTOS	Move-in ready
±43,837	Suite 400	\$42.00/SF	Shell	FLOOR PLAN VIRTUAL TOUR PHOTOS	Full Floor Building Signage Available

1275 - For Sale

SF	Price	Links
FOR SALE	\$25,000,000	SALE BROCHURE

1295 - Available Spaces

SF	Suite Number	Rental Rate	Space Condition	Links	Notes
±11,970	Suite 115	\$46.00/SF	2nd Generation	FLOOR PLAN VIRTUAL TOUR PHOTOS	Available Q3 2027

VISIT [SWVPPHOENIX.COM](#) FOR MORE INFORMATION ON THE PHOENIX OFFICE PORTFOLIO.

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