

PLUG & PLAY, TOP OF BUILDING SUBLEASE AVAILABLE

10TH FLOOR | ±21,971 SF

DIVISIBLE TO 3,000 SF

EXPIRATION:

12/31/2025

LEASE RATE:

\$22.00/SF FSG



10TH FLOOR | CONTIGUOUS TO $\pm 21,971$ SF

APPROX
 $\pm 5,000$ SF

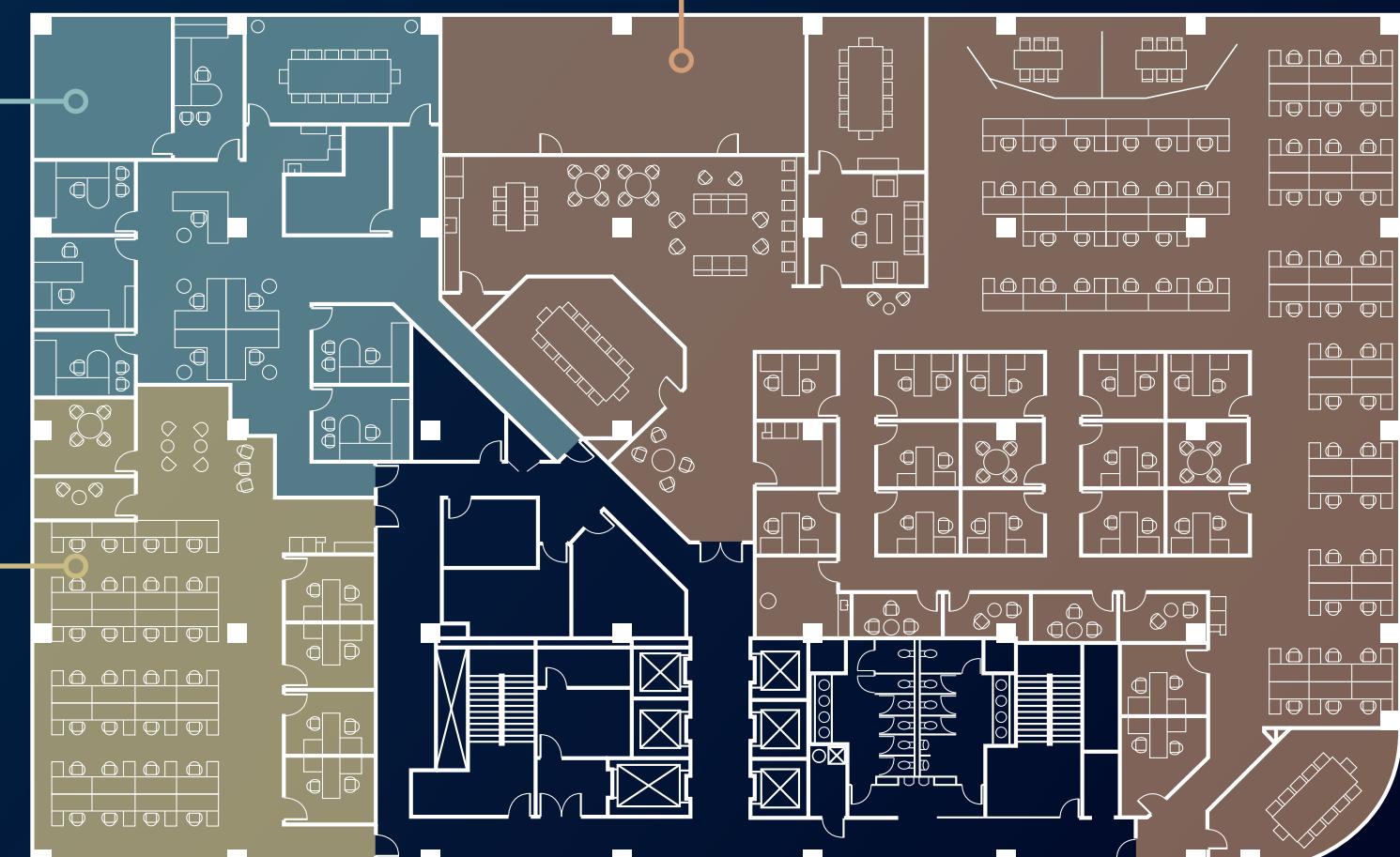
Executive Office
5 Offices
1 Break Area
1 Conference Room
1 Storage/Copy Room
Space for up to 5 Workstations

APPROX
 $\pm 3,000$ SF

4 Offices
1 Break Area
2 Huddle Rooms
1 Copy Area
Space for up to 28 Workstations

APPROX
 $\pm 13,000$ SF

14 Offices
3 Conference Room
7 Huddle Rooms
Training Room
Break Area
Storage/Copy Room
Space for up to 58 Workstations



EXPIRATION:
12/31/2025

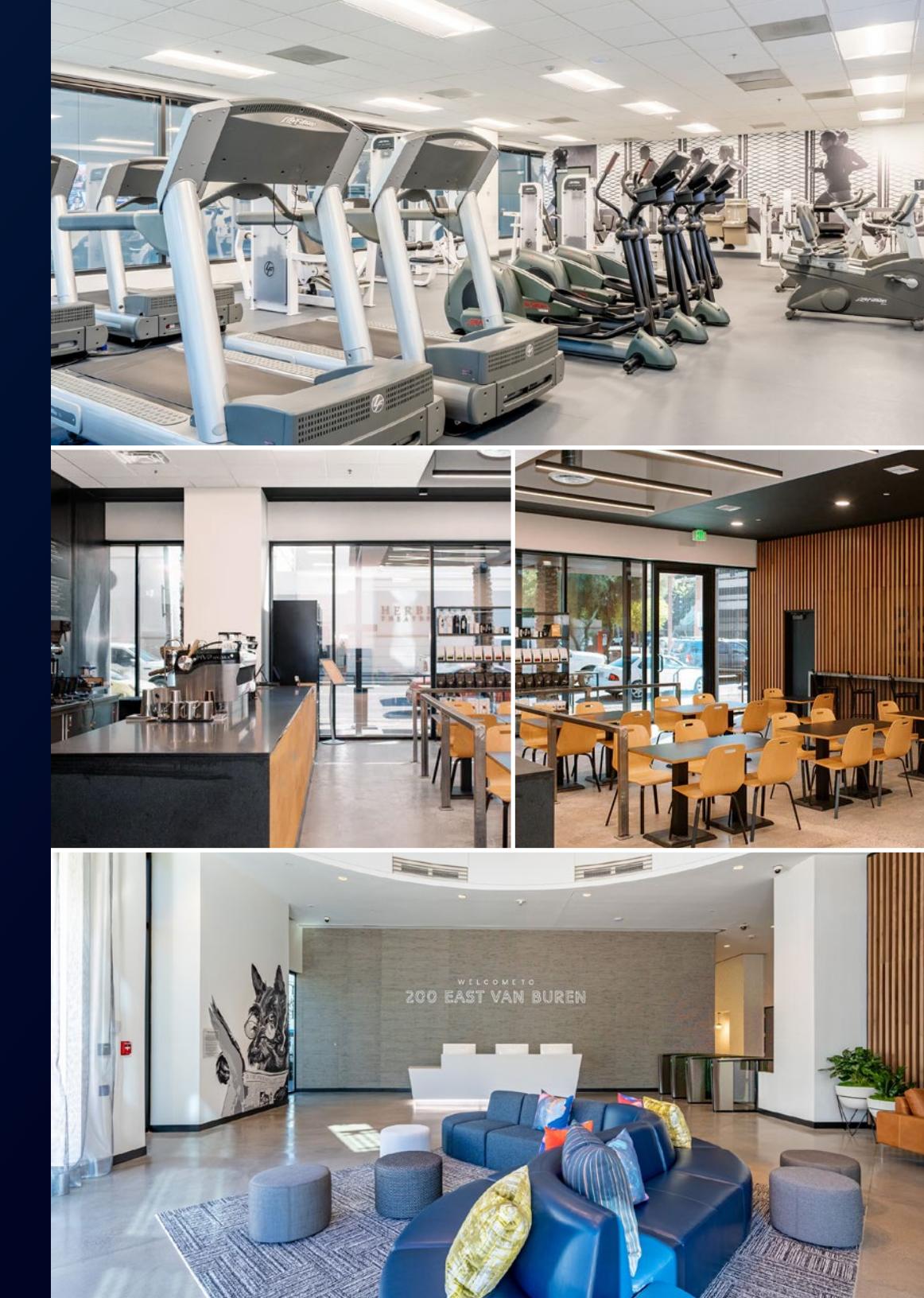
LEASE RATE:
\$22.00/SF FSG

PARKING:
5.0:1,000

CONDITION:
PLUG & PLAY



*Not to scale, all measurements are approximate



BUILDING FACTS



PRESS COFFEE
On-Site Coffee Shop



State-of-the-art
fitness center



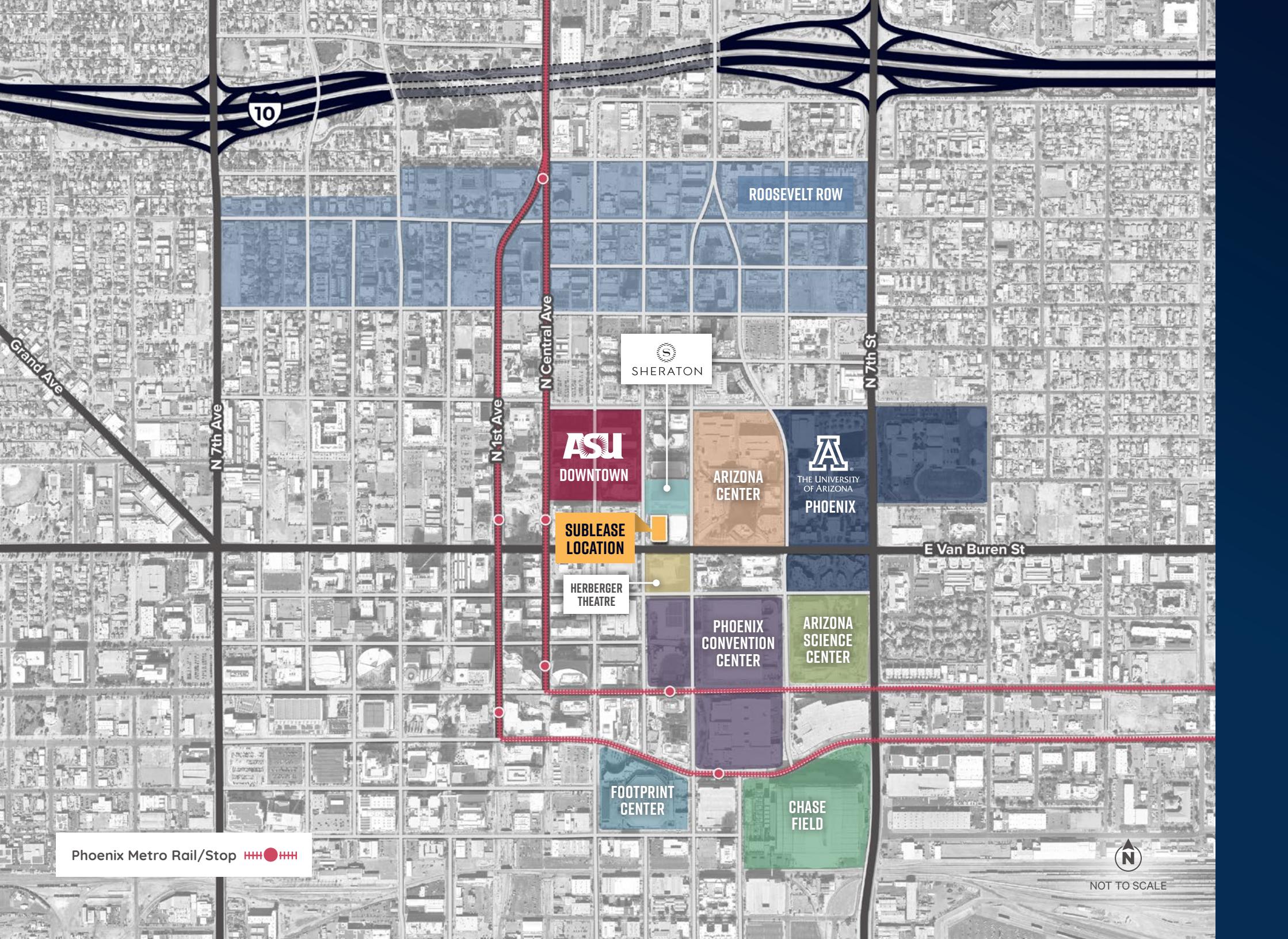
Private speakeasy
tenant lounge



Indoor bike storage



24/7 security with
controlled access



DOWNTOWN LOCATION

WALKSCORE

94

100+

Restaurants Within Walking Distance



Direct Access to The North/East Phoenix Metro Rail Intersection

30K

Multi-family units within 2 miles

Dining Highlights

PRESS COFFEE

THE COMPASS

CÉNTRICO

HUSS BREWING CO. ARIZONA

Carcara

Chick-fil-A

CORNISH PASTY CO

Anheuser

BLANCO
TACOS + TEQUILA

MAJERLE'S
SPORTS GRILL

Harumi
SUSHI & SAKE

PIZZERIA
BLANCO

FOR MORE INFORMATION, PLEASE CONTACT

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BELL
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