

2145 EAST BASELINE ROAD

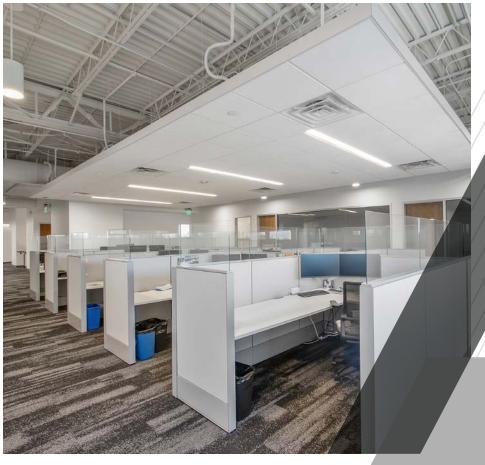
TEMPE, AZ 85283

±44,178 SF AVAILABLE FOR SUBLEASE









PROPERTY HIGHLIGHTS

- Building size: ±46,928 SF in two-story freestanding building
- For sublease: $\pm 21,370$ SF on first floor and $\pm 22,808$ on the entire second floor
- Lease rate: \$16.75/SF NNN
- Lease expiration: 8/14/2033

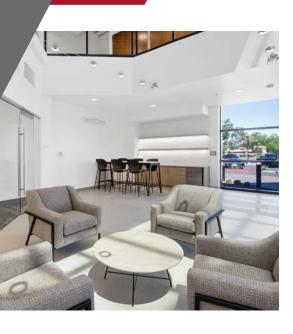
- Plug & Play opportunity with furniture systems in place
- Parking Ratio: 7.33/1,000 (But not less than 6.5/1,000)
- Immediate access to a full diamond interchange to Loop 101 and approximately a half mile to the US 60
- Completely renovated: 2019

FLOOR PLANS

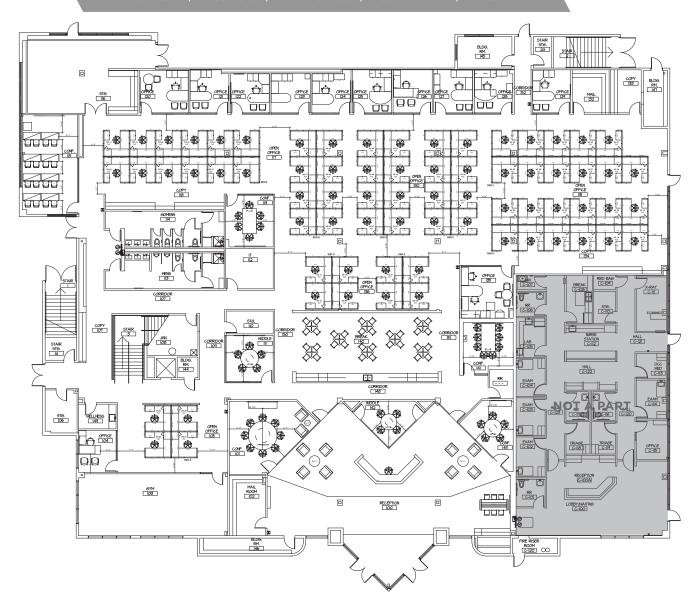
FIRST FLOOR: ±21,370 SF

FF&E AVAILABLE

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



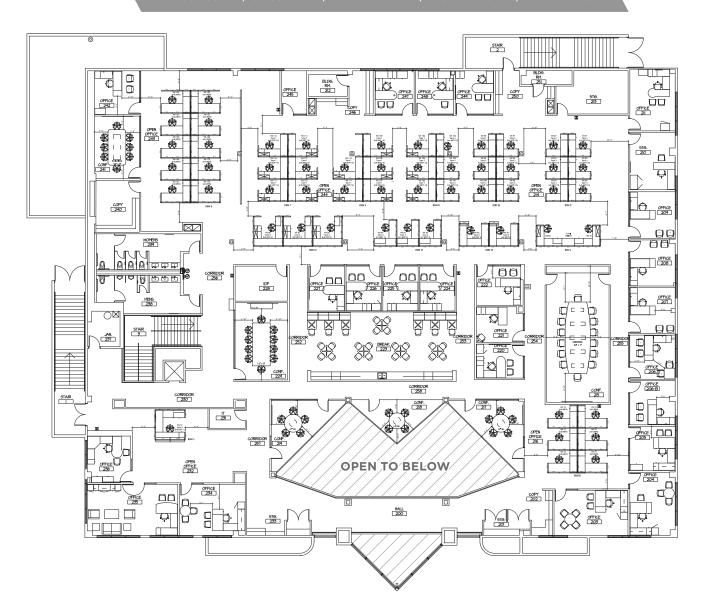




SECOND FLOOR: ±22,808 SF

FF&E AVAILABLE

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









VITAL ACCESS



AREA AMENITIES

AREA AMENITIES WITHIN A 5 MILE RADIUS



108 HOTELS



1,309
RESTAURANTS



353 *GROCERY STORES*



261HOME IMPROVEMENT



3,583ALL RETAIL



405
MOVIES/ENTERTAINMENT



10 SCHOOLS



6 *GOLF COURSES*





+1 602 908 0746

+1 480 432 4109

2555 East Camelback Road, Suite 400, Phoenix, AZ 85016 | +1 602 954 9000 | cushmanwakefield.com

©2024. Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.