

2160

E ELLIOT RD

2160 E ELLIOT RD
TEMPE, AZ 85283



Plug & Play Sublease

AVAILABLE
IMMEDIATELY

±149,370 SF DIVISIBLE TO
±20,000 SF

 **EXPIRATION**
10/31/2031

 **LEASE RATE**
\$20.00 NNN

 **FURNITURE
INCLUDED
FREE**

 **BACKUP
GENERATORS**

±149,370 SF

FLOOR 1: ±49,790 SF

FLOOR 2: ±49,790 SF

FLOOR 3: ±49,790 SF



EXPIRATION
10/31/2031



LEASE RATE
\$20.00 NNN



FURNITURE INCLUDED
FREE



PARKING
6:1,000
*175 of the spaces will be covered
and at no cost to the tenant*



Dual Backup Generators On-Site

Spaces supported by a dual backup power generator. These redundant power and disaster recovery systems ensure that every workstation remains operational without interruption, providing you with peace of mind and reliability in any situation.



Two hotels
on-site:

**Hilton Garden Inn &
Hilton Home Suites**

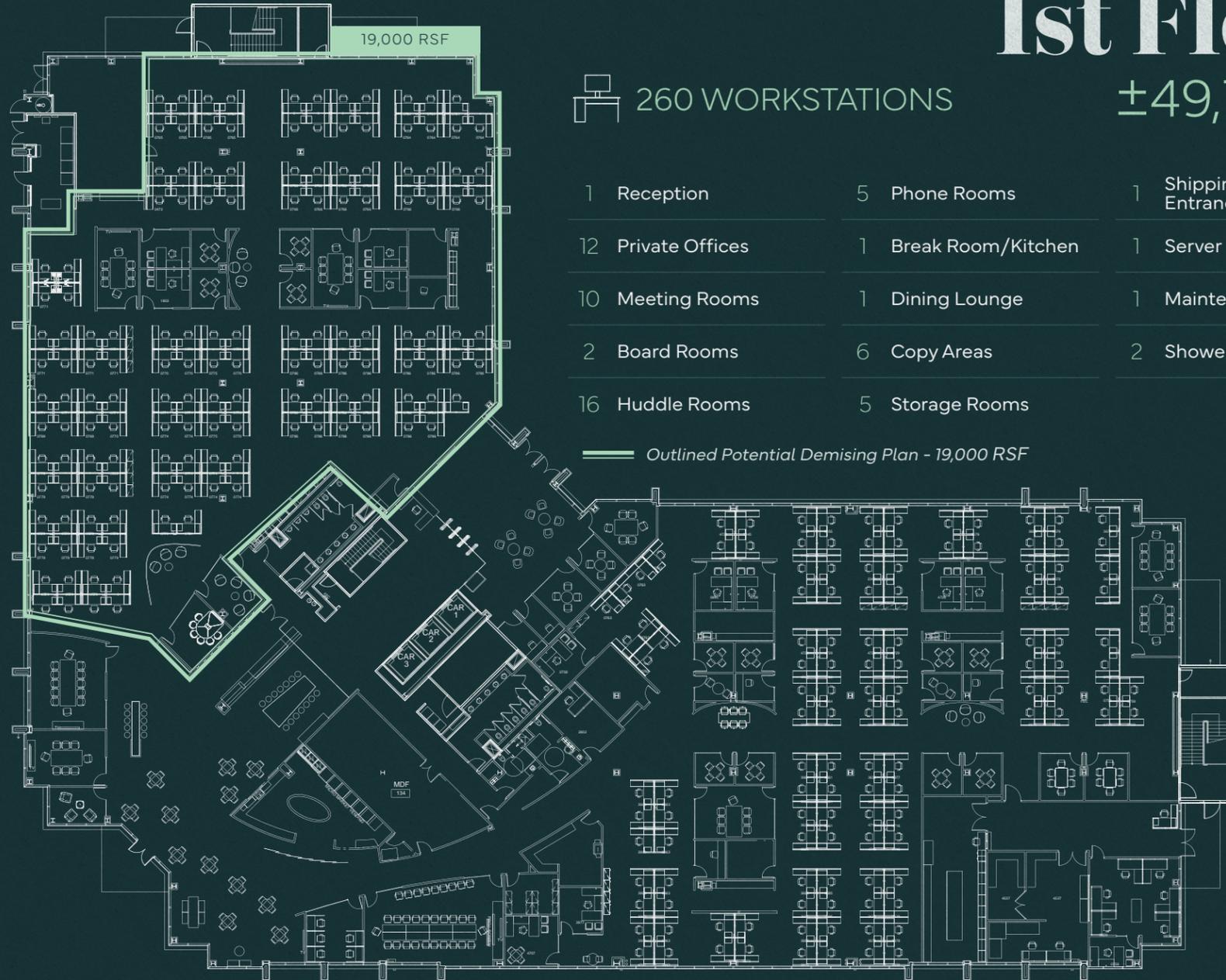


1st Floor

±49,790 SF

260 WORKSTATIONS

19,000 RSF



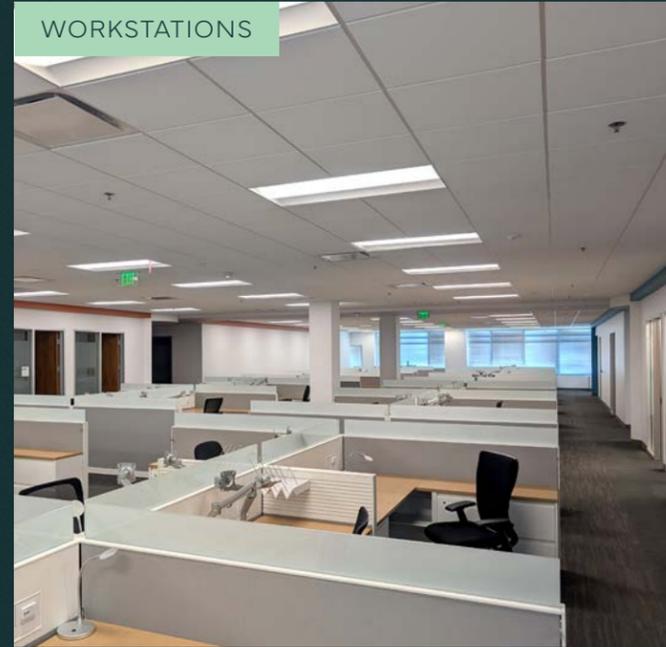
- 1 Reception
- 12 Private Offices
- 10 Meeting Rooms
- 2 Board Rooms
- 16 Huddle Rooms
- 5 Phone Rooms
- 1 Break Room/Kitchen
- 1 Dining Lounge
- 6 Copy Areas
- 5 Storage Rooms
- 1 Shipping/Receiving Entrance & Reception
- 1 Server Room
- 1 Maintenance Room
- 2 Shower Rooms

Outlined Potential Demising Plan - 19,000 RSF

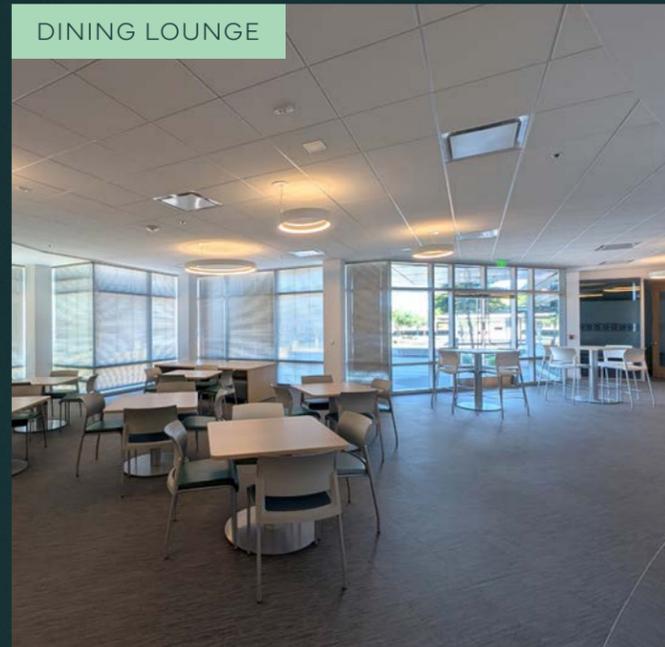
↑
N Not to scale



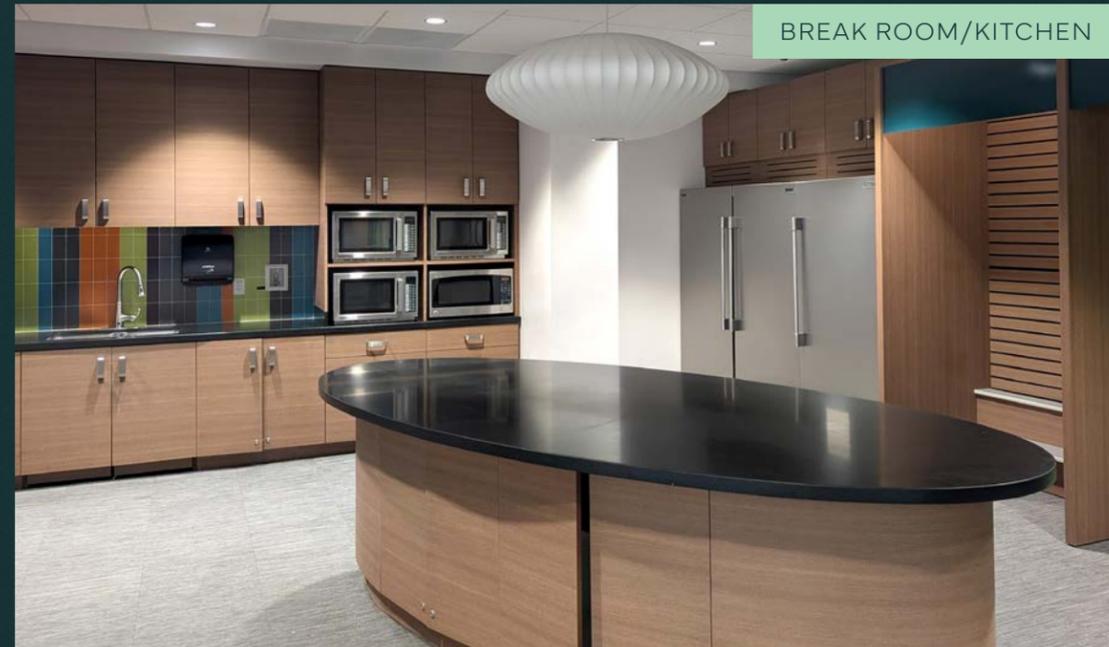
BOARD ROOM



WORKSTATIONS



DINING LOUNGE



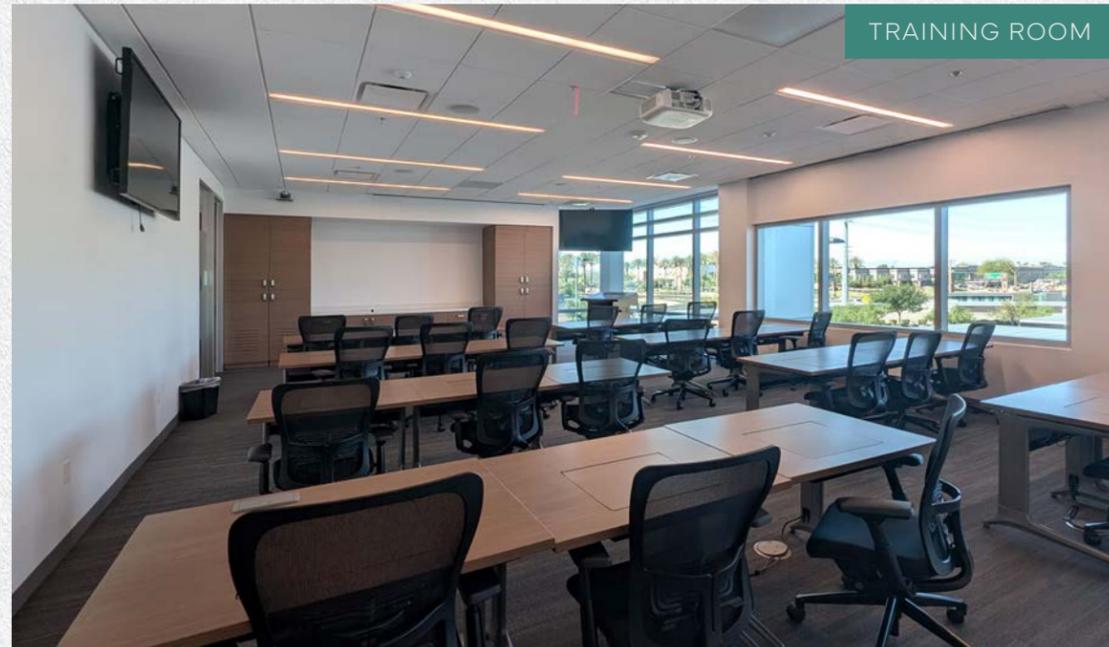
BREAK ROOM/KITCHEN



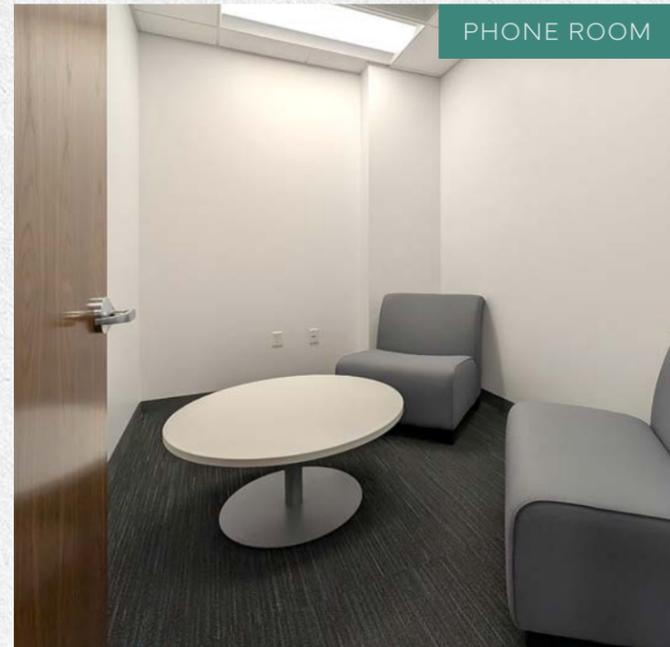
WORKSTATIONS



BOARD ROOM



TRAINING ROOM



PHONE ROOM

2nd Floor

±49,790 SF

 324 WORKSTATIONS

1 Reception	2 Training Rooms	1 Dining Lounge
8 Private Offices	16 Huddle Rooms	4 Copy Areas
14 Meeting Rooms	8 Phone Rooms	4 Storage Rooms
1 Board Room	1 Break Room/Kitchen	1 Mothers Room



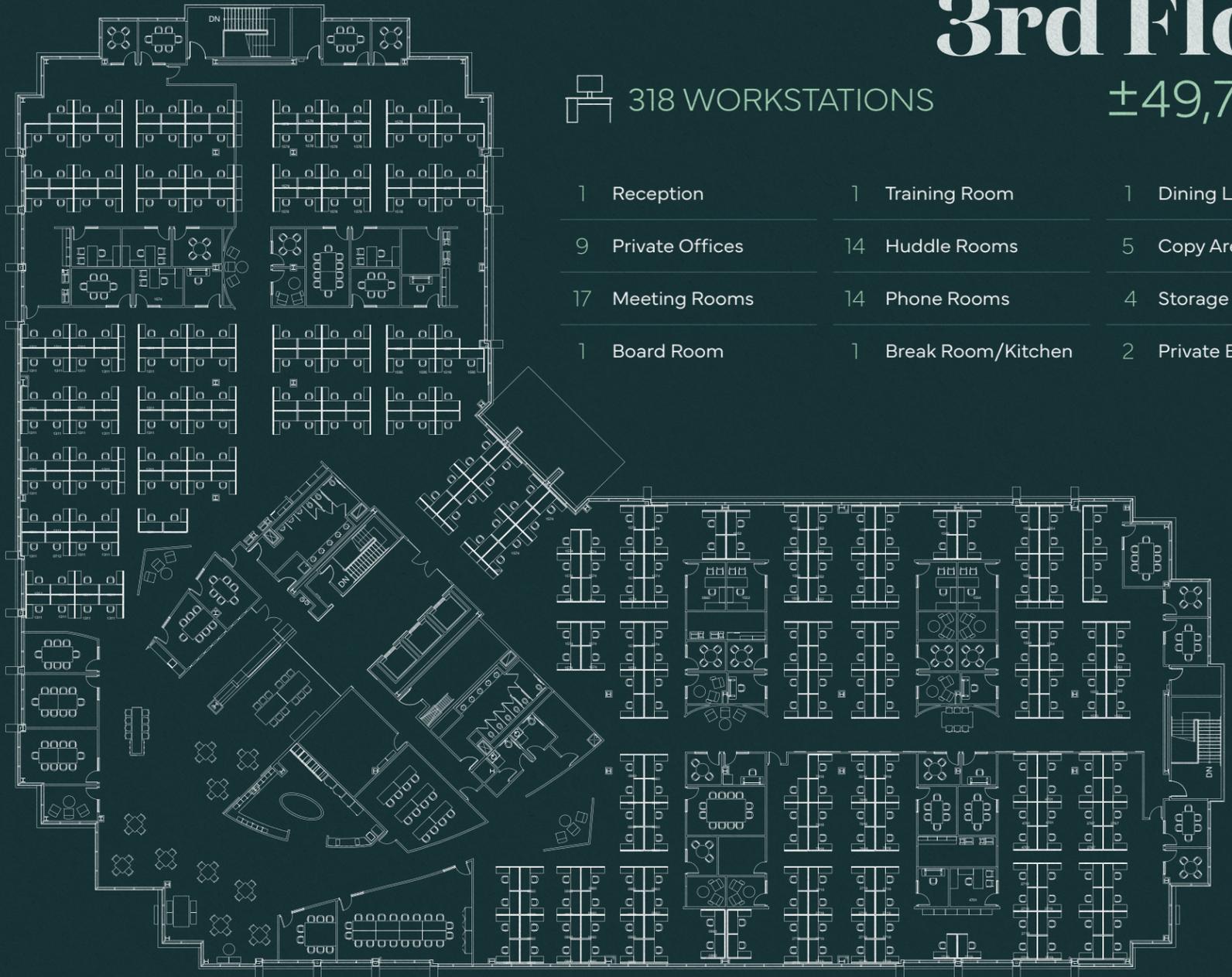
 Not to scale

3rd Floor

 318 WORKSTATIONS

±49,790 SF

1 Reception	1 Training Room	1 Dining Lounge
9 Private Offices	14 Huddle Rooms	5 Copy Areas
17 Meeting Rooms	14 Phone Rooms	4 Storage Rooms
1 Board Room	1 Break Room/Kitchen	2 Private Bathrooms



 Not to scale



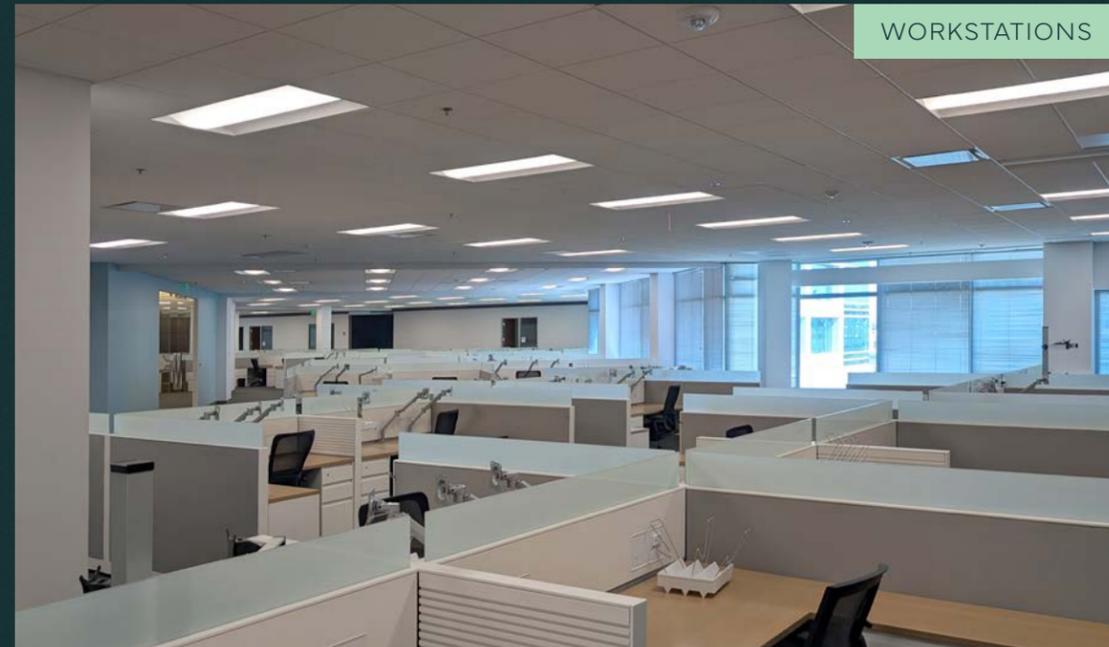
BOARD ROOM



MEETING ROOM



HUDDLE ROOM

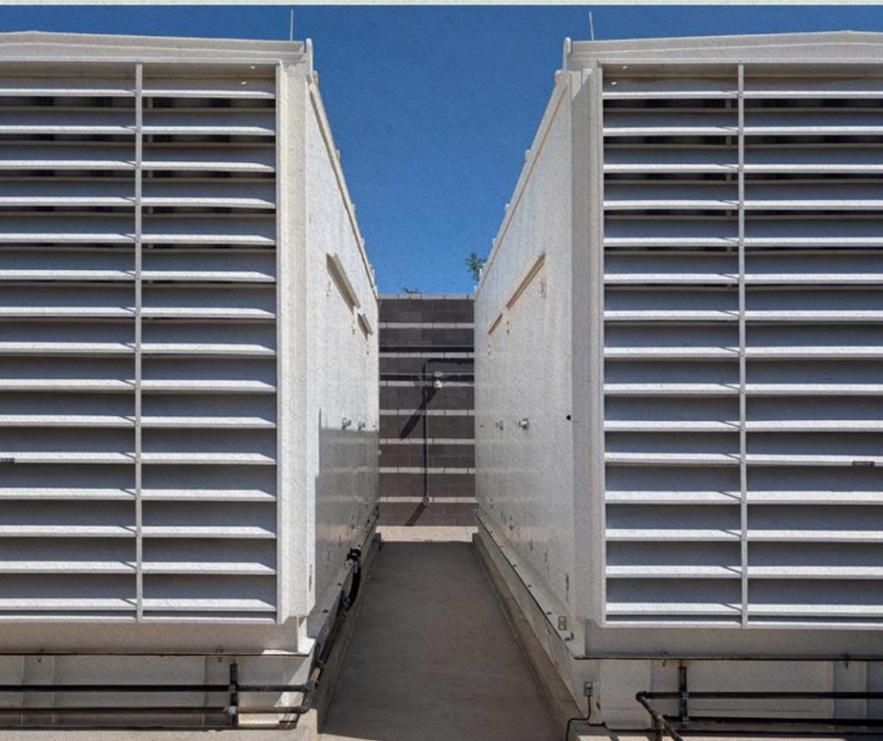


WORKSTATIONS



On-site Dual Backup Power Generators

Spaces supported by a dual backup power generator. These redundant power and disaster recovery systems ensure that every workstation remains operational without interruption, providing you with peace of mind and reliability in any situation.



Unique Office Features



ELECTRIC CONTROL & SERVER ROOM



SHIPPING/RECEIVING ENTRANCE RECEPTION



PRIVATE LOCKER ROOM



SECURED AND MONITORED PRIVATE TEAM ROOMS



LARGE STORAGE/MULTIPURPOSE ROOMS

Each floor features spacious storage and multipurpose rooms, perfect for all your operational needs.



ELECTRIC CAR CHARGERS



CAMPUS BIKES

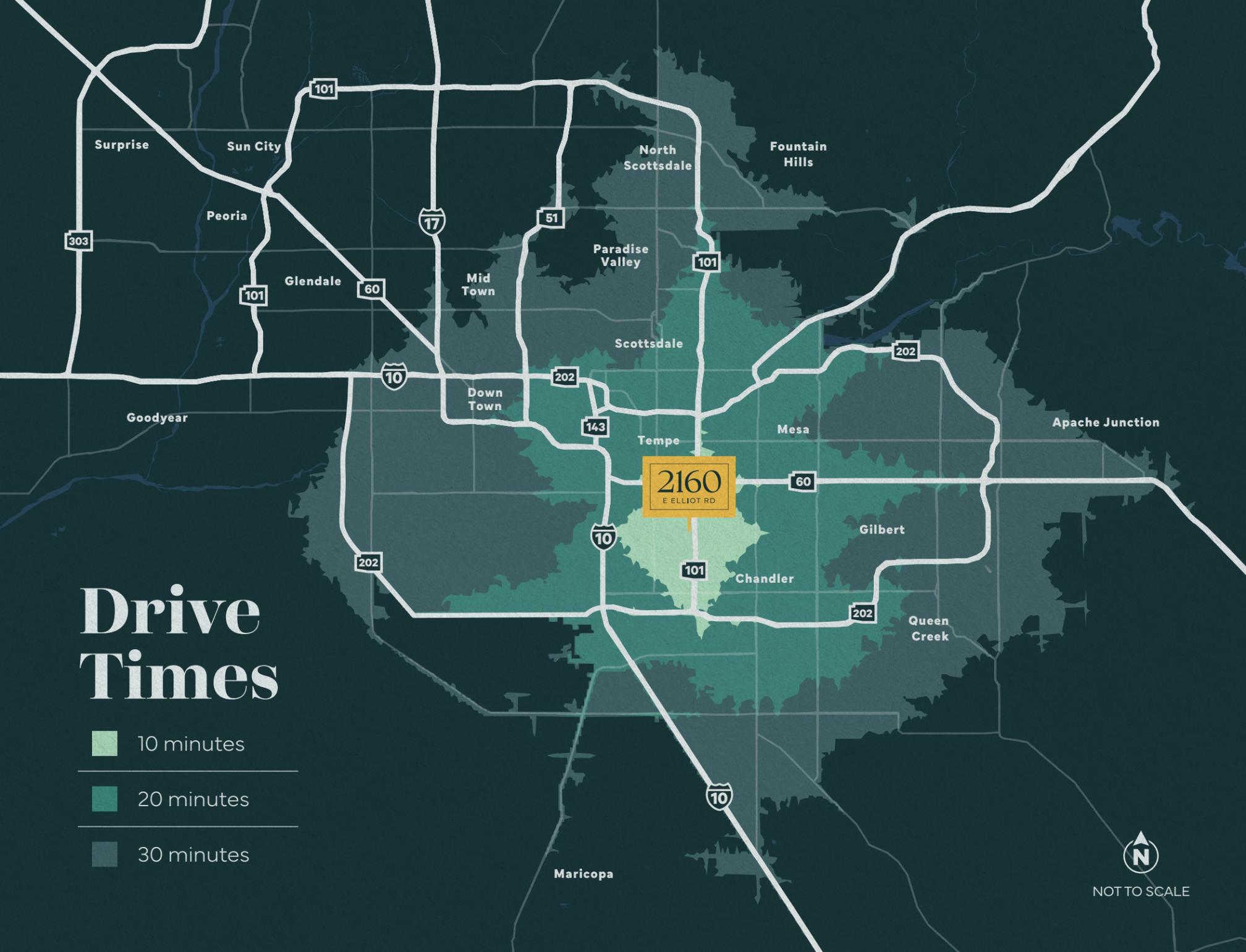


Corporate Neighbors

Great Nearby Retail Centers

With an abundance of dining options including:

1 E Elliott Rd & S Shutterfly Way WALKABLE	2 E Elliott Rd & S McClintock Dr 1 MILE AWAY
   	     



Drive Times

- 10 minutes

- 20 minutes

- 30 minutes


 NOT TO SCALE

A GREAT SPACE To Power Your Business



For more information, please contact

Jack Stickney

jack.stickney@cbre.com

602.735.5680

Tim Kempton

tim.kempton@cbre.com

602.735.5631

CBRE

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.