# SIETE SQUARE II - Sublease Space APPROXIMATELY 14,781 RSF DIVISIBLE TO 5,000 RSF

#### 3707 N. 7th Street, Suite 200; Phoenix, AZ 85012

- 2ND FLOOR CORNER SUITE WITH EXCELLENT VIEWS
- MIXED CONFIGURATION OF OFFICES AND CUBICLE AREAS...
  FURNITURE AVAILABLE!!!!!
- RARE OPPORTUNITY FOR UP TO 15K RSF IN MIDTOWN PHOENIX AREA!!!!
- Surface and covered parking available on site, 4 / 1,000 WITH 20 COVERED, RESERVED AVAILABLE!!



For Additional Information, contact:

Francis J. Marotta

MarCor Commercial Real Estate Services 9383 E. Bahia Drive, Ste. 150; Scottsdale, AZ 85260

Email: fmarotta@marcorcre.com

(480)607-9997









## SIETE SQUARE II - SUITE AVAILABLE FOR SUBLEASE APPROXIMATELY 14,787 RSF - DIVISIBLE TO 5,000 RSF

#### 3707 N. 7th Street; Phoenix, Arizona

**Total SF and Location:** Three (3) story building of approximately 53,872 rentable square feet of

elevator served office space.

Available Space: SUITE # SQUARE FOOTAGE

200 Approximately 14,787 RSF

**Suite Size:** Space is divisible to 5,000 rsf. Furniture available.

Sublease Rate: \$\frac{\\$22.00 psf}{22.00 psf} \] JUST REDUCED TO \$19.00 PSF

Sublease Term: Expiration 7/31/2028

**Lease Services:** Full Service including 5 day janitorial service

**Tenant Improvements:** Suite built out to attached floorplan. Contact agent for divisible locations.

**Parking:** Overall parking ratio of 4/1,000 available on site. Twenty (20) covered,

reserved parking stalls available on site.

2ND FLOOR CORNER SUITE AVAILABLE

- Great floorplan with a combination of smaller and larger offices.
- Professionally managed property with all of the amenities of a full service lease.
- · Walking distance to hotels, restaurants and transportation
- RARE SUBLEASE OPPORTUNITY IN MIDTOWN LOCATION
- FURNITURE AVAILABLE!!!!
- Great proximity light rail station at Central Avenue
  - On site parking available

For Additional Information, Contact:

Francis J. Marotta - 480-607-0320

#### **MarCor Commercial Real Estate Services**

9383 E. Bahia Drive, Ste. 150 Scottsdale, Arizona 85260 **Phone 480-607-9997** 

Fax 480-452-0350



### SUITE 380 - Approximately 14,787 RSF SPACE DIVISIBLE TO 5,000 RSF

EXHIBIT "A" Floor Plan

