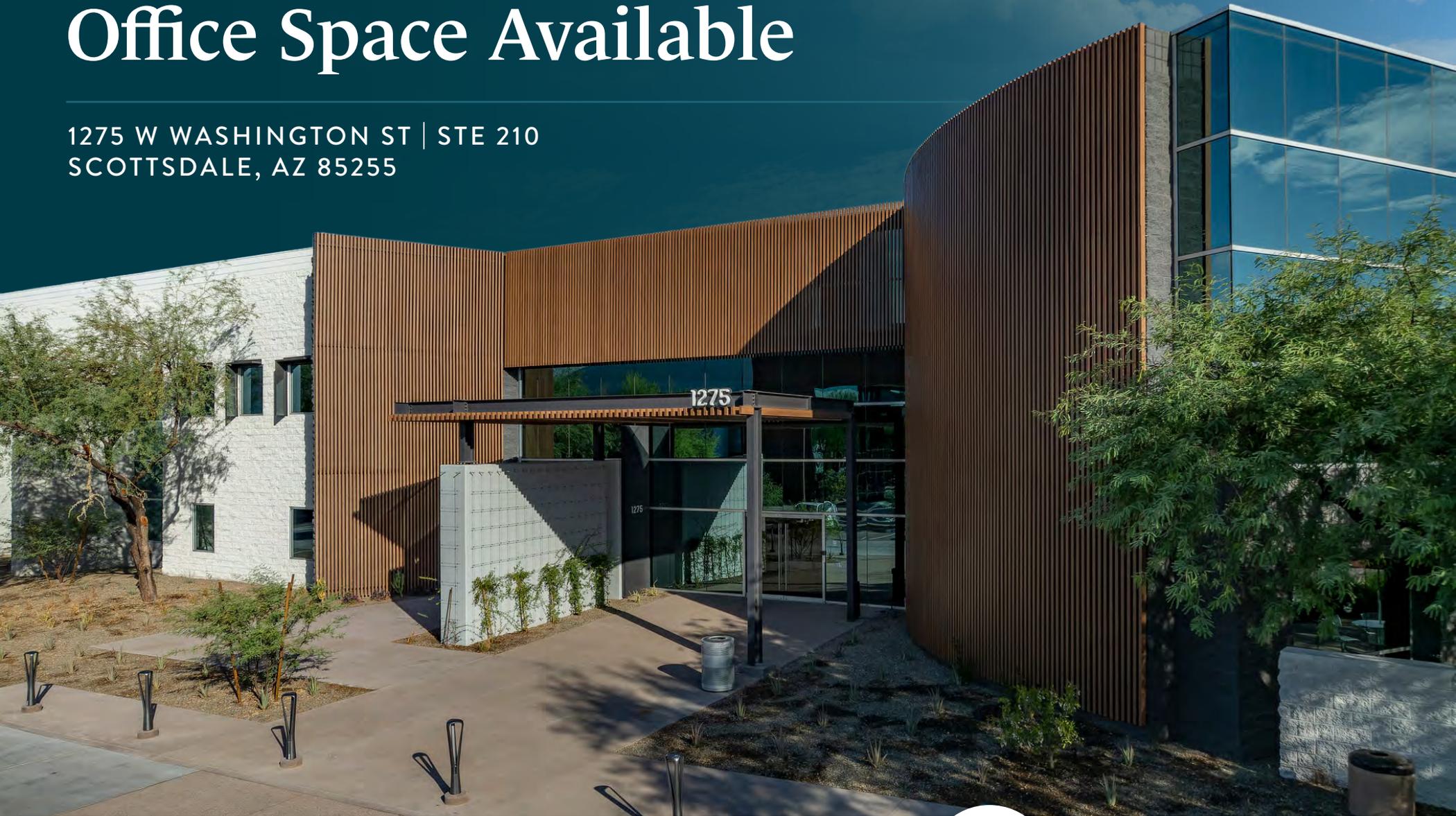


40,076 SF Demisable Office Space Available

1275 W WASHINGTON ST | STE 210
SCOTTSDALE, AZ 85255



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WATCH VIDEO OF PROPERTY



Sublease Overview

Suite 210

Situated within The Arroyo, suite 210 is designed with convenience and comfort in mind, featuring multiple kitchens, spacious break rooms, and an in-suite private gym for tenants. The location provides easy access to dining options and is just minutes from Sky Harbor Airport, downtown Tempe, Papago Park, and Rolling Hills Golf Course.

Suite Features

40,076 SF
Space Available

\$20.00/SF FULL SERVICE
Rental Rate

FURNITURE INCLUDED
Plug & Play

7/31/29
Lease Expiration

5.66/1000 SF
Parking Ratio

AVAILABLE NOW
Move-In Ready

Floor Plan

SUITES 1 & 2 COMBINED -
40,076 SF

32 Offices

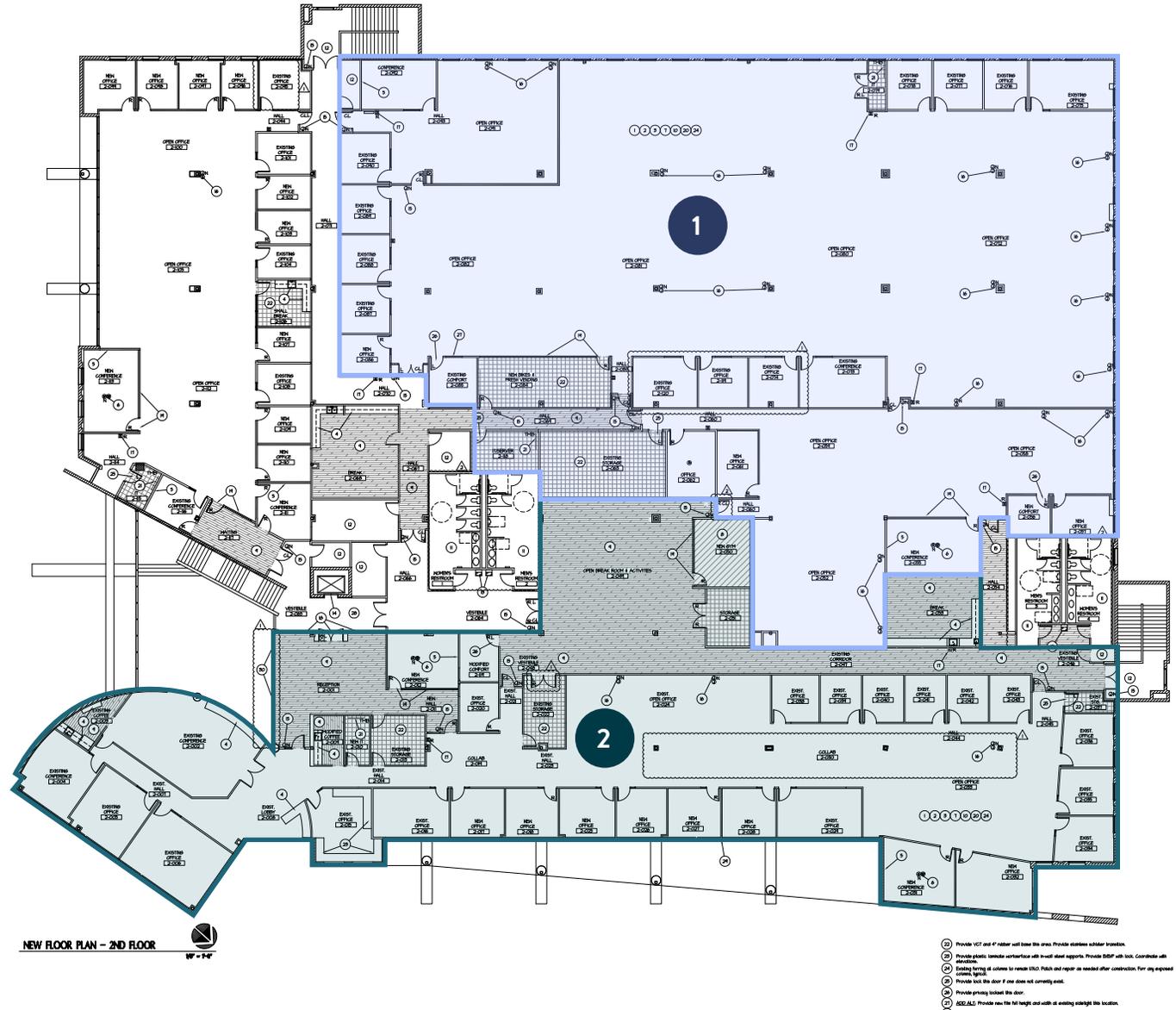
182 Cubicles

3 Kitchen/Break Areas

1 Training Room

6 Conference Rooms

SUGGESTED DEMISABILITY



**Conceptual demising plan.*

Actual demising will require consultation with an architect and appropriate permitting.

Demised Floor Plan

DEMISED SUITE 1 -
+/- 23,737 SF

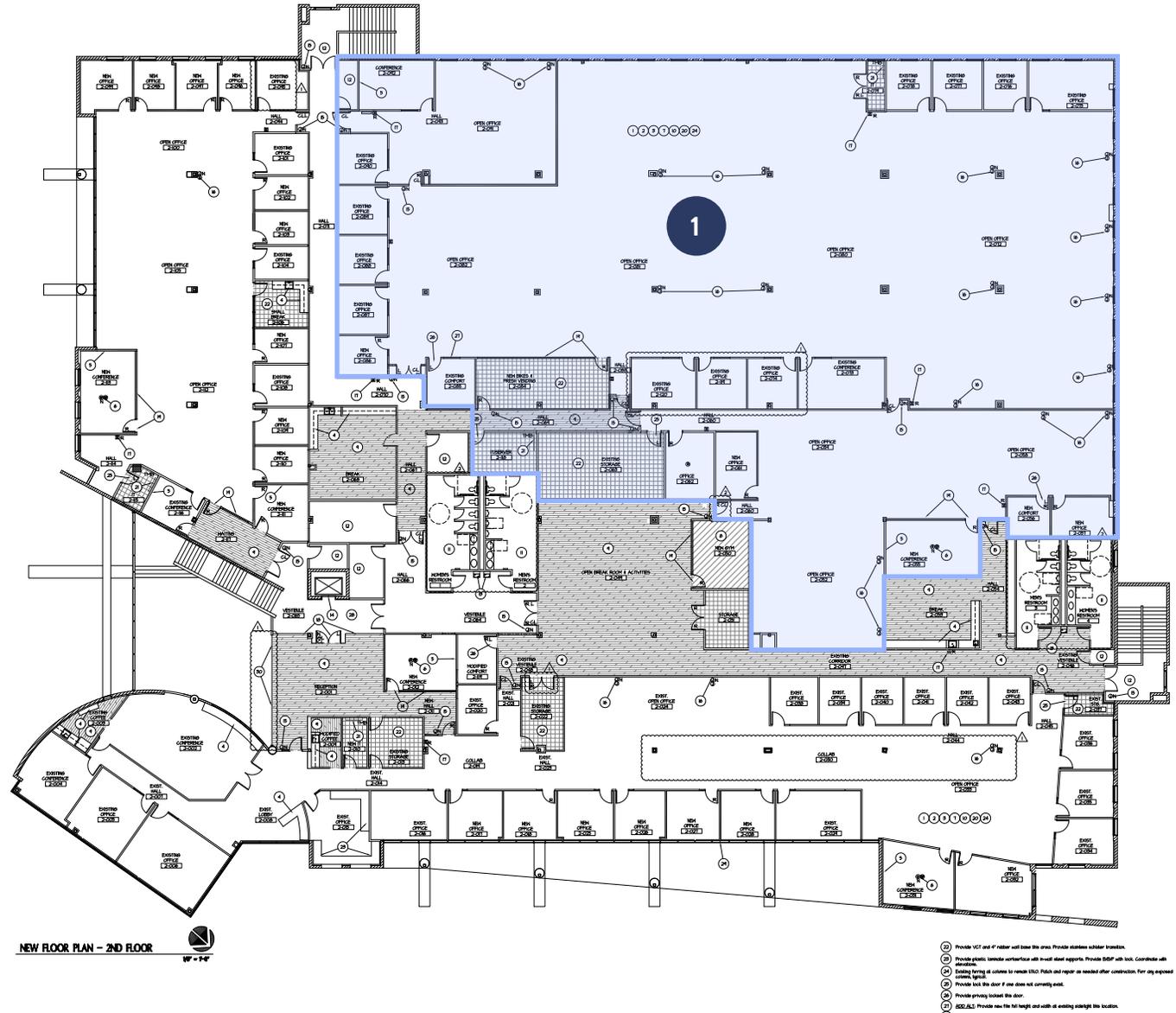
14 Offices

170 Cubicles

1 Break Area

3 Conference Rooms

SUGGESTED DEMISABILITY



**Conceptual demising plan.*

Actual demising will require consultation with an architect and appropriate permitting.

Demised Floor Plan

DEMISED SUITE 2 -
+/- 16,339 SF

22 Offices

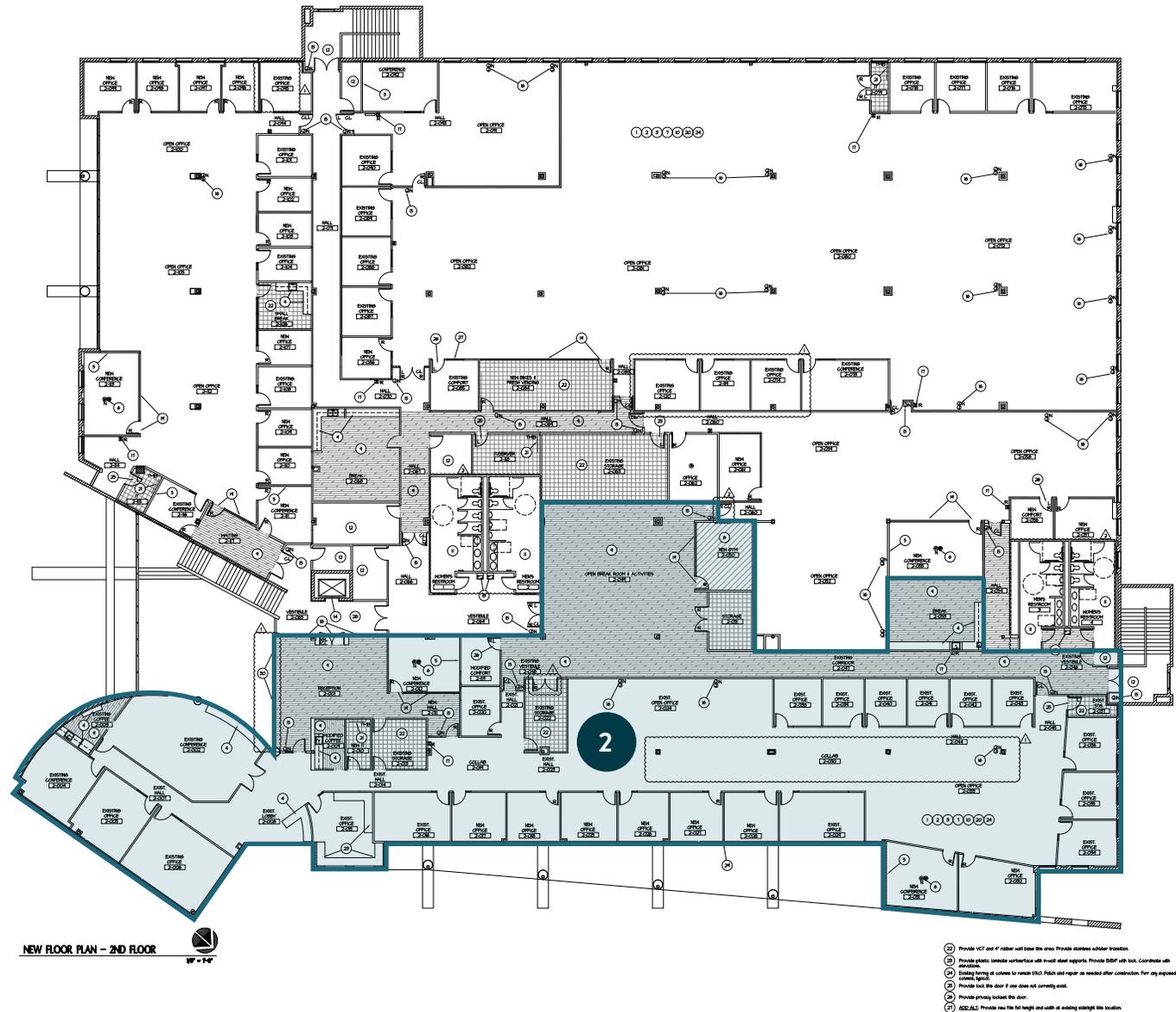
12 Cubicles

1 Kitchen/Break Areas

1 Training Room

3 Conference Rooms

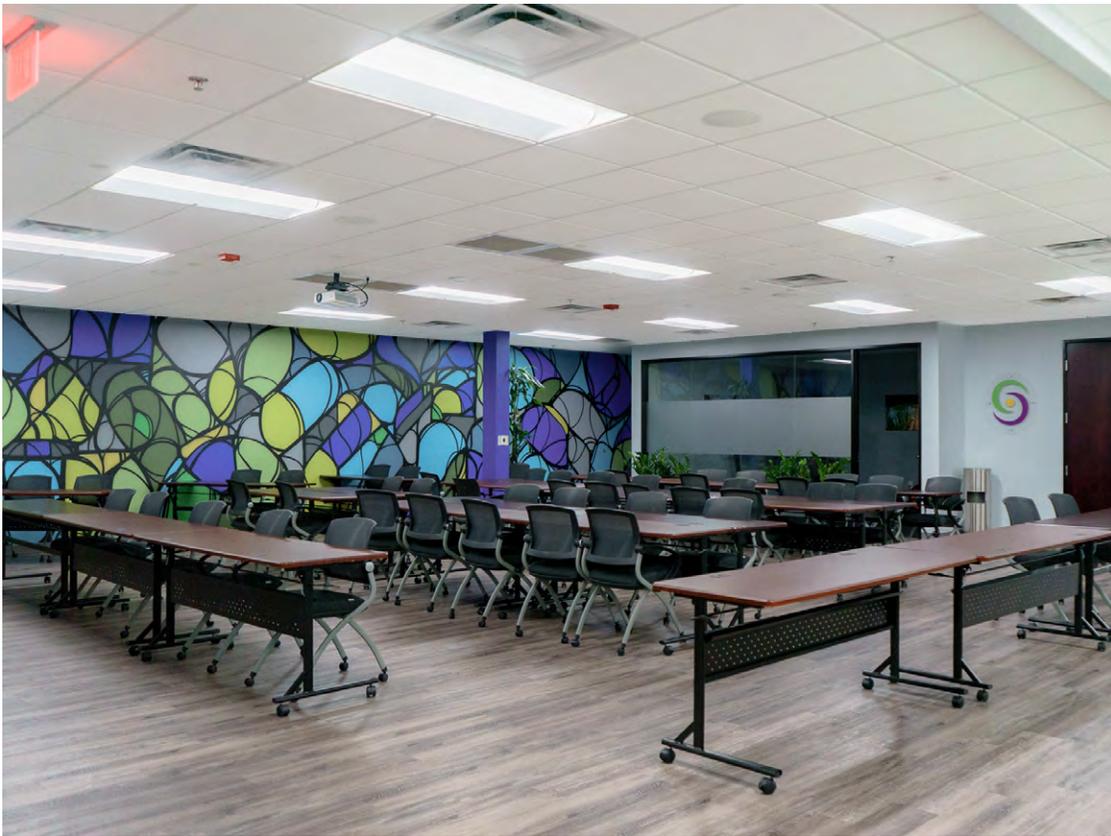
SUGGESTED DEMISABILITY



**Conceptual demising plan.*

Actual demising will require consultation with an architect and appropriate permitting.

Suite Photos





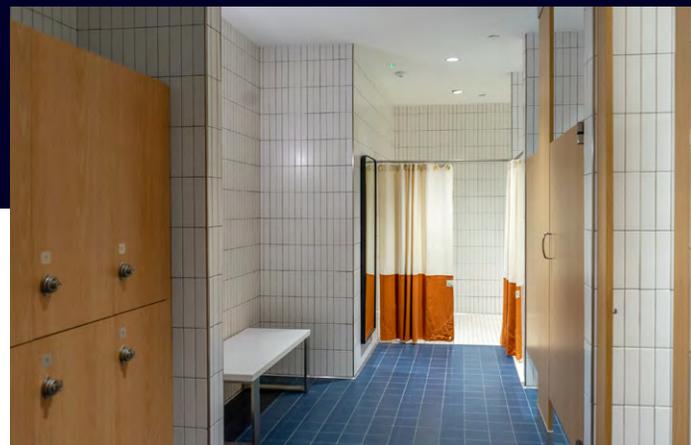
The Arroyo

Overview

The Arroyo in Tempe is a thoughtfully designed campus that fosters innovation, collaboration, and productivity. Blending modern workspaces with natural surroundings, it offers a walkable environment with scenic paths, green spaces, and easy access to major business and lifestyle hubs. Its strategic location provides convenience for professionals while enhancing the overall work experience.

Campus Amenities

- + Nature paths throughout campus
- + Fitness center with showers
- + Cafe



Location

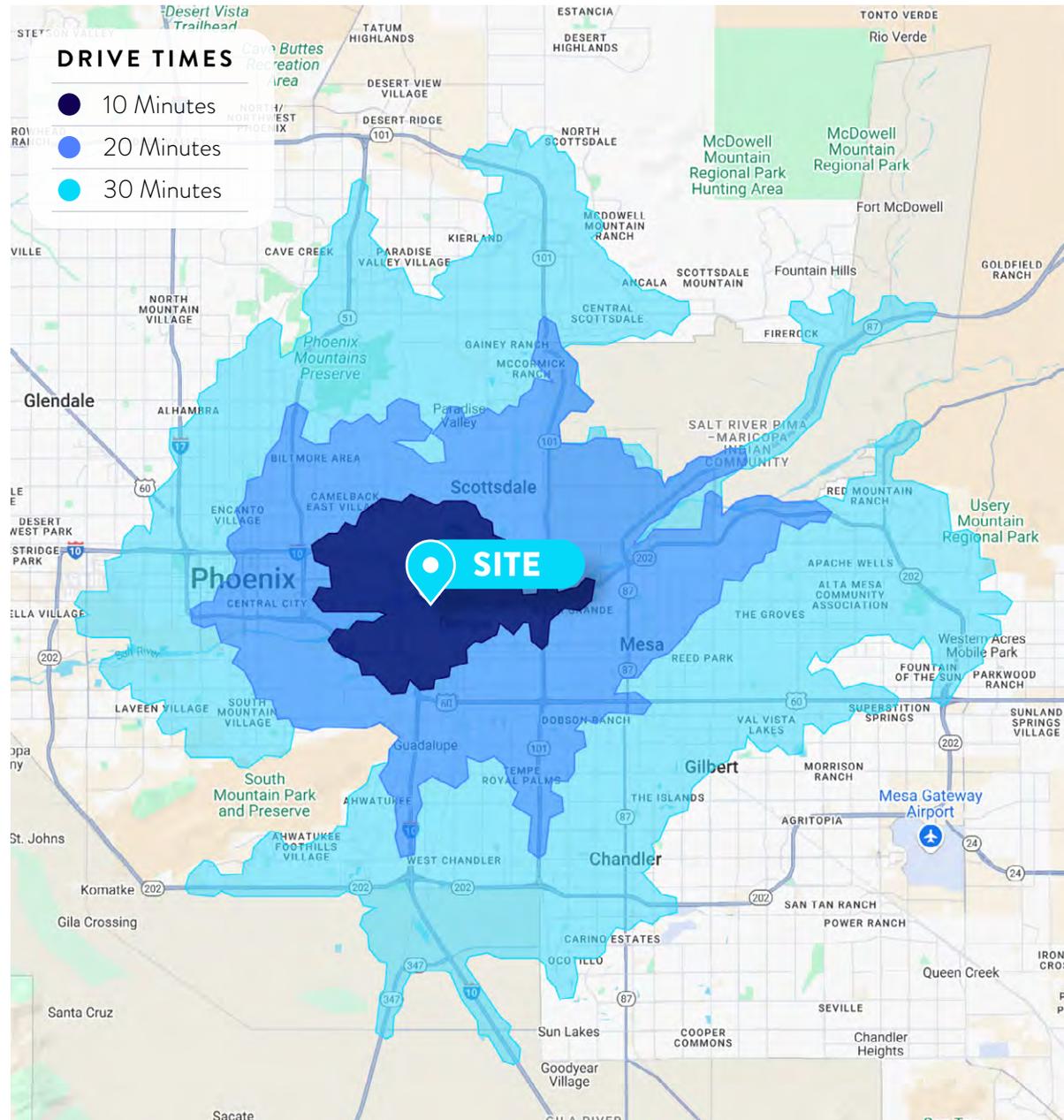
Overview

With direct access to SR-202 and the Valley Metro Light Rail, its central position ensures seamless connectivity to downtown Tempe, Arizona State University, Sky Harbor Airport, and key business districts. Surrounded by a variety of dining, retail, and recreational options—including Papago Park and nearby golf courses—it offers a convenient and vibrant work environment.

Drive Times

- + 3 Mins | PHX Sky Harbor Airport
- + 5 Mins | Downtown Tempe
- + 12 Mins | Downtown Phoenix

Corporate Neighbors



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Thank You

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