

Modern Furnished Sublease in
South Scottsdale –
Priced Below Market

6380 E Thomas Rd
±6,376 SF | \$32.95 PSF | Scottsdale, AZ 85251



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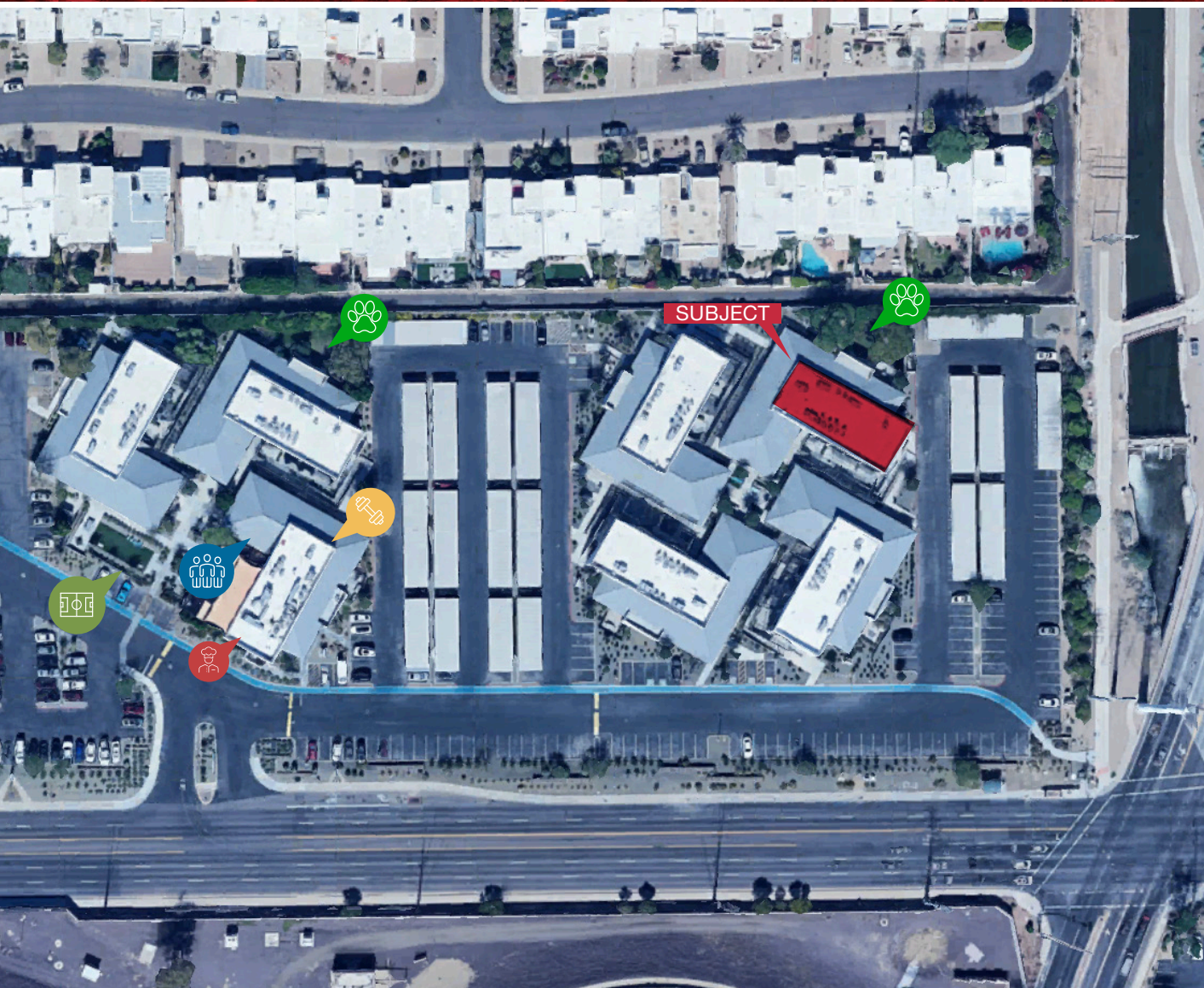
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2944 N 44th St, Suite 200 Phoenix, AZ 85018
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Property Information



Property Features

- Plug & Play Furnished – Move-In Ready
- Abundant Natural Light with Open Layout and Collaborative Design
- Modern Campus-Style Environment Featuring Courtyards and Common Areas
- Private Patio for Exclusive Use
- Lease Expiration: November 30, 2028
- Parking Ratio: 4.2 Spaces per 1,000 SF
- On-Site Amenities: Restaurant, Fitness Center, and Tenant Lounge

Location Features

- Quick access to Loop 101, Loop 202 & Sky harbor Airport
- Minutes to old Town, ASU & Tempe Town Lake
- Dog run adjacent - Pet friend



On-site Gym



Pitch Restaurant



Fenced Dog Park Area



Tenant Amenity Center



Lawn Games

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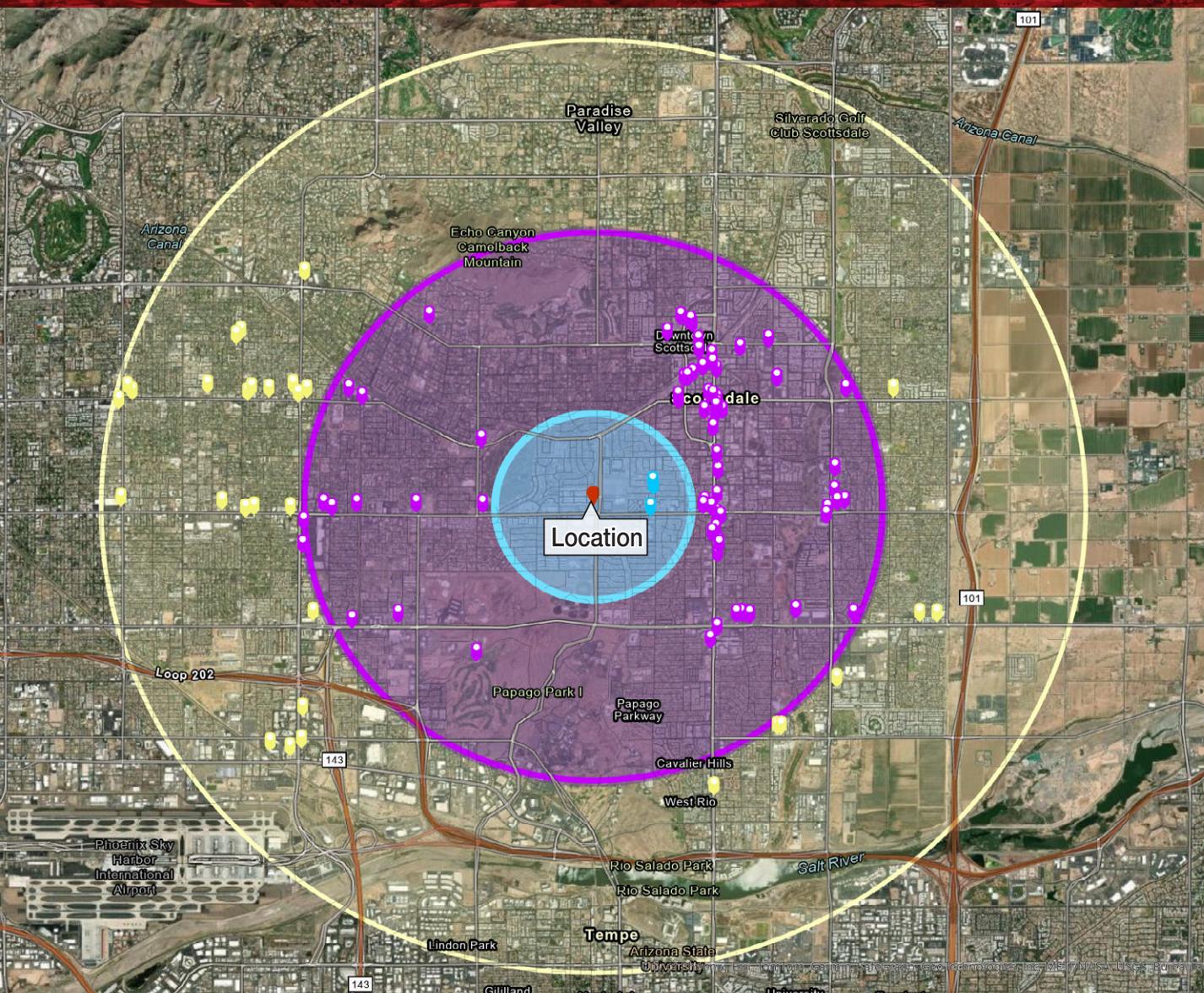
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Amenities Map



1 Mile

- Tacos Jalisco
- P.A.R.M Italia
- Burger King

2 Mile

- | | | |
|--------------------------|------------------------|-----------------------------|
| • Karsen's Grill | • New York Bagels | • Chada Thai AZ |
| • Garcia's | • McDonalds | • Belle's Nashville Kitchen |
| • T. Cook's | • Denny's | • Los Cerritos |
| • Salad and Go | • Clancy's | • The Bread and Honey House |
| • The Montauk | • Jack in the Box | • Los Armando's |
| • Schmooze | • Adalberto's | • Ranch House Grille |
| • Zinque | • Chipotle | • Filiberto's |
| • Oscar's Taco Shop | • Jersey Mike's | • Waamo |
| • Morning Squeeze | • Sonic | • Olive & Ivy |
| • Lo-Lo's | • Johnny Rockets | • ChopShop |
| • Vecina | • Panera | • Daily Dose |
| • Mesquite | • Cafe Monarch | • Reserve |
| • Fiesta Burrito | • UNIQ Burger | • EVO |
| • Original Pancake House | • Dickey's BBQ | • RA Sushi Bar Restaurant |
| • Super Burrito | • Forno 301 | • IHop |
| • Smashburger | • Kare | • Brat Haus |
| • Chispa's | • KFC | • Los Sombreros |
| • Merci | • Citizen Public House | • The Eleanor |
| • Arby's | • Atlas Bistro | |
| • Panda Express | • Fate Brewing | |
| | • HULA'S | |

3 Mile

- | | |
|--------------------|-----------------------|
| • Z's Greek | • Del Taco |
| • Raising Canes | • Adela's |
| • Maria's Frybread | • Chula Seafood |
| • Doughbird | • Just Tacos and more |
| • The Lunch Lounge | • THE POST |
| • Arby's | • Panera |
| • Taste of Thai | • Chick-fil-A |

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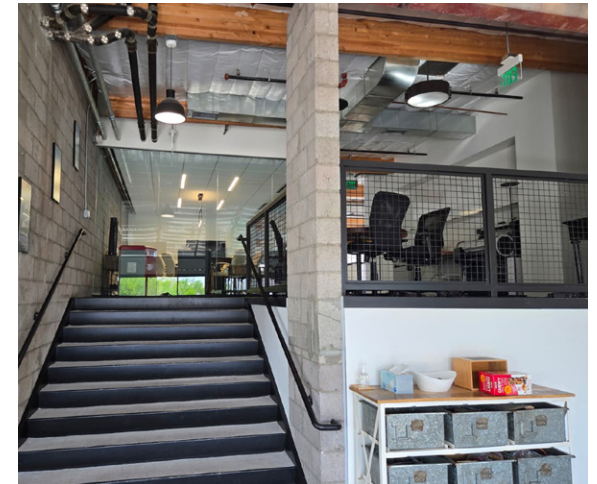
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Property Photos: Level 3



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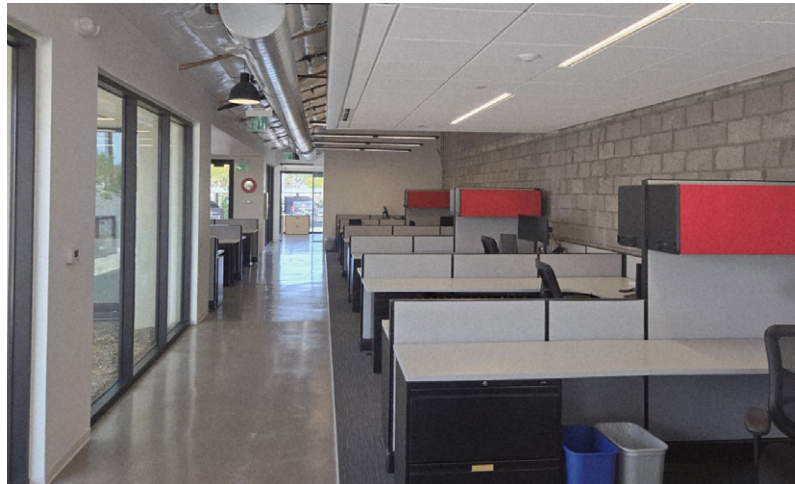
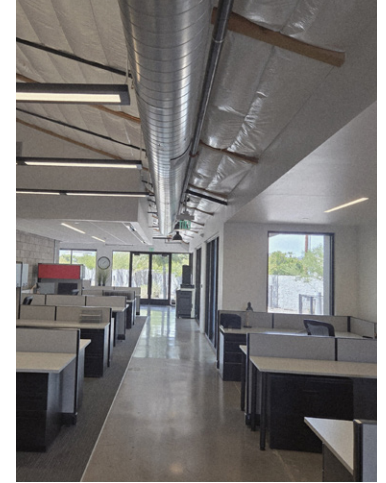
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Property Photos: Level 2



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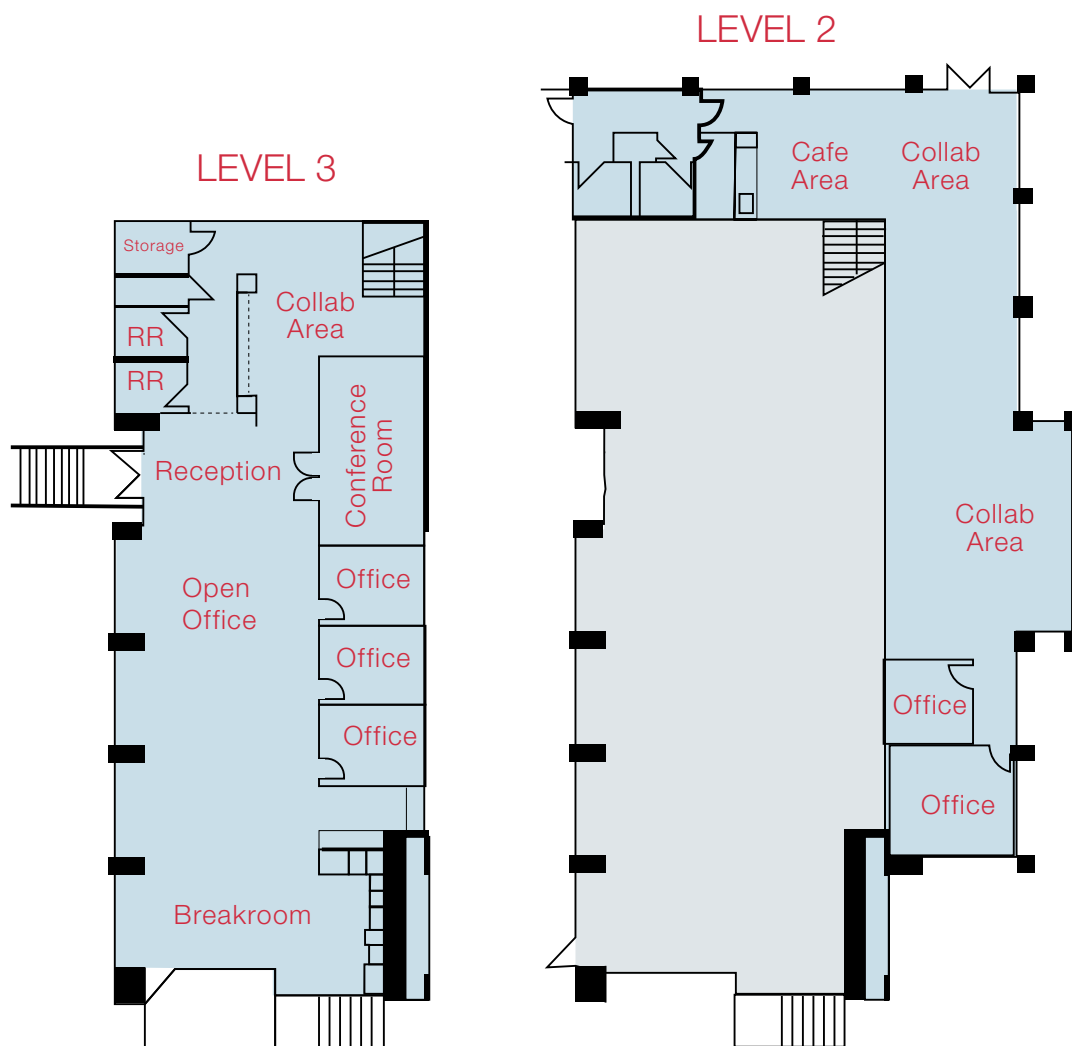
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Floor Plan

6,376 SF AVAILABLE



Level 3

- 1 Conference Room
- 3 Offices
- 1 Kitchen/break Area
- 1 Reception
- 1 Collab Area

Level 2

- 2 Offices
- 2 Collab Areas
- 1 Cafe/break Area
- 1 Patio

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