

FOR SUBLEASE

"PLUG & PLAY" OFFICE/FLEX SPACE

615 S RIVER DRIVE, TEMPE, AZ

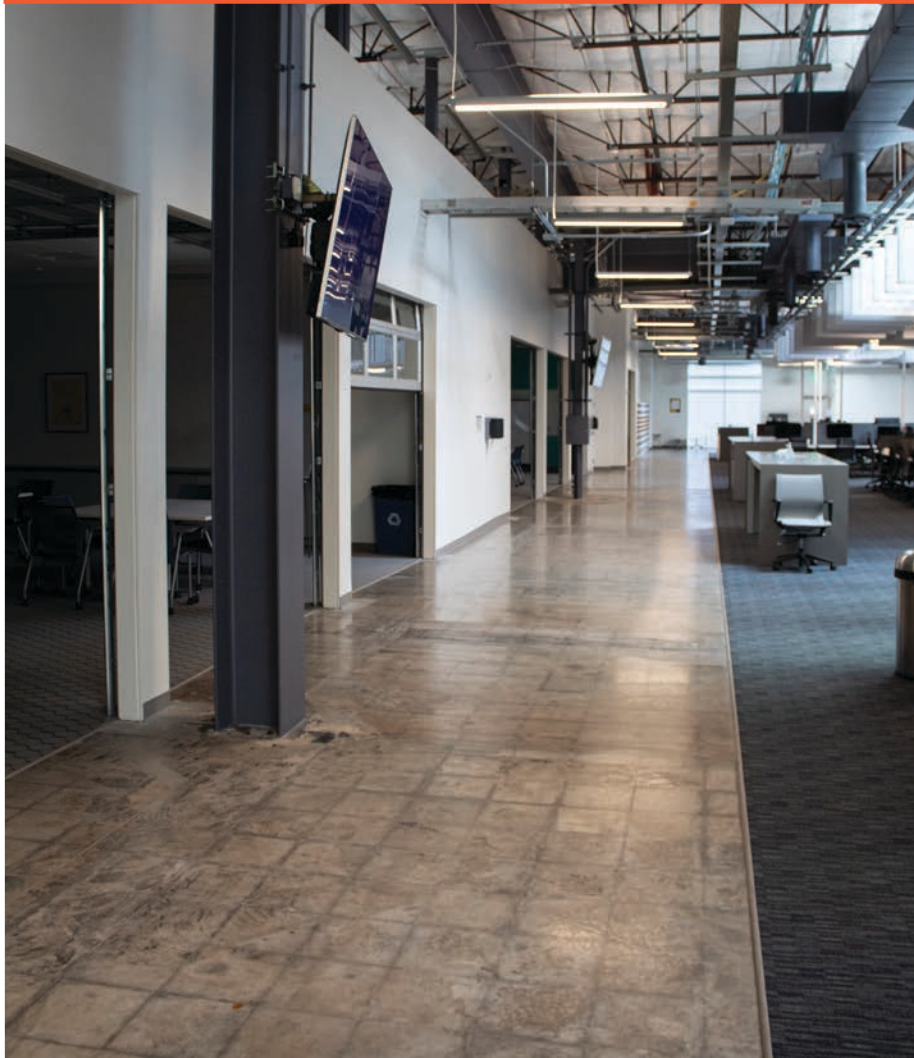
46,371 – 139,688 RSF Available



FOR SUBLEASE | OFFICE/FLEX SPACE

Currently Demised Into 2 Separate Plug N' Play Suites

Suite 100: $\pm 93,317$ RSF & $\pm 46,371$ RSF



Property Overview

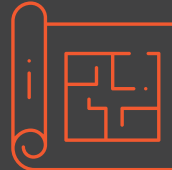
Centrally located in Tempe, the heart of Metropolitan Phoenix, The Circuit provides tremendous access to all parts of the valley via the Loop 101, Loop 202, I-10, US-60 and SR-143. This location sits within a very large and diverse workforce with a plethora of amenities and hotels within a short walk or drive of which include Tempe Marketplace, Mill Avenue and Tempe Town Lake.



SUBLEASE
THROUGH 5/31/2032



±185,000 SF
OFFICE/FLEX BUILDING



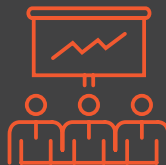
2018
DATE OF RENOVATIONS



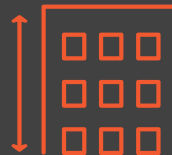
FLEXIBLE
LAYOUT & DESIGN



±6/1,000
PARKING RATIO



979
WORKSTATIONS

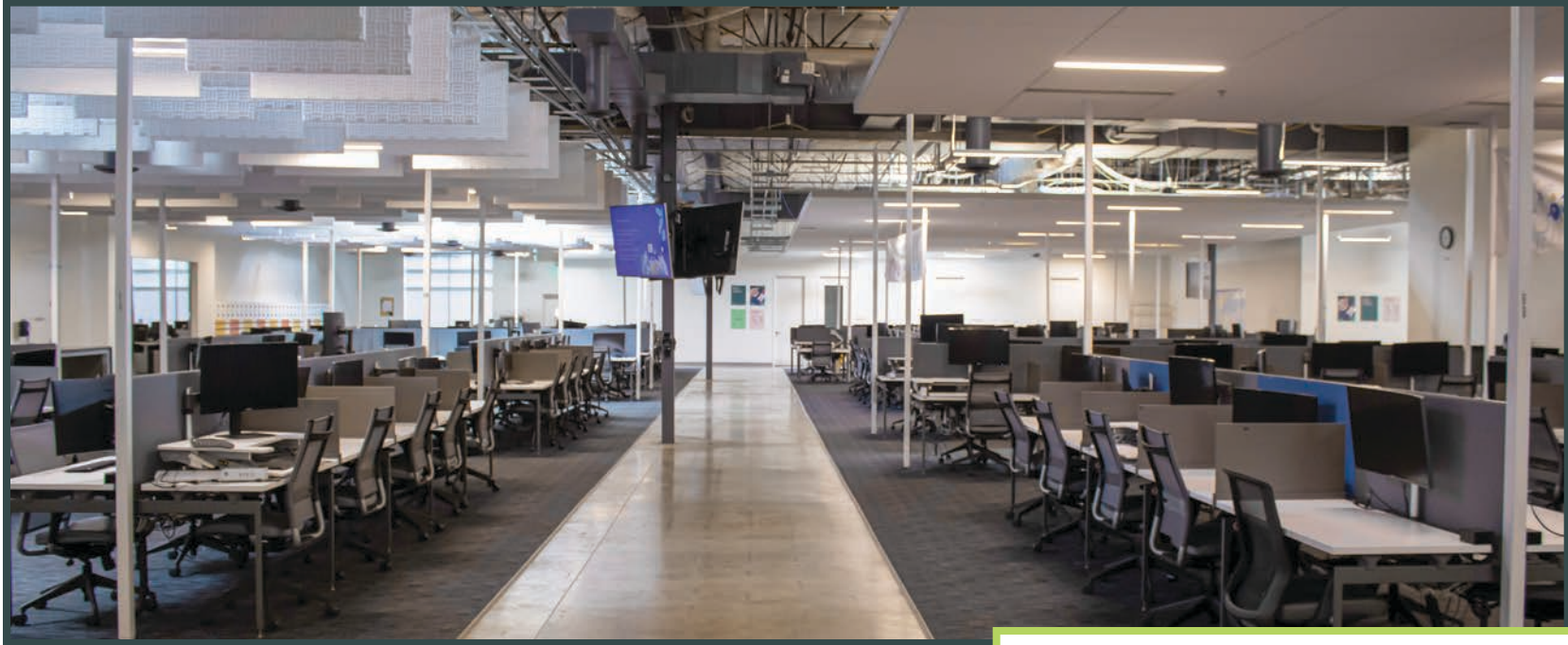


16'
CEILING HEIGHT



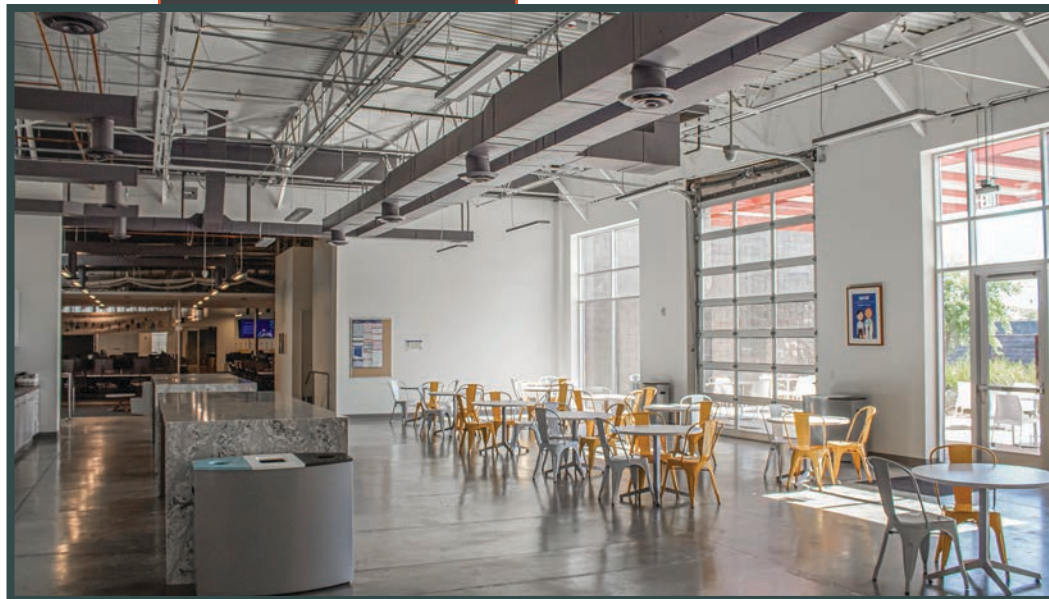
UNBEATABLE
TEMPE LOCATION

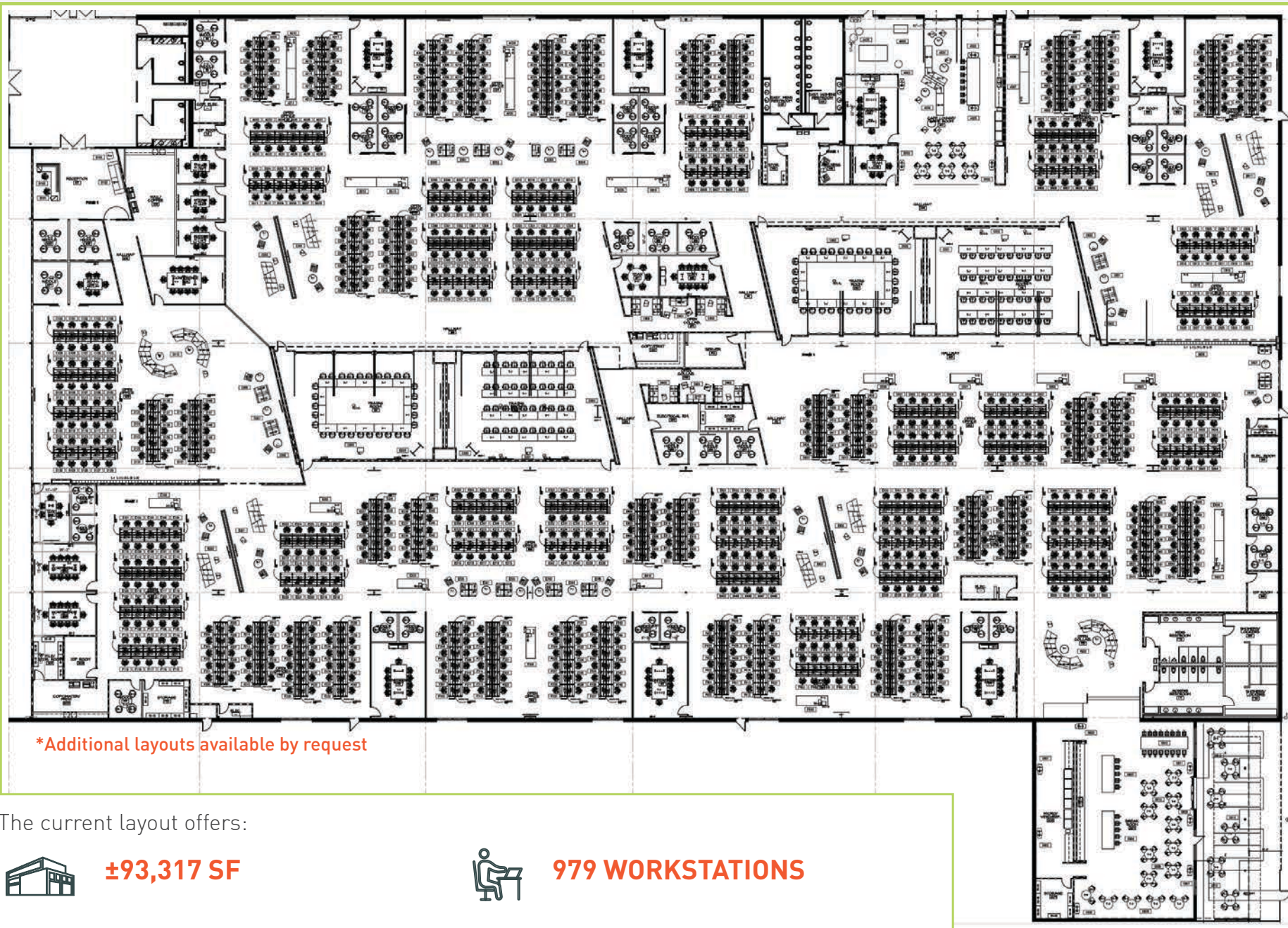
FOR SUBLEASE | OFFICE/FLEX SPACE



PLUG & PLAY SPACE

The space is “plug & play” and ready for various types of users. In addition to offering a plug & play solution, this highly functional and flexible space also lends itself to companies doing research & development, light manufacturing, assembly and many other uses.





*Additional layouts available by request

The current layout offers:



±93,317 SF



979 WORKSTATIONS

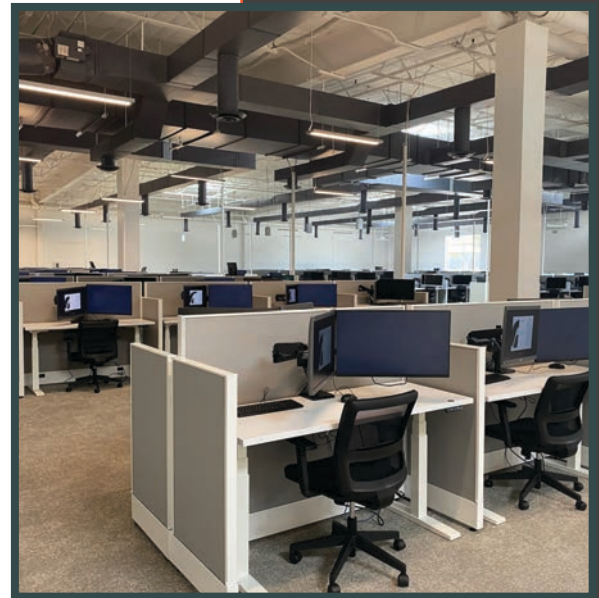
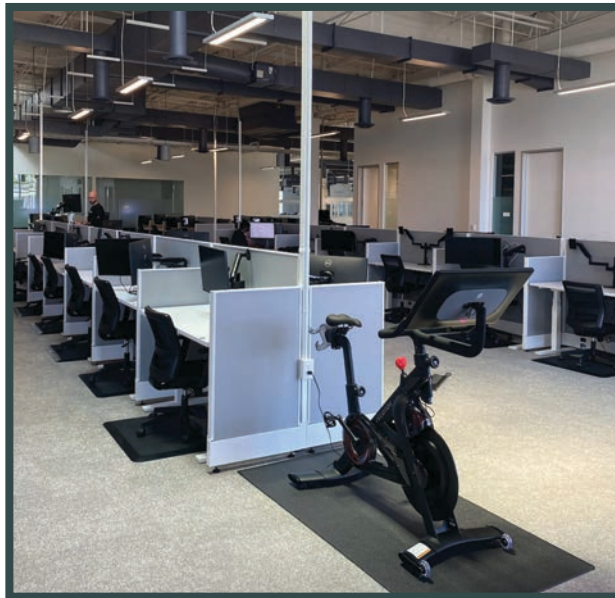
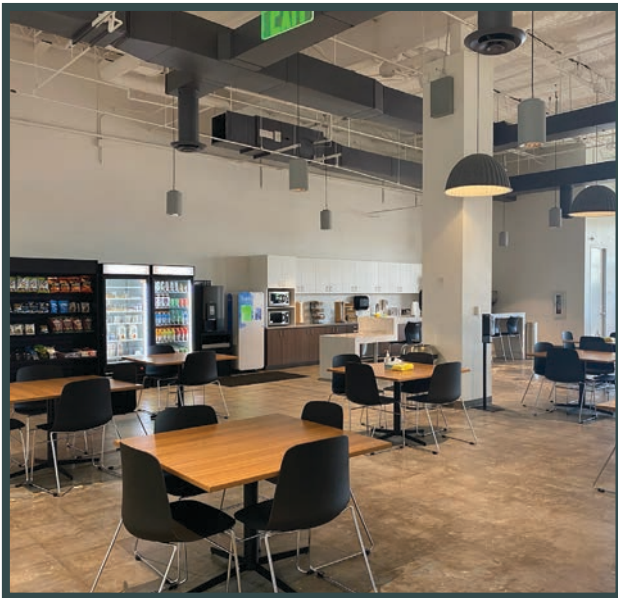


5 CONFERENCE ROOMS



55 OFFICES/ HUDDLE ROOMS

FOR SUBLEASE | OFFICE/FLEX SPACE



The current layout offers:



**±46,371 SF
AVAILABLE**



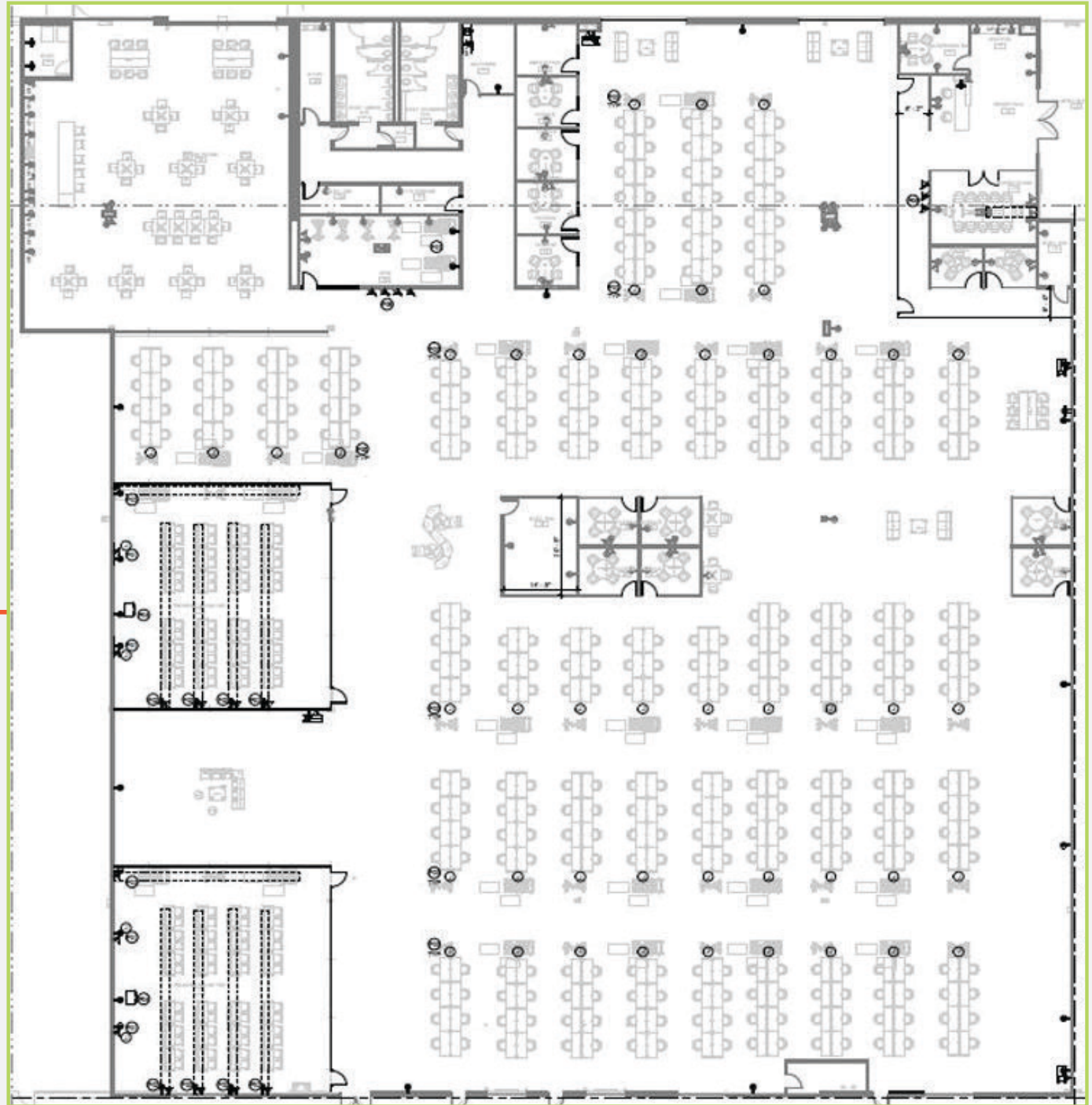
**360+
WORKSTATIONS**



**13
OFFICES/HUDDLE
ROOMS**

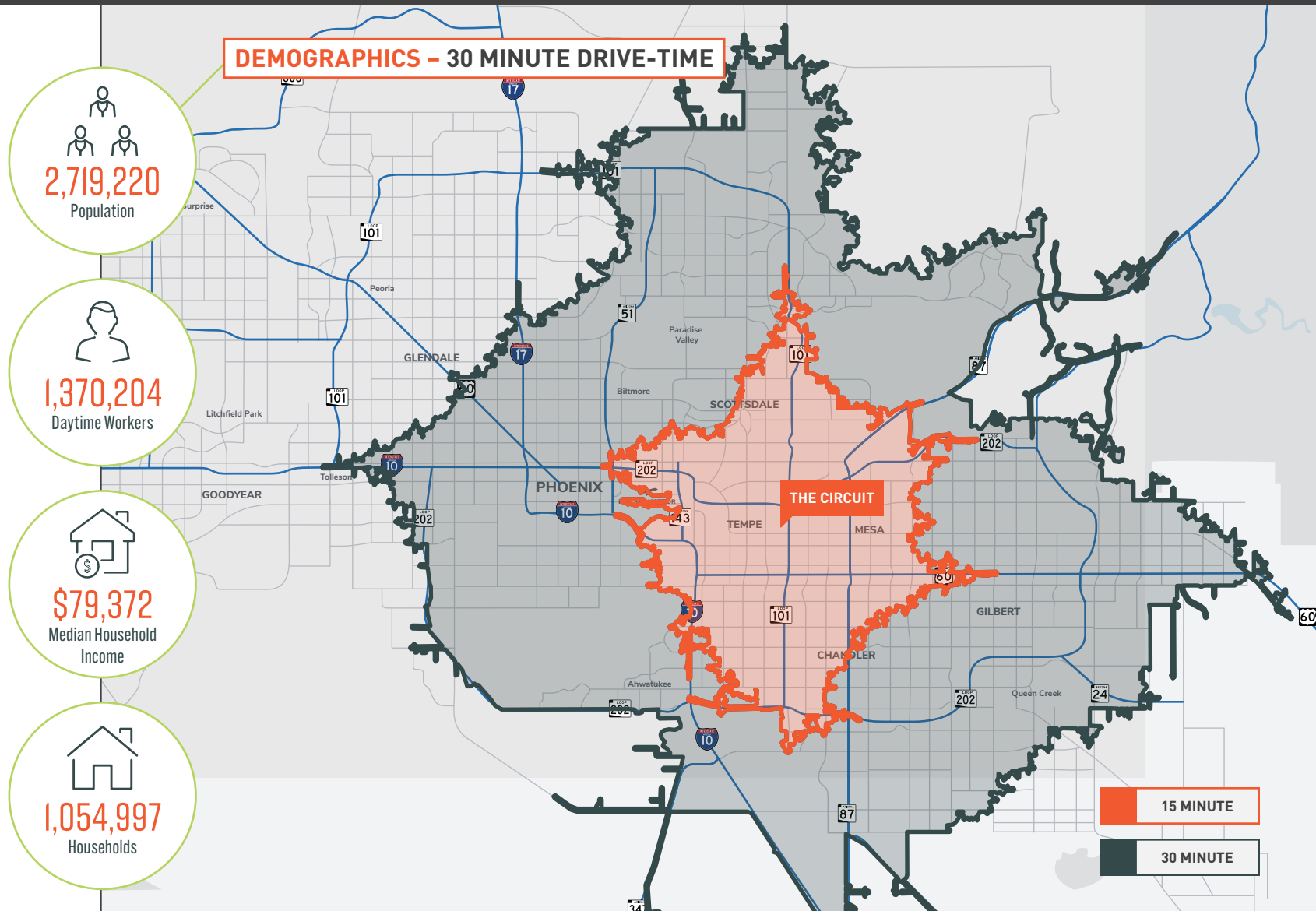


**3
CONFERENCE/TRAINING
ROOMS**



TEMPE ARIZONA

The Circuit is in between the continually expanding Intel campus in Chandler to the south and the under construction ±\$36 Billion Taiwan Semiconductor (TSMC) plant in north Phoenix, providing a great option for companies to service both facilities. The Circuit is also located a few miles from Arizona State University, the #1 most innovative school in the US. ASU currently educates ±112,000 undergraduate students and ±30,500 graduate students and employees over ±5,000 faculty members. Tempe greatly benefits from ASU's presence as the University has helped attract international businesses and students to the City and has been key in providing Tempe's unique mix of big-city amenities with a college town feel.





Camelback Mountain

UPTOWN PHOENIX

DOWNTOWN PHOENIX
(20 MINS)

LOOP
202

PHX SKY HARBOR
(10 MINS)

ARIZONA
143

DOWNTOWN TEMPE

Phoenix Zoo

Papago Park

WATERMARK

MARINA HEIGHTS
(7 MINS)

LOOP
202

ASU

Tempe Marketplace



Harkins
THEATRES

Total Wine
& MORE

ULTA
BEAUTY

BEST
BUY

BARNES & NOBLE

OLD NAVY

Michael's



FOREVER 21

WORLD MARKET

Red Robin
GOURMET BURGERS 100 BREWS

MCCLINTOCK DR

UNIVERSITY DR

RIO SALADO PKWY

615 S RIVER DRIVE

UNIVERSITY DR

LOOP
101

PRICE RD

PRICE RD

615 S RIVER DRIVE, TEMPE, AZ

FOR SUBLEASE OFFICE/FLEX SPACE

615 S RIVER DRIVE, TEMPE, AZ



For leasing information please contact:

Stirling Pascal

VICE PRESIDENT

stirling.pascal@streamrealty.com

925.408.5006


STREAM
REALTY