



Plug & Play Sublease Opportunity

9175 E Pima Center Pky A-4 | Scottsdale, AZ 85258

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES

SUITE SIZE
±22,077 SF

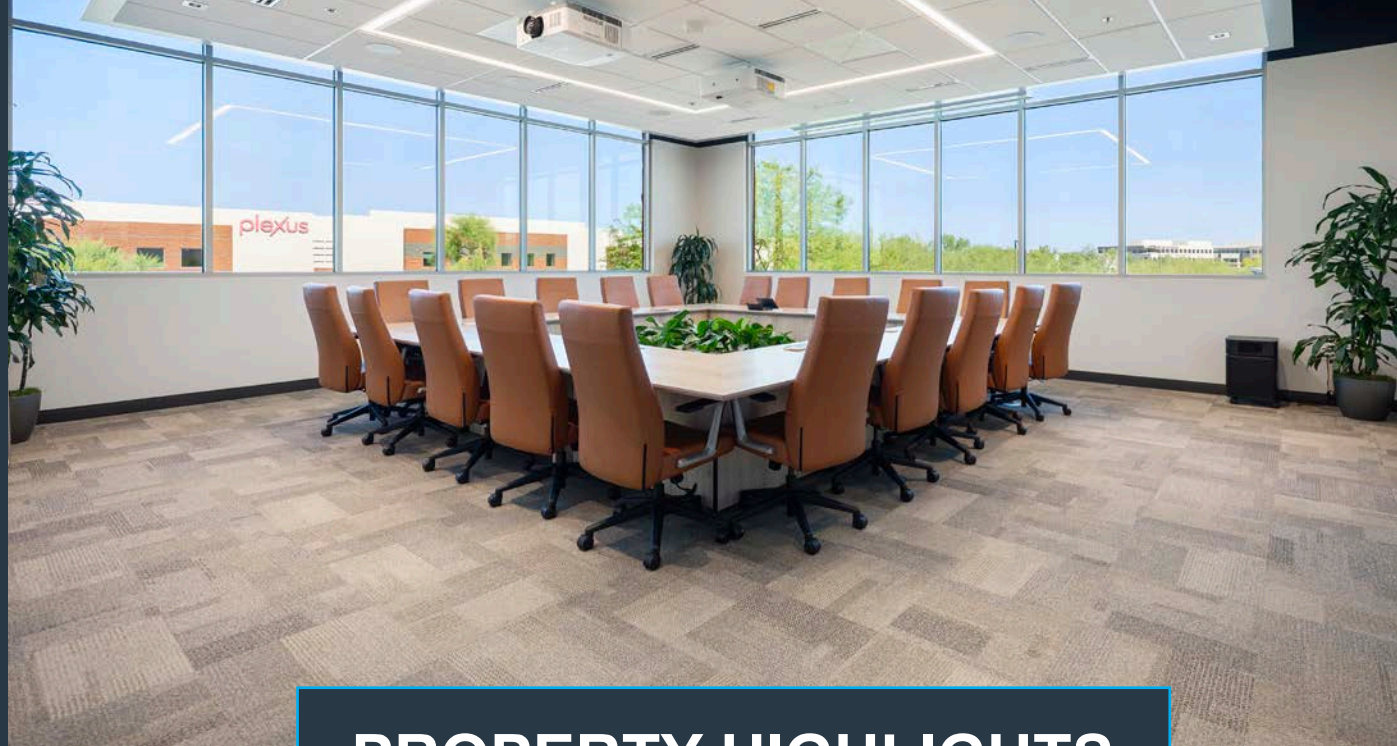
SUBLEASE RATE
\$1.25/PSF (NNN)

FURNISHINGS
Fully Furnished

DATE AVAILABLE
September 1, 2025

LEASE EXPIRATION DATE
November 14, 2033

SUBLEASE TERM
Flexible - No Less Than 3 Years



PROPERTY HIGHLIGHTS

- Plug & Play Space Ready For Occupancy 9/1/2025
- Impeccable Custom Improvements Throughout
- Tremendous Glass Line Which Brings In An Abundance Of Natural Light
- Prime Central Scottsdale Location With High Visibility, Easy Access & Nearby Amenities
- Fully Air Conditioned Warehouse With 24' Clear Height
- End Cap Unit With Effortless Pull up Parking
- Approximately 70% Office and 30% Warehouse



FIRST FLOOR

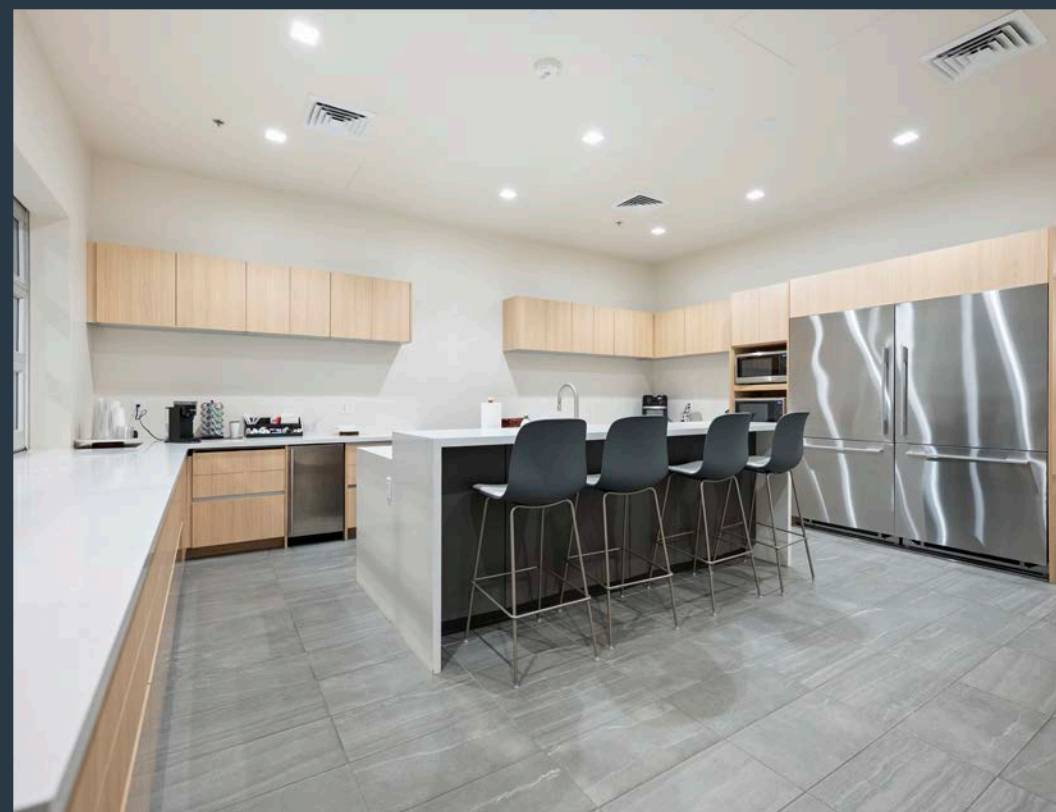
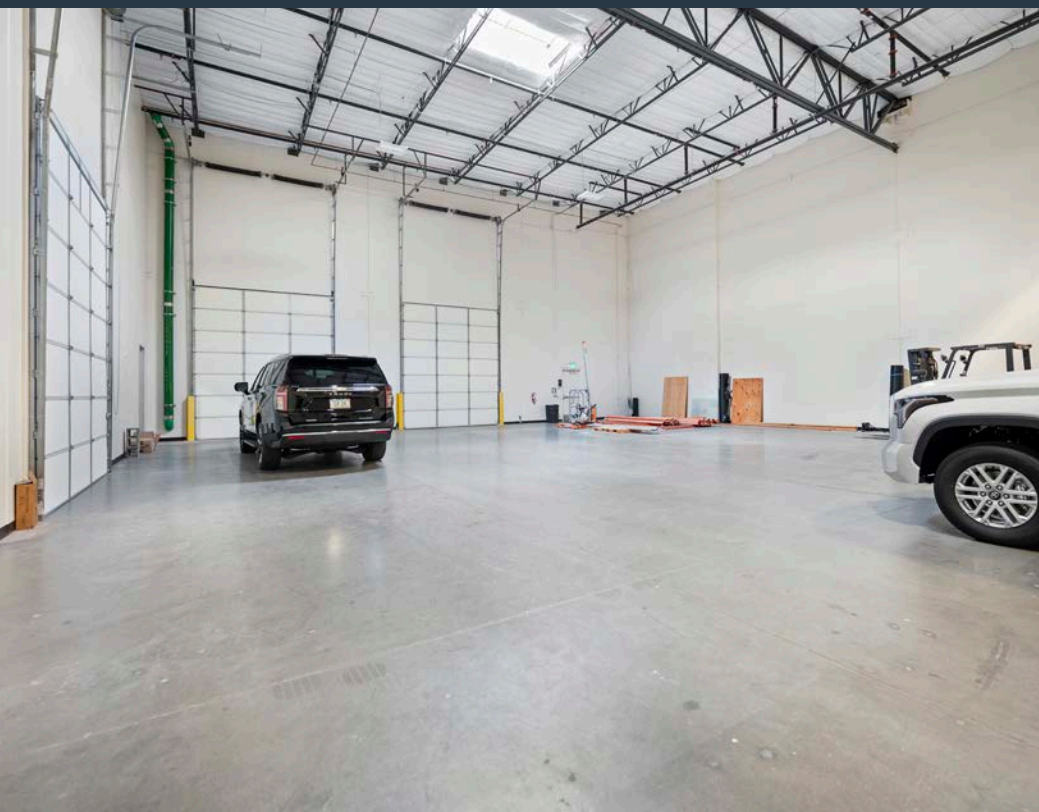
VIRTUAL TOUR

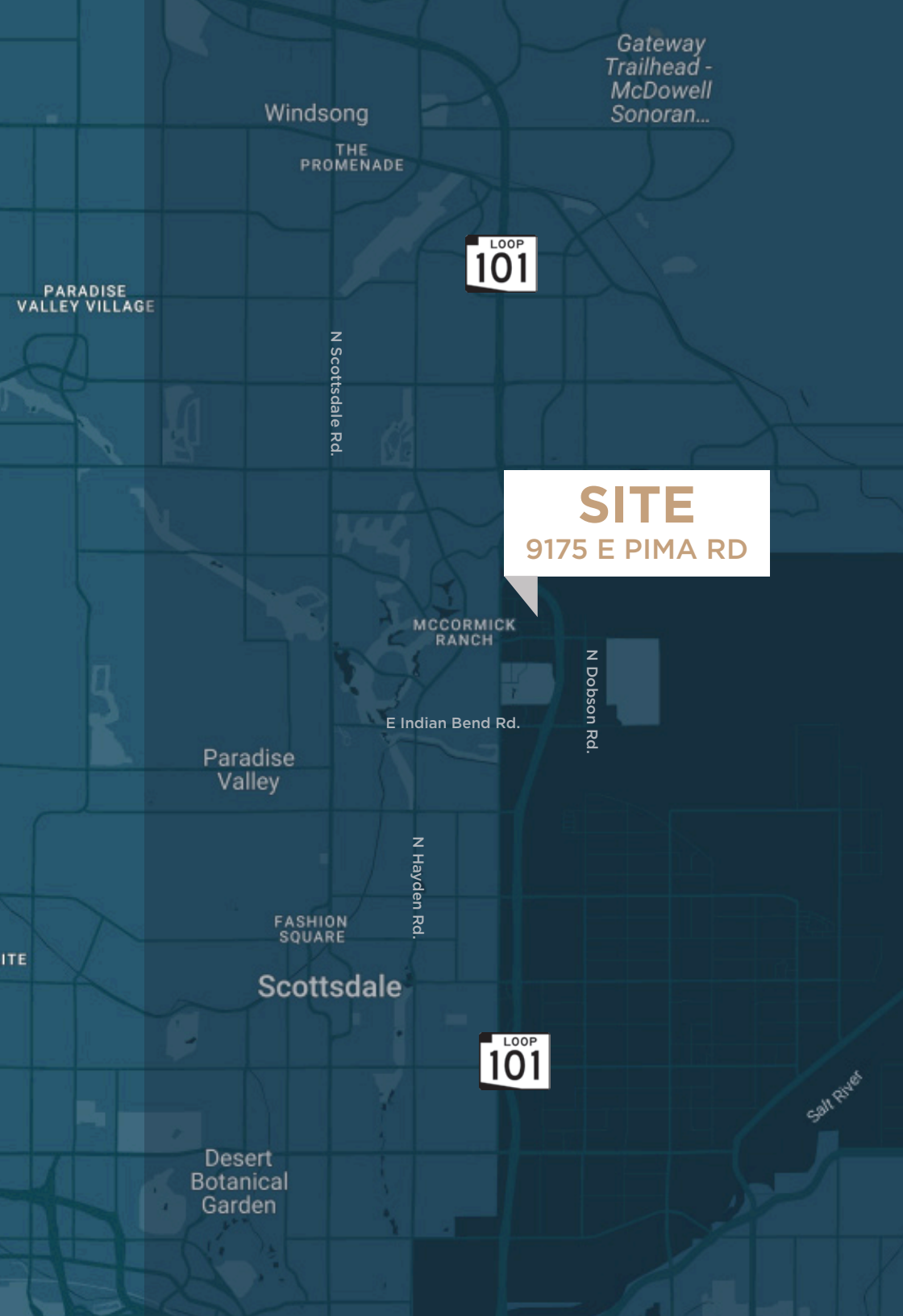


SECOND FLOOR

[VIRTUAL TOUR](#)







SITE
9175 E PIMA RD

Mountain
Regional Park
Hunting Area

ENTERTAINMENT



RESTAURANTS



FLOWER CHILD



SHOPPING





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