

# 2145 EAST BASELINE ROAD

TEMPE, AZ 85283

**±44,178 SF AVAILABLE FOR SUBLEASE**



# ±44,178 SF PLUG & PLAY SUBLEASE





# PROPERTY HIGHLIGHTS

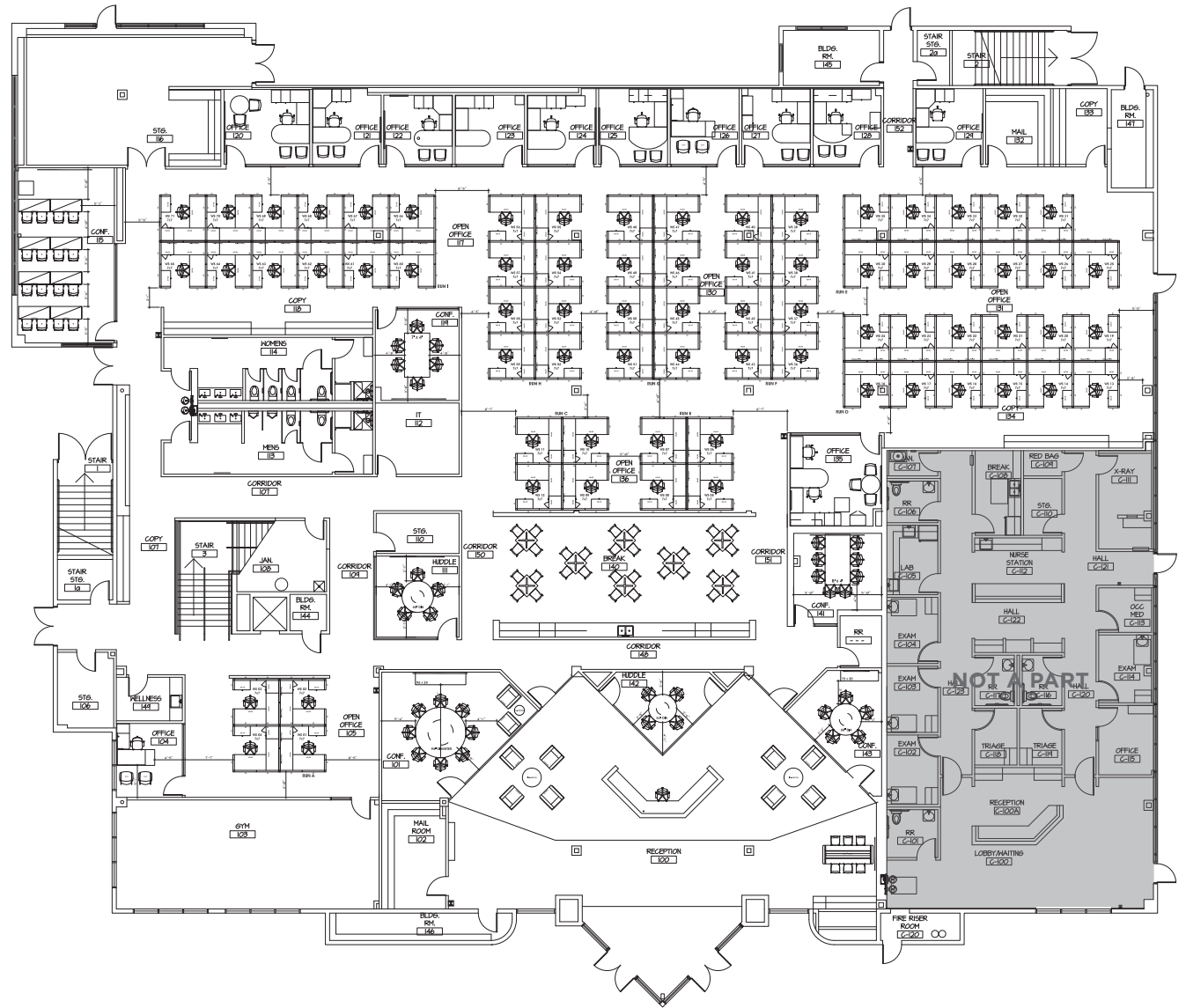
- Building size: ±46,928 SF in two-story freestanding building
- For sublease: ±21,370 SF on first floor and ±22,808 on the entire second floor
- Lease rate: \$16.75/SF NNN
- Lease expiration: 8/14/2033
- Plug & Play opportunity with furniture systems in place
- Parking Ratio: 7.33/1,000 (But not less than 6.5/1,000)
- Immediate access to a full diamond interchange to Loop 101 and approximately a half mile to the US 60
- Completely renovated: 2019

# FLOOR PLANS

**FIRST FLOOR: ±21,370 SF**

**FF&E AVAILABLE**

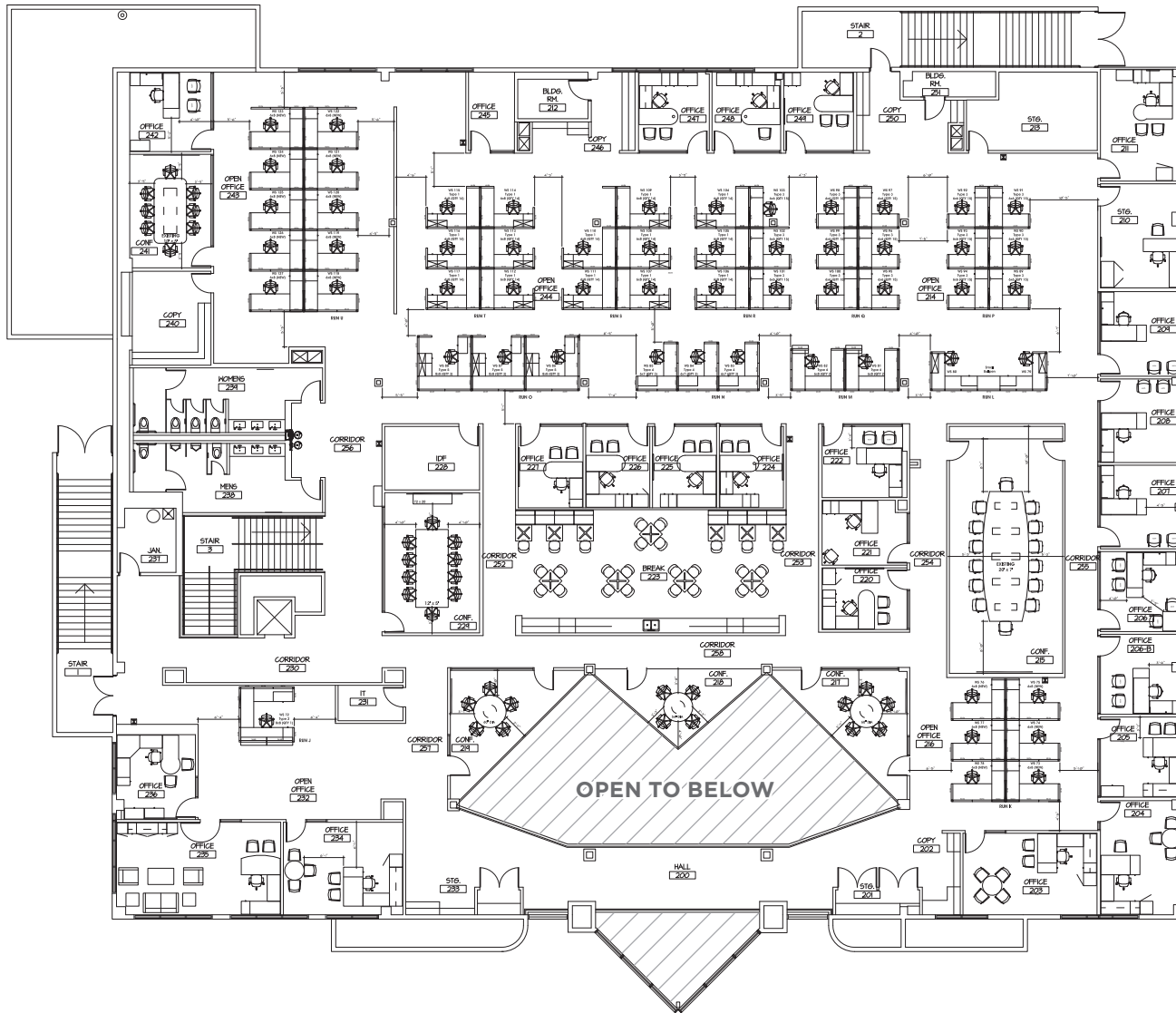
83 Total Seats | 71 Cubicles | 12 Pvt. Offices | 7 Conf. Rooms | 1 Break Area



# SECOND FLOOR: ±22,808 SF

FF&E AVAILABLE

81 Total Seats | 56 Cubicles | 25 Pvt. Offices | 6 Conf. Rooms | 1 Break Area



# VITAL ACCESS



TEMPE

SCOTTSDALE

MESA

60

101

BRAND NEW  
200 UNIT  
APARTMENT  
COMPLEX



E BASELINE RD

NORTH  
& SOUTH  
FREEWAY  
ACCESS

2145 EAST  
BASELINE ROAD

S PRICE RD

# AREA AMENITIES

## AREA AMENITIES WITHIN A 5 MILE RADIUS



**108**  
HOTELS



**1,309**  
RESTAURANTS



**353**  
GROCERY STORES



**261**  
HOME IMPROVEMENT



**3,583**  
ALL RETAIL



**405**  
MOVIES/ENTERTAINMENT



**10**  
SCHOOLS



**6**  
GOLF COURSES





CONTACT US FOR MORE INFORMATION

////////////////

**BRAD ANDERSON**

brad.anderson@cushwake.com  
+1 602 694 9700

////////////////

**MIKE STRITTMATTER**

mike.strittmatter@cushwake.com  
+1 602 908 0746

////////////////

**JERRY NOBLE**

jerry.noble@cushwake.com  
+1 480 432 4109

2555 East Camelback Road, Suite 400, Phoenix, AZ 85016 | +1 602 954 9000 | [cushmanwakefield.com](http://cushmanwakefield.com)