

18500 N ALLIED WAY | PHOENIX, AZ

NORTH SCOTTSDALE

CORPORATE CENTER II



±154,497 RSF Available for Sublease
Expiration: April 2032

CBRE

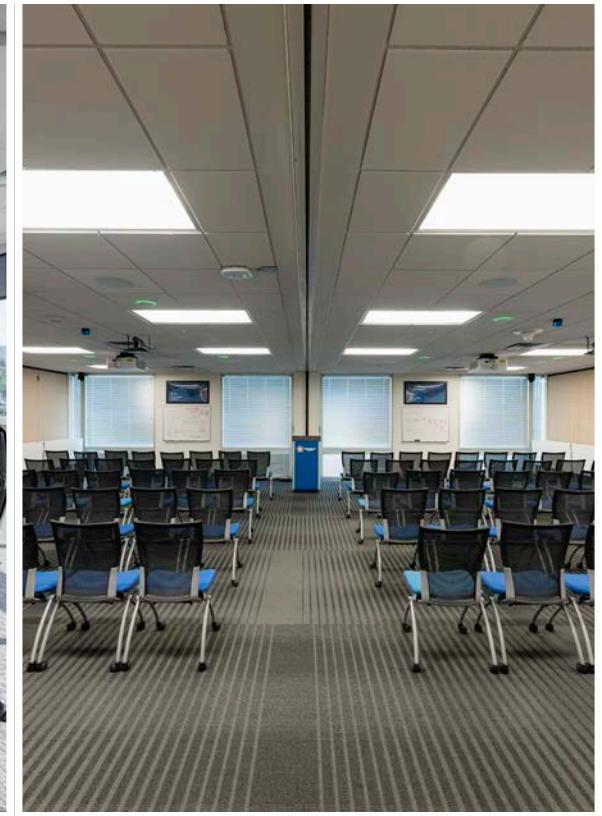
TYPICAL FLOOR PLATE

- ♦ **1st Floor:** ±39,774 SF
- ♦ **2nd Floor:** ±38,215 SF
- ♦ **3rd Floor:** ±38,655 SF
- ♦ **4th Floor:** ±37,853 SF
- ♦ **Expiration:** April 2032
- ♦ **Lease Rate:** \$22.50/SF FSG
- ♦ **Parking Ratio:** 4.0/1,000

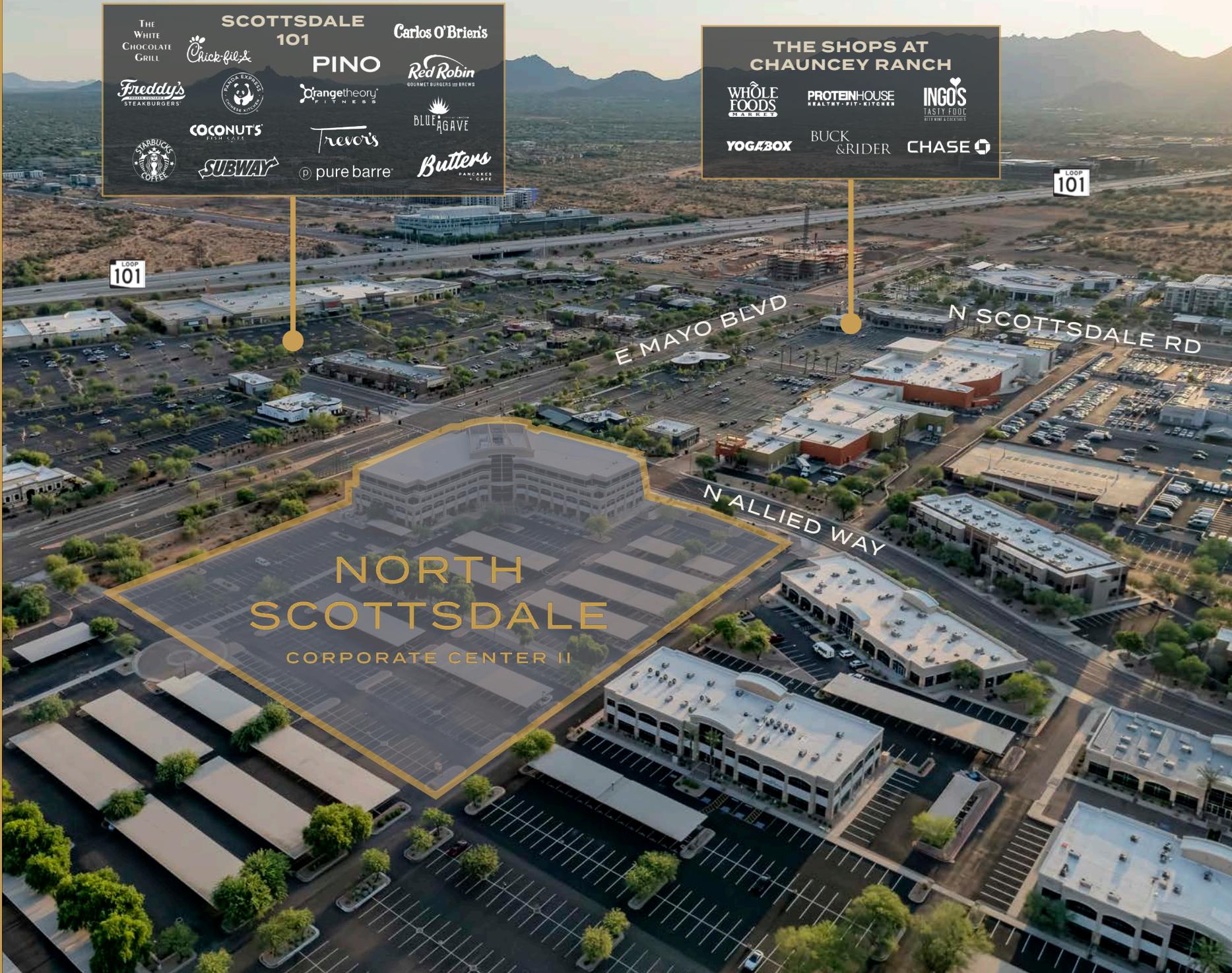


FULLY FURNISHED HQ BUILDING WITH EVERY ITEM ON YOUR WISHLIST...

- ♦ Large, multi-purpose break room
- ♦ Flexible training rooms with accordion walls
- ♦ Upgraded executive wing with premier views
- ♦ Variety of board rooms and conference rooms
- ♦ Private recording studio
- ♦ Security operations center
- ♦ 382 Workstations
- ♦ 253 Private offices
- ♦ Ample storage space
- ♦ Premier building signage opportunities
- ♦ Covered parking



WALKABLE AMENITIES



ACCESS & NEARBY MULTI-FAMILY



ACCESS TO LABOR

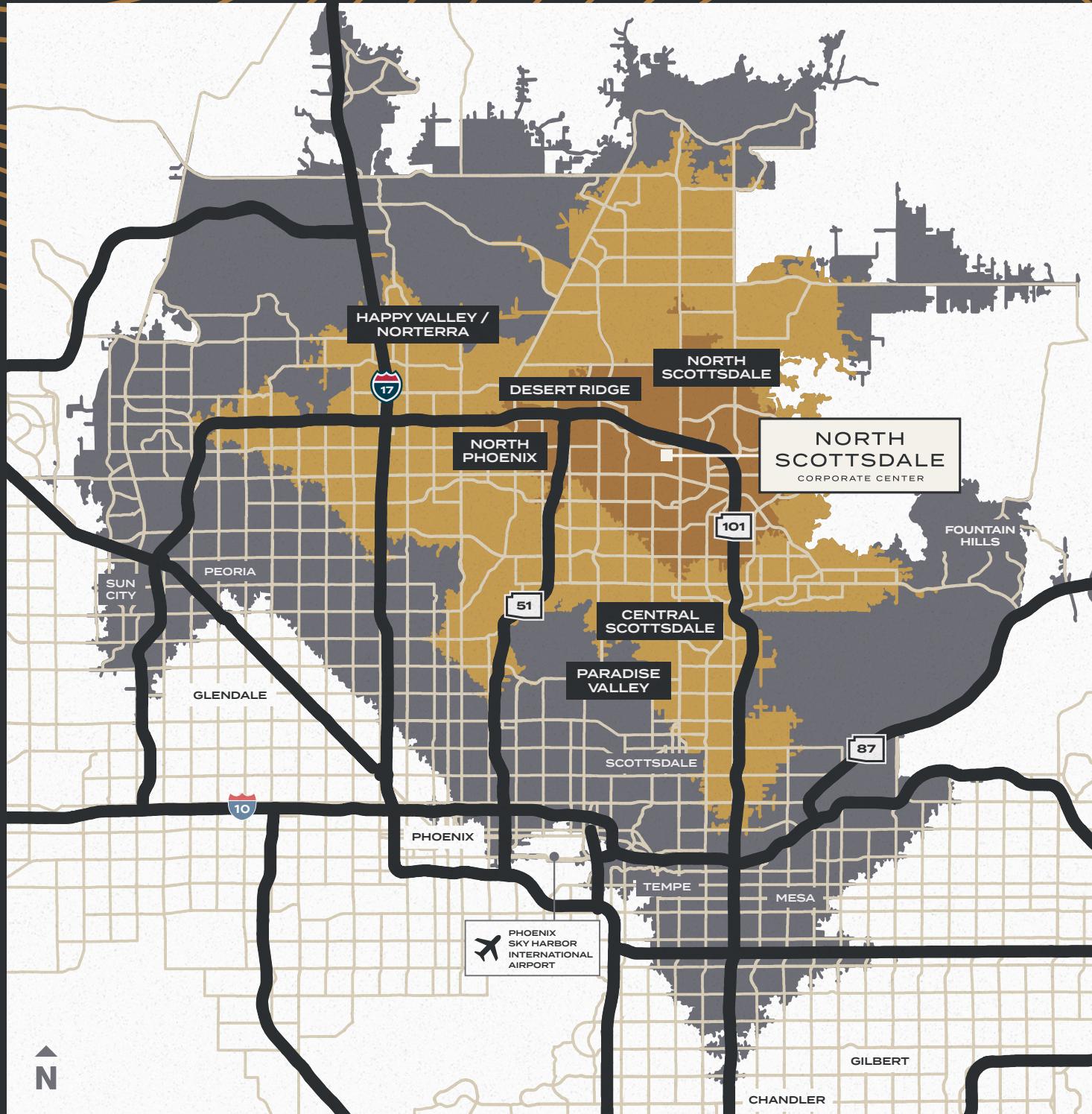
DRIVE TIME

TOTAL POPULATION

LABOR FORCE*

10 Min.	138,025	83,850
20 Min.	1,233,026	686,856
30 Min.	2,892,998	1,522,718

*Current Year (2023) Estimate of Person of Eligible Work Age



DEMOGRAPHICS*



*2022 Estimates, Source: ESRI

CONTACTS

SEAN SPELLMAN

+1 602 735 5615
sean.spellman@cbre.com

LAUREN LOVELL

+1 602 735 5638
lauren.lovell@cbre.com

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