

# THE ARROYO



[SEE AVAILABILITIES](#)



## PROJECT HIGHLIGHTS



Training Room



Conference Center



Spacious Campus Environment



5:1,000 Parking Ratio



Tenant Nature Paths



Dining Options Within Walking Distance



Freeway Visibility



Minutes from Sky Harbor, Downtown Tempe, Papago Park and Rolling Hills Golf Course



## NEW AMENITY BUILDING



Fitness Center

TOASTHOUZ

Café  
OPEN NOW

# THE ARROYO

**TOTAL SF AVAILABLE:**  
**3,098 - 105,000 SF**

 **5:1,000**

**STRUCTURED PARKING  
COVERED & UNCOVERED  
SPACES AVAILABLE**

[BROCHURE](#)

[PROJECT VIDEO](#)

[WEBSITE](#)

## 1225 - Available Spaces

SF	Suite Number	Rental Rate	Space Condition	Links	Notes
±6,939	Suite 101	\$42.00/SF	2nd Generation	<a href="#">FLOOR PLAN</a>	Available 11/1/2026
±7,923	Suite 110	\$42.00/SF	2nd Generation	<a href="#">FLOOR PLAN</a>	Available 11/1/2026
±7,463	Suite 113	\$42.00/SF	Spec Suite	<a href="#">FLOOR PLAN</a> <a href="#">VIRTUAL TOUR</a> <a href="#">PHOTOS</a>	Move-in Ready Spec Suite
±6,297	Suite 120	\$42.00/SF	Shell	<a href="#">FLOOR PLAN</a>	Potential for exterior entrance w/ building signage
±3,093	Suite 215	\$44.00/SF	Spec Suite	<a href="#">FLOOR PLAN</a>	Delivering Q2 2026
±4,031	Suite 220	\$44.00/SF	Spec Suite	<a href="#">FLOOR PLAN</a>	Delivering Q2 2026

FOR MORE  
INFORMATION

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## 1225 - Available Spaces

SF	Suite Number	Rental Rate	Space Condition	Links	Notes
±4,845	Suite 226	\$44.00/SF	Spec Suite	<a href="#">FLOOR PLAN</a>	Delivering Q2 2026
±4,084	Suite 310	\$42.00/SF	Spec Suite	<a href="#">FLOOR PLAN</a> <a href="#">VIRTUAL TOUR</a> <a href="#">PHOTOS</a>	
±43,837	Suite 400	\$42.00/SF	Shell	<a href="#">FLOOR PLAN</a>	Full Floor Building Signage Available

## 1275 - For Sale

SF	Price	Links
FOR SALE	\$25,000,000	<a href="#">SALE BROCHURE</a>

## 1295 - Available Spaces

SF	Suite Number	Rental Rate	Space Condition	Links	Notes
FULLY LEASED					

VISIT [SWVPPHOENIX.COM](http://SWVPPHOENIX.COM) FOR MORE INFORMATION ON THE PHOENIX OFFICE PORTFOLIO.

FOR MORE  
INFORMATION

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