

±32,800 SF Office
Available for Sublease
Motivated Sublessor!

WESTGATE
ENTERTAINMENT DISTRICT

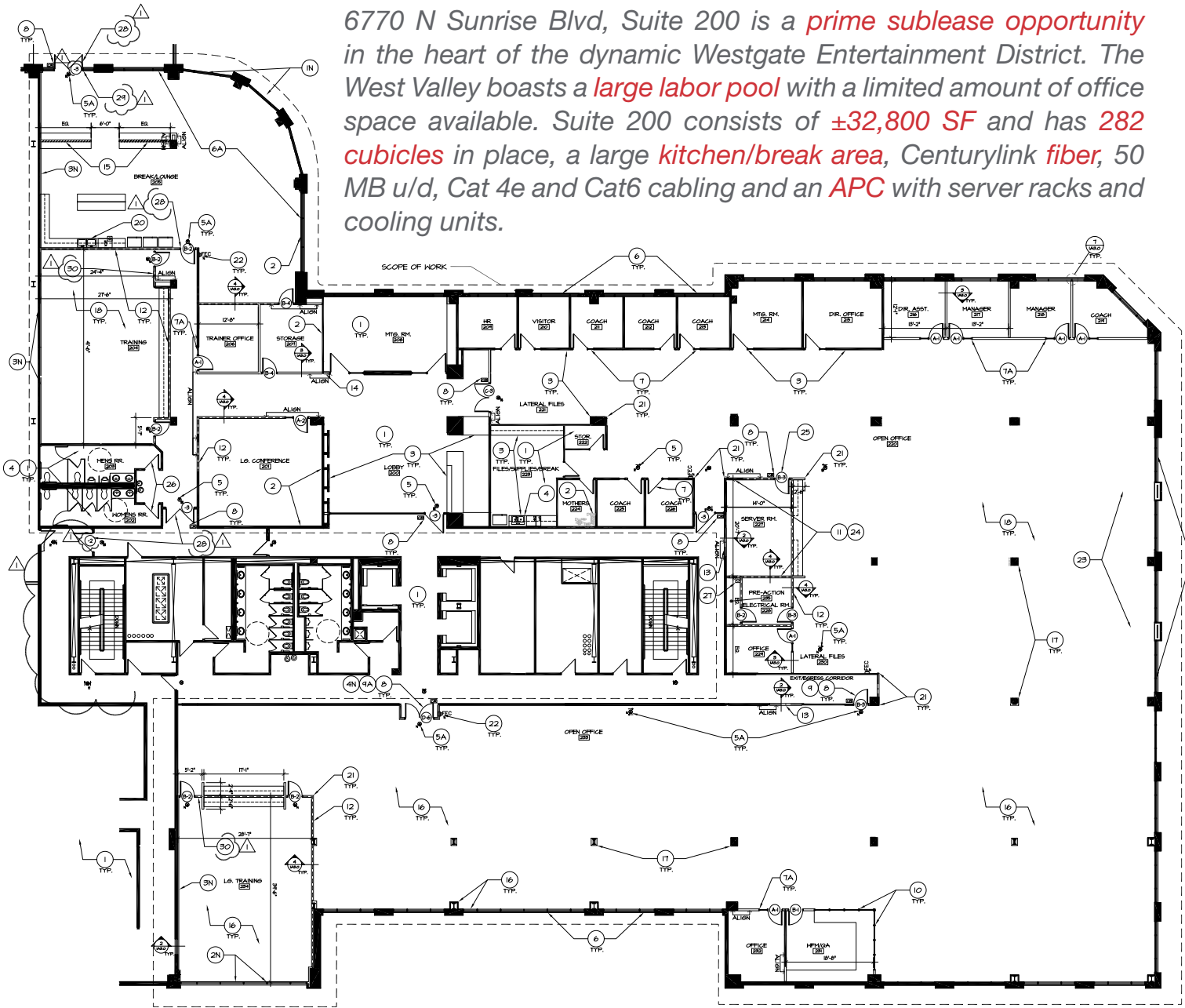
OFFICES

6770 N Sunrise Blvd
Suite 200
Glendale, AZ

Laurel Lewis SIOR
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NAIHorizon

2944 N 44th St | Suite 200
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6770 N Sunrise Blvd, Suite 200 is a **prime sublease opportunity** in the heart of the dynamic Westgate Entertainment District. The West Valley boasts a **large labor pool** with a limited amount of office space available. Suite 200 consists of **±32,800 SF** and has **282 cubicles** in place, a large **kitchen/break area**, Centurylink fiber, 50 MB u/d, Cat 4e and Cat6 cabling and an **APC** with server racks and cooling units.

WESTGATE
ENTERTAINMENT DISTRICT

OFFICES

Property
Highlights



282 Cubicles
in Place



Large Kitchen/
Break Area



Fiber Optics



±32,800 SF



Large Labor
Pool

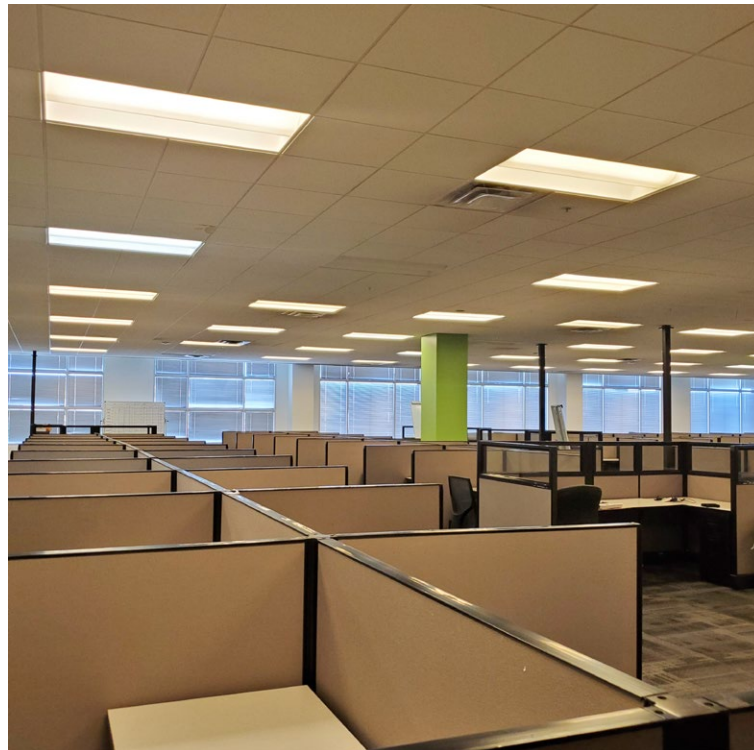
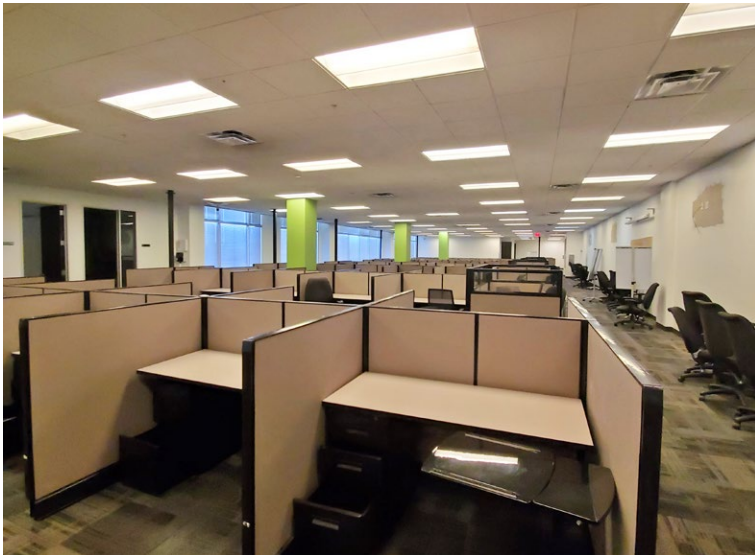


\$18.50 /SF
MG

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WESTGATE
ENTERTAINMENT DISTRICT

OFFICES

Interior
Photos

8:1000
Parking

Plug & play
sublease
space

Sublease
expires
02/28/2026

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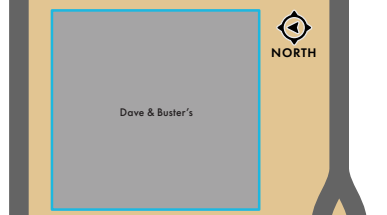
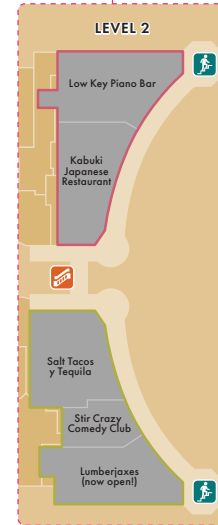
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Offering a vibrant outdoor setting with unique water features, Westgate Entertainment District delivers an interactive shopping, dining and entertainment experience. It is anchored by Gila River Arena, home of the Arizona Coyotes, and adjacent to the State Farm Stadium, home to the Arizona Cardinals. Conveniently located in Glendale, Arizona, just East of the Loop 101 on Glendale Avenue, the retail destination is just minutes from Historic Downtown Glendale.



Your New Office Here!



FUN

- AMC Theatres 623.772.1371
- Dave & Buster's 623.759.7800
- Escape Westgate 623.282.1979
- Fine Ash Cigars 623.900.4752
- Low Key Piano Bar 623.322.4003
- Lumberjaxes 480.773.6551
- Stir Crazy Comedy Club 623.565.8667

BOUTIQUE SHOPS

- bride STUDIO 623.800.4500
- Just Sports 623.872.9490
- la Lady Boutique 623.872.9677
- Samira's Accessories 623.326.5615

FOOD

- Bar Louie 623.522.5810
- Blendz Boba Tea Lounge 623.877.3001
- Buffalo Wild Wings 623.877.9127
- Chipotle Mexican Grill 623.201.1758
- Cold Stone Creamery 623.877.1580
- Dave & Buster's 623.759.7800
- Fat Tuesday 623.230.2509
- Fractured Prune Doughnuts 623.872.0008

- Fresh Healthy Café 623.505.3277
- Hot N Juicy Crawfish 623.872.2984
- Johnny Rockets 623.877.2977
- Kabuki Japanese Restaurant 623.772.9832
- The Lola 623.877.5225
- Low Key Piano Bar 623.322.4003
- Mama Gina's Pizzeria 623.872.0300
- Manna Korean BBQ 623.877.5007
- McFadden's Restaurant and Saloon 623.872.0022
- Opa Life Greek Cafe 623.242.8338
- Papbar 623.500.2799
- RazzleberrieZ Frozen Yogurt 623.877.3542
- Saddle Ranch Chop House 623.889.7770
- Salt Tacos y Tequila 623.772.7282
- Shane's Rib Shack 623.877.7427
- State 48 Funk House Brewery 623.877.4448
- Stir Crazy Comedy Club 623.565.8667
- Wetzel's Pretzels coming soon
- Which Wich 623.977.9424
- Whiskey Rose 623.877.7673
- Yard House 623.872.3900

CONTACT WESTGATE

- Security 623.266.6607

Source: <https://yamproperties.com/commercial-real-estate-properties/glendale/westgate-entertainment-district/>

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ENTERTAINMENT DISTRICT

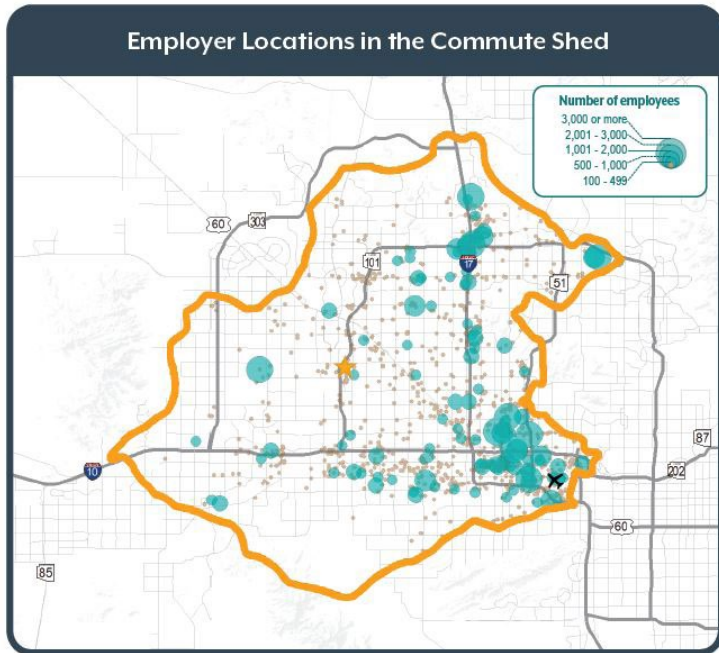
OFFICES

About Westgate



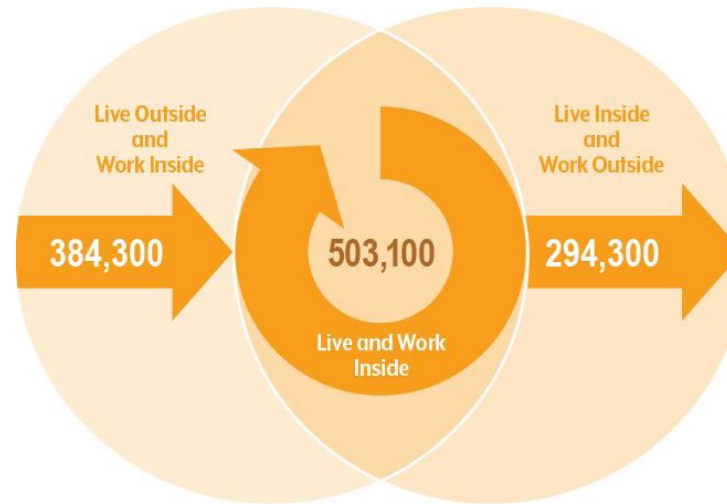
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The labor pool in & around Glendale offers an abundance of skilled workers to help drive your business growth.



Worker Commute Flows

for workers living and/or working in the commute shed



Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program (LEHD) Origin-Destination Employment Statistics (LODES)

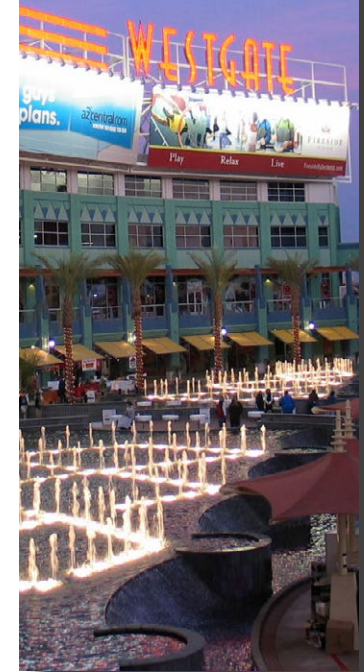
- 1.9 Million people live within a 30-minute commute to the City's geo hub- The Greater Glendale Westgate Sports & Entertainment District.
- Employers are able to successfully and consistently attract top-quality workforce in the numbers they need.
- Optimal location and proximity of abundant workforce eliminates like employer competition for skilled workers.

Source: https://www.glendaleaz.com/work/business_resources/economic_development/why_choose_glendale

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ENTERTAINMENT DISTRICT

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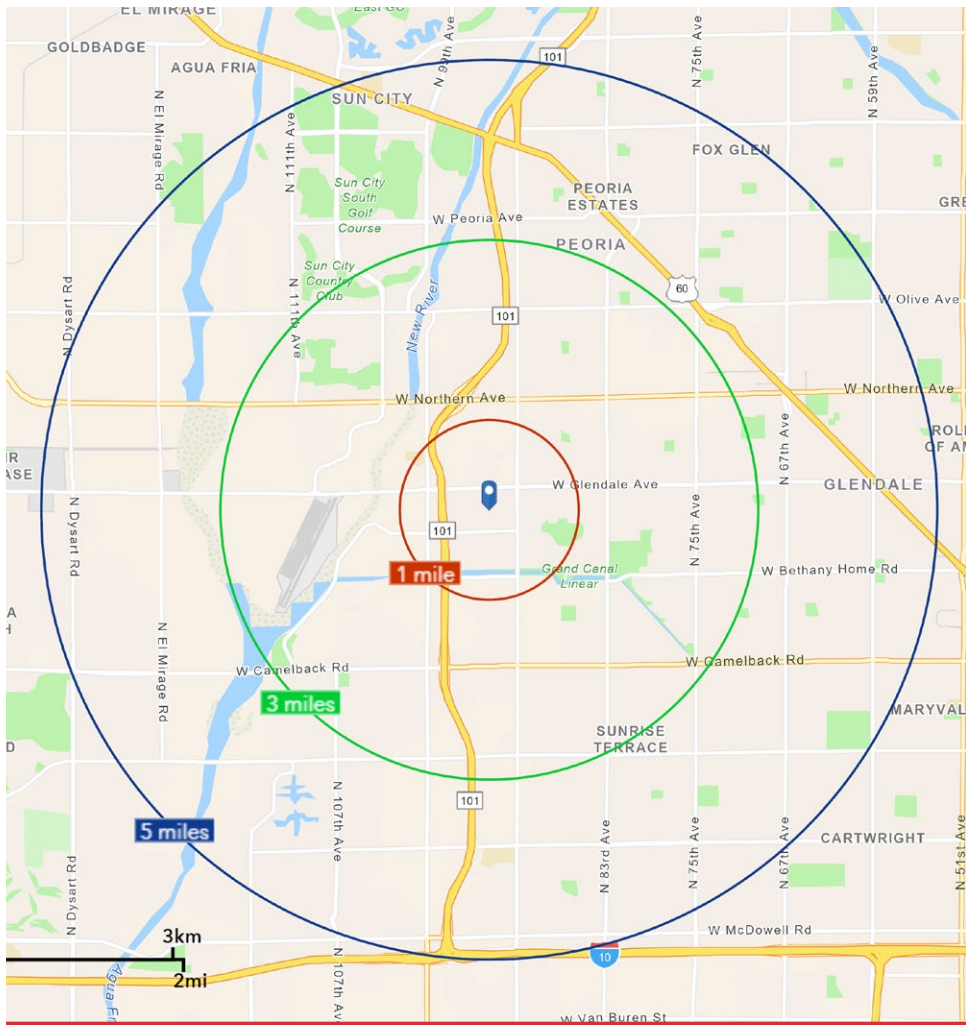
Glendale
Workforce



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	1 Mile	3 Miles	5 Miles
Population (2023)	7,461	109,700	360,832
Population (2028)	8,303	116,823	369,846
Households	3,042	35,683	119,857
Avg Household Size	2.45	3.06	2.99
Median HH Income	\$89,627	\$72,762	\$61,107
Avg HH Income	\$109,598	\$91,154	\$81,856
Median Age	33.6	33.2	32.4



20-04-066

WESTGATE ENTERTAINMENT DISTRICT

OFFICES

Property Demographics

Be a Part of the Strategy

The subject property is within the City of Glendale's strategic Sports & Recreation District. The city continues to focus on attracting strategic investment and development within this district that provides, unique, innovative entertainment and experiential opportunities for residents and visitors. Additionally, Glendale is focused on building an even stronger employment base and is seeking corporate partners that are interested in calling this world-class district home to their business operations.

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