

20,000–48,047 SF CLASS A SUBLICENSE IN SCOTTSDALE (DIVISIBLE)

7720 N. Dobson Rd

LOWEST COST CLASS A SUBLICENSE IN SCOTTSDALE



**WATCH FULL VIDEO
OF PROPERTY**

6400 E. McDowell Rd, Ste. 100, Scottsdale, AZ 85257



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Premier Freeway and Building Signage

UNMATCHED VISIBILITY. CONSTANT EXPOSURE.

With approximately 170,000 vehicles passing the site daily, the property delivers exceptional exposure and high-impact branding opportunities. Prominent exterior signage along Loop 101 and Dobson Road positions your brand directly in front of freeway traffic and daily commuters, maximizing visibility, reinforcing brand presence, and making a lasting impression on clients and visitors alike.

CARS PER DAY

88.4K

South on
Loop 101

82.8K

North on
Loop 101



Available Subleases

48,047 RSF

TOTAL RSF

FULL FLOOR AVAILABLE SPRING 2026

48,027 RSF



3RD FLOOR CAN BE DIVIDED
INTO TWO (2) SUITES
RANGING FROM
20,000 SF
TO
28,000 SF

3RD FLOOR
(DIVISIBLE*)

PREMIER
VISIBILITY:
Freeway and
Building Signage



Sublease Breakdown



IDEAL CENTRAL
LOCATION:
Sweeping Mountain
Views



FURNITURE:
Plug & Play
(fully furnished)



FREE PARKING:
Generous ratio of
±6.50/1,000 SF
(Includes covered stalls
and parking garage)



AVAILABILITY:
Immediately



EXPIRATION:
5/31/2033

Property Highlights:

AMENITY CENTER:



Includes access to the 1st floor Amenity Center, which features a fully equipped gym, multiple conference rooms, classrooms, a tenant lounge, and a full kitchen. These amenities are available to tenants upon request. The Amenity Center offers a convenient space for meetings, team gatherings, and client hosting, enhancing the professional environment of the property.



EXPANSIVE SPACE FOR GROWTH:



Full-floor corporate office with a perfect mix of open space, private offices, and conference rooms. Scalable space ranging from $\pm 20,000$ to $\pm 98,361$ SF, designed for businesses planning long-term growth.

PRIME CONNECTIVITY:



Immediate freeway access via Loop 101 with two full diamond interchanges, ideal for workforce mobility.



EXCEPTIONAL AMENITIES:



Close to numerous dining options, Talking Stick Resort, Pavilions, and Top Golf, providing an outstanding environment for client engagement and employee satisfaction.

PREMIUM DESIGN:



Several balconies and window lines offering breathtaking mountain views, full glass lines allowing abundant natural light, and an ideal setup for dynamic workspaces.



PLUG & PLAY CONVENIENCE:



Fully furnished with contemporary cubes, huddle rooms, conference rooms, and lounge areas, making it ready for immediate occupancy.



An Ideal Business Environment

The city of Scottsdale is located in the northeast portion of the Phoenix-Mesa-Glendale metro area. With a population of over 241,000 residents, Scottsdale offers an exceptional environment for businesses and employees alike.

Scottsdale's vibrant districts and proximity to premium amenities provide a strong foundation for businesses to thrive, attract talent, and deliver a superior work-life balance for employees.

Scottsdale at a Glance



SOUTH SCOTTSDALE:

Encompasses Old Town Scottsdale, the premier entertainment and tourism hub. It features hundreds of restaurants and bars, alongside the 1.6-million-square-foot Scottsdale Fashion Square Mall, home to luxury tenants like Neiman Marcus, Barney's New York, and Tiffany.



CENTRAL SCOTTSDALE:

Known as the affluent residential and business core, with master-planned communities such as Gainey Ranch, McCormick Ranch, and Scottsdale Ranch. This area is home to thousands of residents and 200,000 employees within a five-mile radius.



NORTH SCOTTSDALE:

A growing district blending luxury living with recreational and commercial opportunities. Home to world-class golf courses, luxury resorts, and upscale neighborhoods like DC Ranch and Grayhawk, it attracts affluent professionals and supports a thriving entrepreneurial community.

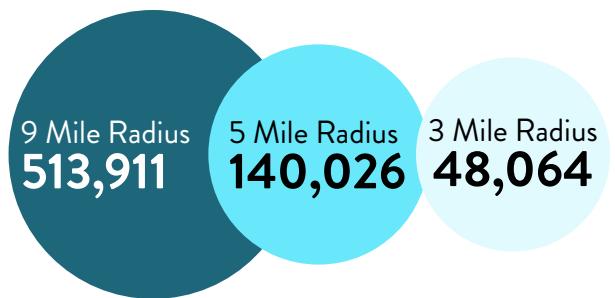


THE LOCATION

High-Visibility, Scalable Office Space

This property is more than an office—it's a strategic asset for businesses aiming to establish a prominent presence across the Valley, with roughly 170,000 cars per day passing by on the 101. Whether your organization requires a full building or full floor for its entire workforce or the flexibility to grow into the available space, 7720 N. Dobson Road delivers unmatched value and scalability.

POPULATION



OCCUPATION

(2024)



FIRST FLOOR

Amenity Center



Premier Reception



Several Conference Rooms



Multiple Training Rooms or Classrooms



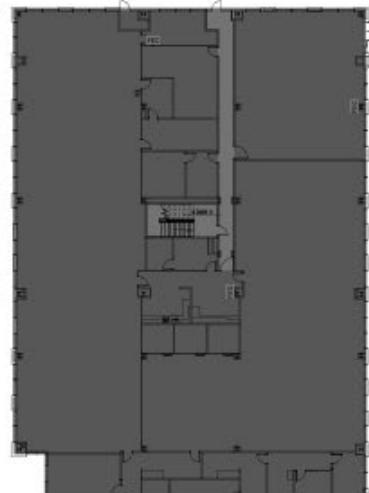
Several Open / Collaboration Areas



Fully Equipped Gym with Showers

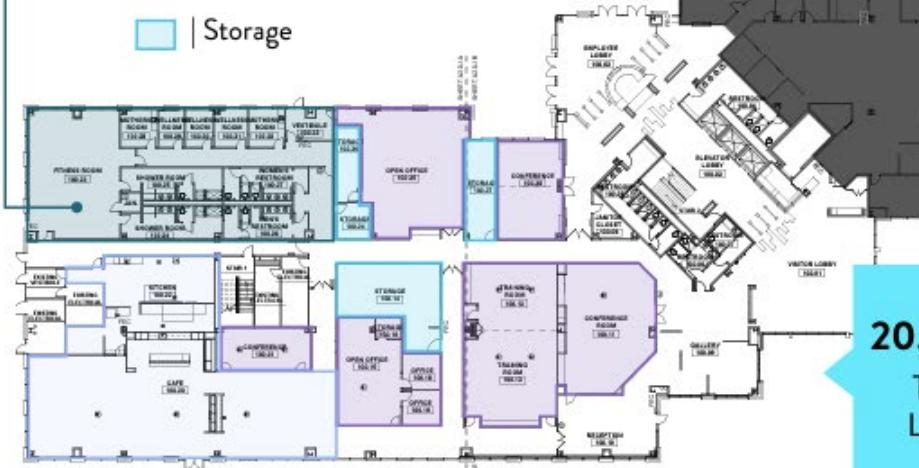


Immaculate Break Room & Kitchen



LEGEND

- Fitness & Wellness Rooms
- Office, Conference, & Training
- Kitchen, Break Area
- Storage



20,000 SF+
TENANT LOUNGE



AMENITIES AVAILABLE UPON REQUEST

FULL FLOOR AVAILABLE FALL OF 2025

3rd | ±48,027 RSF



Perfect Mix of Private Offices and Open Space



13 Private Offices



3 Large Conference Rooms



Multiple Huddle Rooms



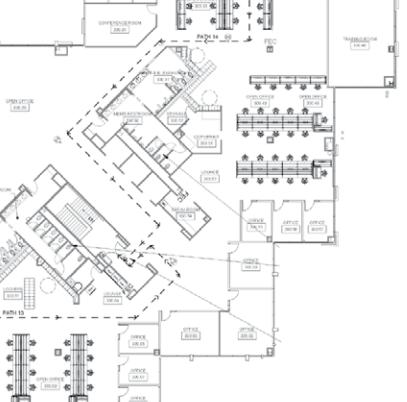
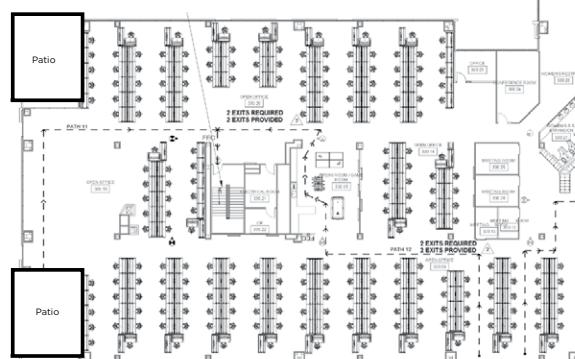
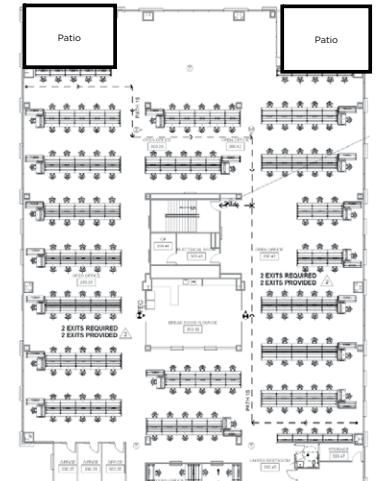
2 well-equipped break rooms



4 private balconies for relaxation and informal meetings



Unobstructed Mountain Views



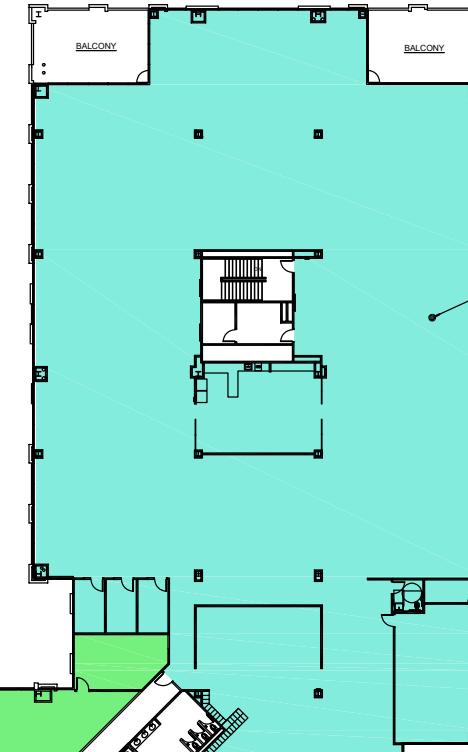
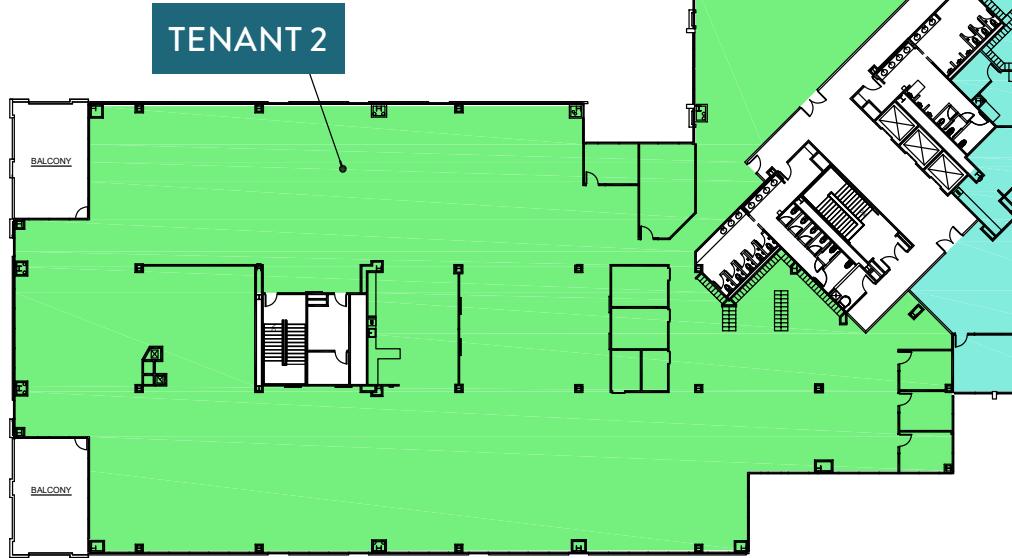
HYPOTHETICAL FLOOR PLANS

3rd | $\pm 48,027$ RSF

HYPOTHETICAL LAYOUT

Tenant 1
22,556 RSF

Tenant 2
22,991 RSF



Contact



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Thank You

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