

18500 N ALLIED WAY | PHOENIX, AZ

NORTH SCOTTSDALE

CORPORATE CENTER II



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

CBRE

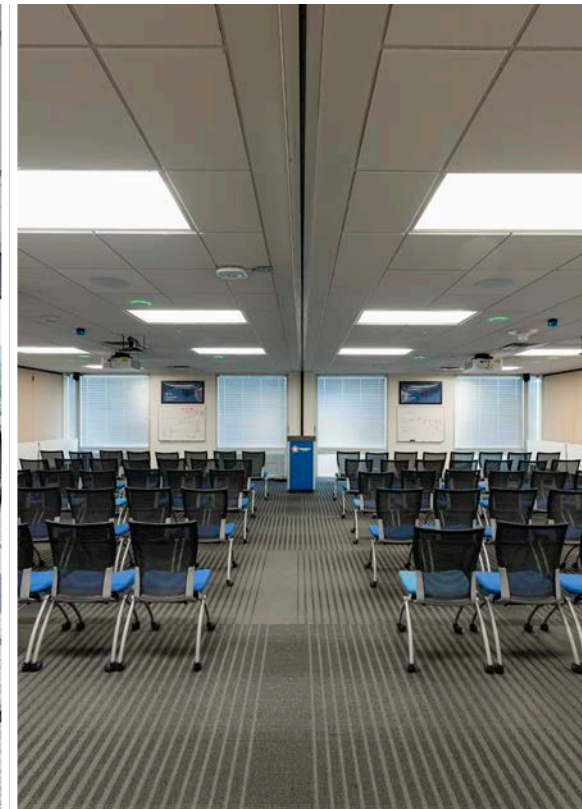
TYPICAL FLOOR PLATE

- ◆ 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



SCOTTSDALE 101

| | | |
|---------------------------|-------------------------|-------------------------------------|
| THE WHITE CHOCOLATE GRILL | Chick-fil-A | Carlos O'Brien's |
| Freddy's STEAKBURGERS | PANCA EXPRESS | PINO |
| STARBUCKS COFFEE | COCONUTS FISH CAFE | OrangeTheory FITNESS |
| SUBWAY | Trevor's | Red Robin GOURMET BURGERS AND BEERS |
| pure barre | Butters PANCAKES & CAFE | BLUE AGAVE |

THE SHOPS AT CHAUNCEY RANCH

| | | |
|--------------------|-----------------------------------|--------------------|
| WHOLE FOODS MARKET | PROTEIN-HOUSE HEALTHY PIT-KITCHEN | INGO'S TASTY FOODS |
| YOGA30X | BUCK & RIDER | CHASE |

**NORTH
SCOTTSDALE**
CORPORATE CENTER II

ACCESS & NEARBY MULTI-FAMILY



ACCESS TO LABOR

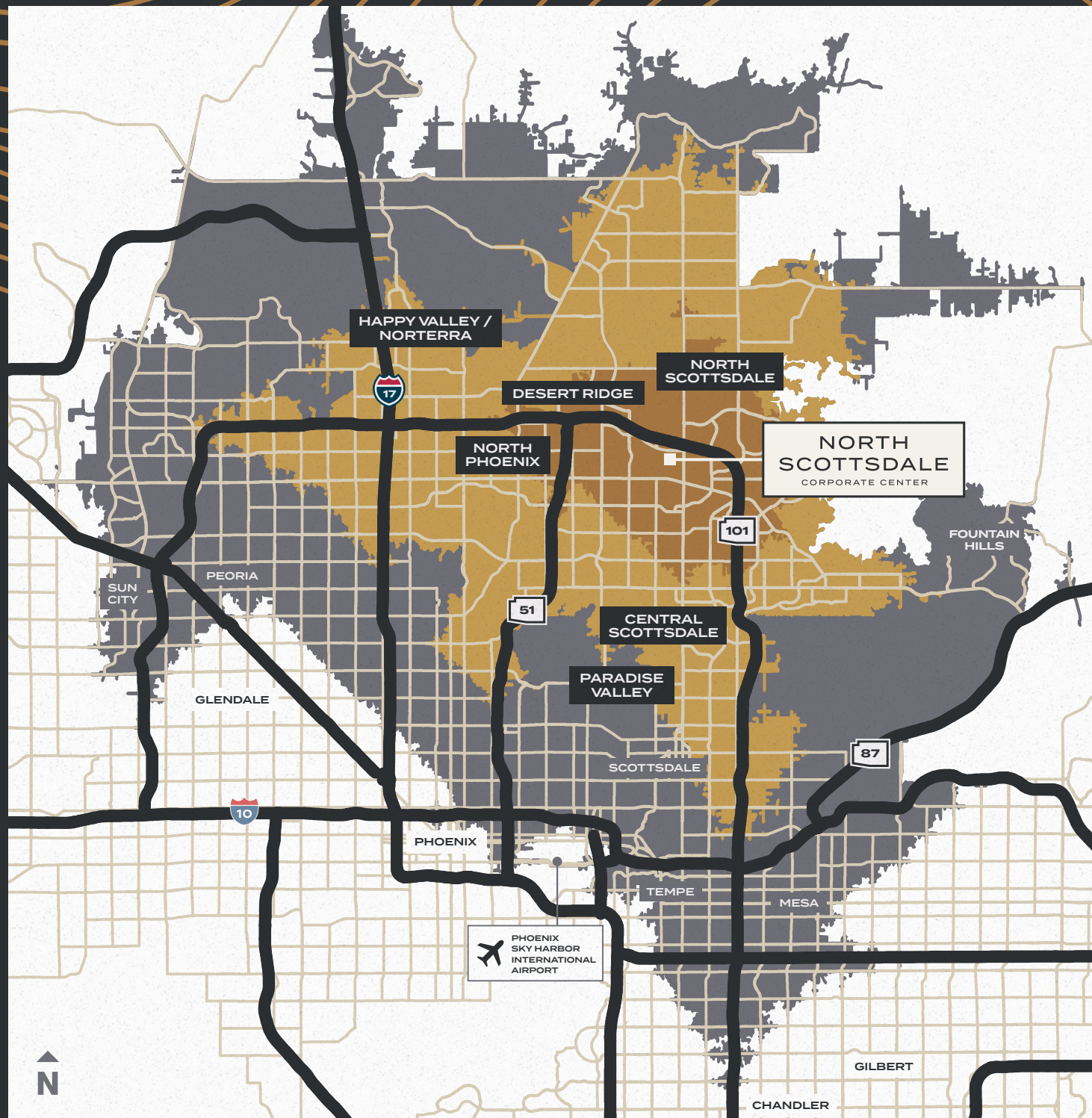
DRIVE TIME

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*

SCOTTSDALE, AZ
BEST CITY IN THE US TO GET A JOB
- WALLETHUB

POPULATION

10 Min.

144,867

20 Min.

787,233

30 Min.

2,220,748

EMPLOYEES

143,416

483,766

1,301,486

AVG. INCOME

\$157,634

\$134,501

\$111,911

HOUSEHOLDS

63,898

341,189

908,423

*2022 Estimates, Source: ESRI

CONTACTS

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CBRE

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