

200 E VAN BUREN ST, PHOENIX, AZ 85004

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



CBRE

10TH FLOOR | CONTIGUOUS TO ±21,971 SF

APPROX
±5,000 SF

- 1 Executive Office
- 5 Offices
- 1 Break Area
- 1 Conference Room
- 1 Storage/Copy Room

Space for up to
5 Workstations

APPROX
±3,000 SF

- 4 Offices
- 1 Break Area
- 2 Huddle Rooms
- 1 Copy Area

Space for up to
28 Workstations

APPROX
±13,000 SF

14 Offices

1 Training Room

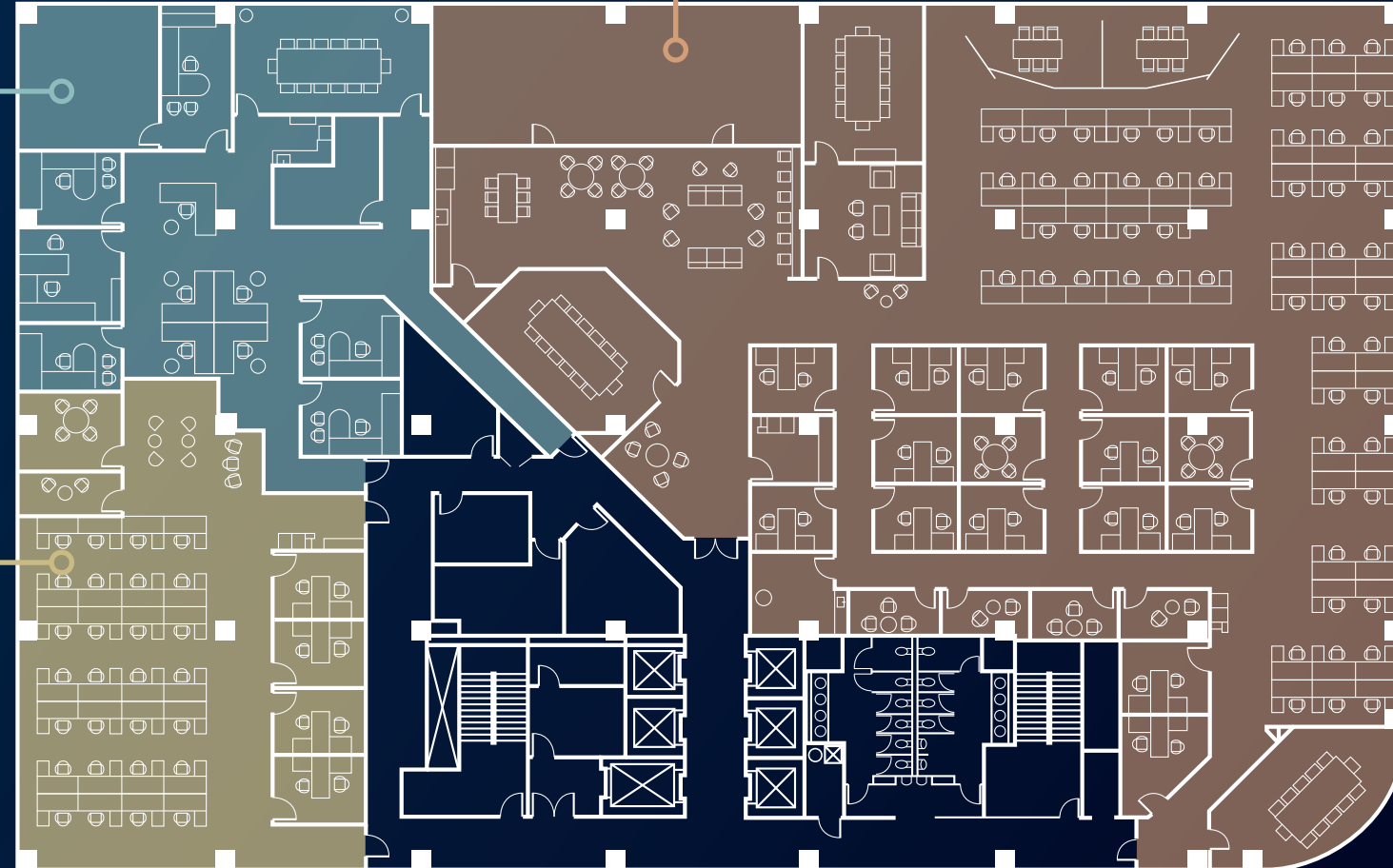
1 Break Area

3 Conference Room

7 Huddle Rooms

1 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



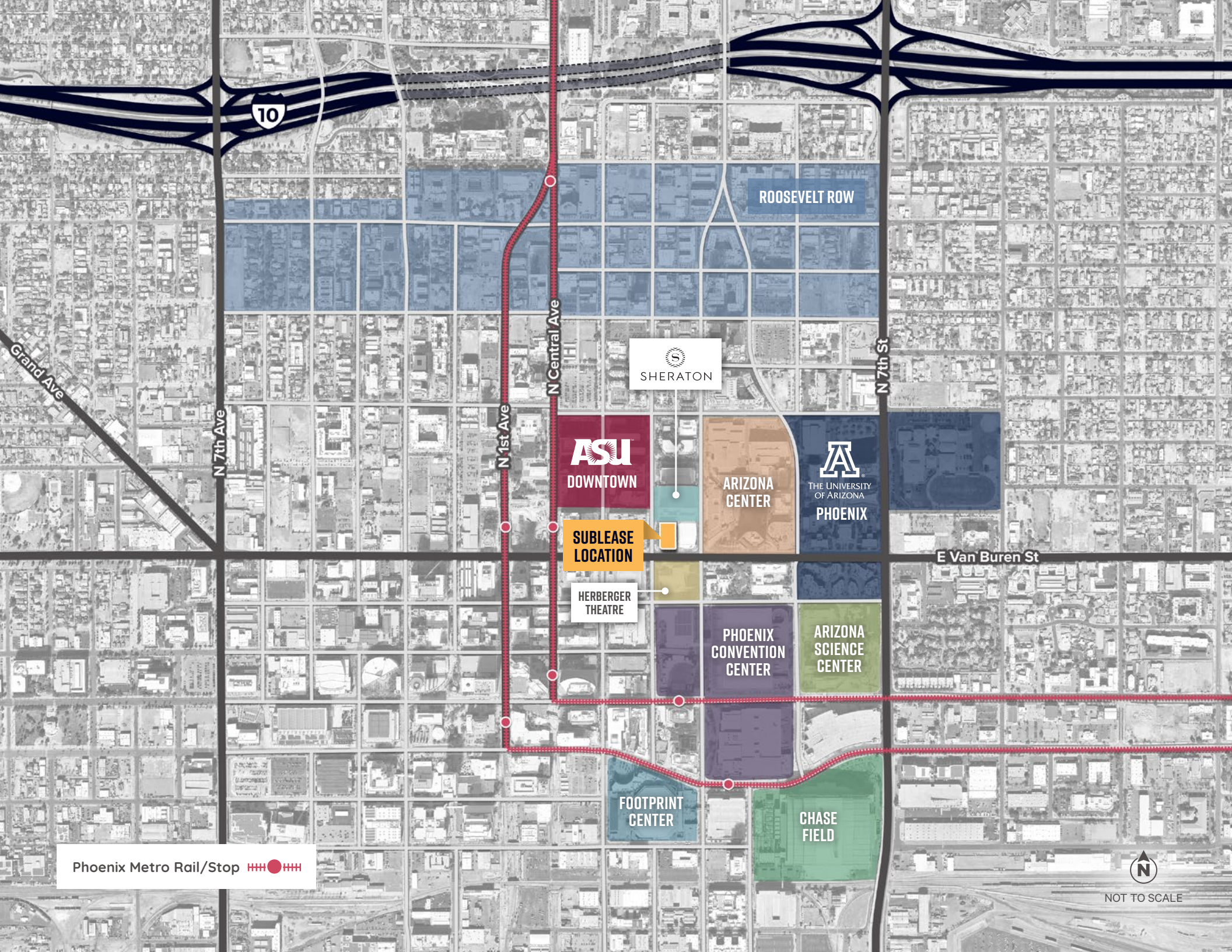
Private speakeasy
tenant lounge



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&

CORNISH
PASTY

Anhelo


BLANCO
TACOS + TEQUILA

MAJERLE'S
SPORTS GRILL


Harumi
SUSHI & SAKE

PIZZERIA
BIANCO

FOR MORE INFORMATION, PLEASE CONTACT

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BELL
CORNERSTONE

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