

# 450 N 54<sup>th</sup> St - Sublease Overview

- 4,151 SF available 100% office (2<sup>nd</sup> Floor)
- Space available approximately 5/1/26
- Great mix of private offices (9) and open space
- Best office rates in Chandler I-10 corridor
- Multiple conference rooms and/or training rooms
- Open Bullpen area perfect for sales team
- Dedicated break area and restrooms
- Corner executive suite includes PRIVATE bathroom
- Private entrance separate from 1<sup>st</sup> floor tenant
- Easy access to I-10 freeway
- High-Growth Chandler I-10 corridor
- Parking Ratio of 5.0/1000

Steve Weber - Designated Broker  
Peak Properties 602-920-6402  
sweber@peakaz.net

