



18700 HAYDEN RD SCOTTSDALE | AZ 85255

Sublease Available

SUITE 205 | ±10,018 SF



EXPIRES
FEB 28, 2033



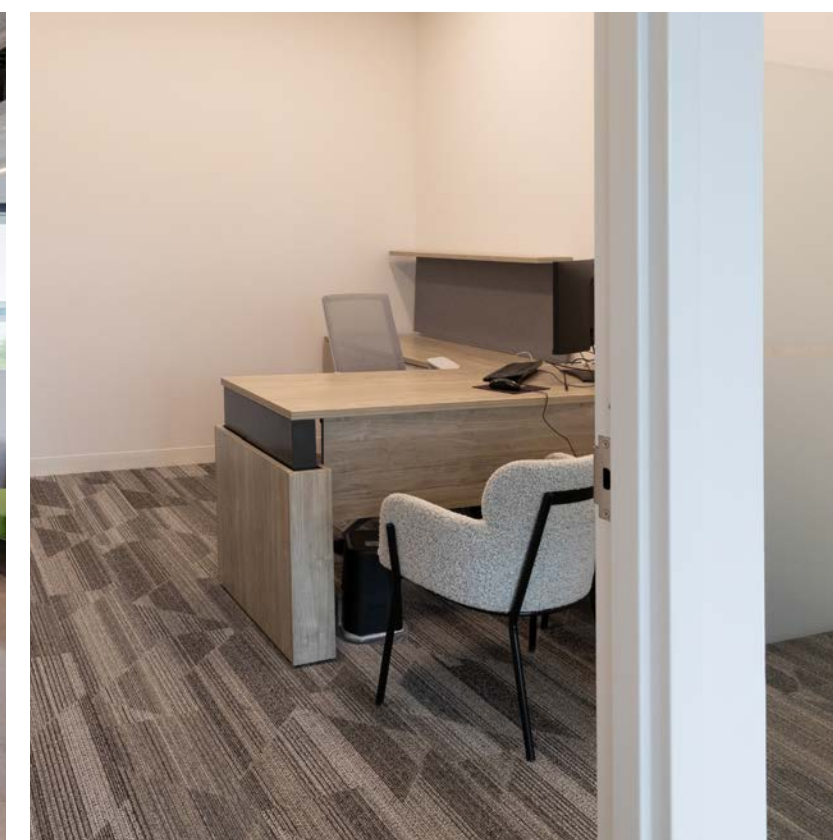
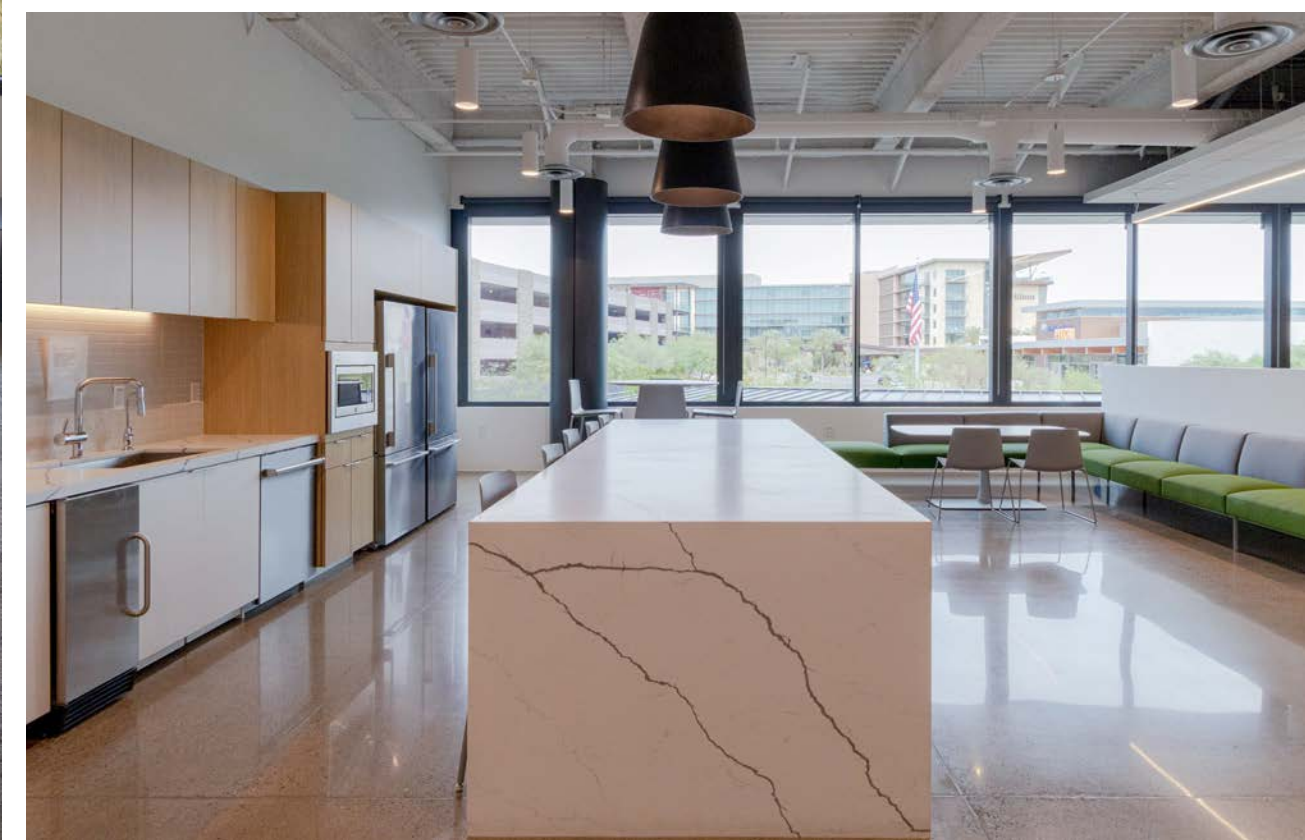
FFE
INCLUDED



ASKING RATE
WITHHELD



PARKING
6.0/1,000



Cavasson

18700 HAYDEN RD SCOTTSDALE | AZ 85255

Cavasson provides major employers with tremendous visibility, connectivity, and access to great amenities. The highly designed Cavasson development is being touted as the region's premier business district. The walkable community includes beautiful landscaping, tree lined sidewalks, plentiful green spaces, and community gathering areas with ample parking.



NOT TO SCALE



PITCH

Family-friendly eatery featuring wood-fired pies, cocktails and other fare in a modern setting.



DESERT PONY TAVERN

Unique Southwest-inspired gastropub features an open-air style dining experience with breathtaking views of the McDowell Mountains



Hilton

Featuring 237 rooms, this modern hotel offers a sophisticated stay. Host your next event in the expansive 15,000 sq ft conference center, then unwind in the stylish cocktail lounge.

Local Amenities

Over 240 restaurants within 5 miles including:



Chauncey Ranch



Promenade



Sonora Village



Desert Ridge Mall



Kierland Commons



Scottsdale Quarter



Promenade
6 MINUTE DRIVE

Kierland Commons
7 MINUTE DRIVE

Scottsdale Quarter
7 MINUTE DRIVE

Sonora Village
6 MINUTE DRIVE

SUBLEASE LOCATION

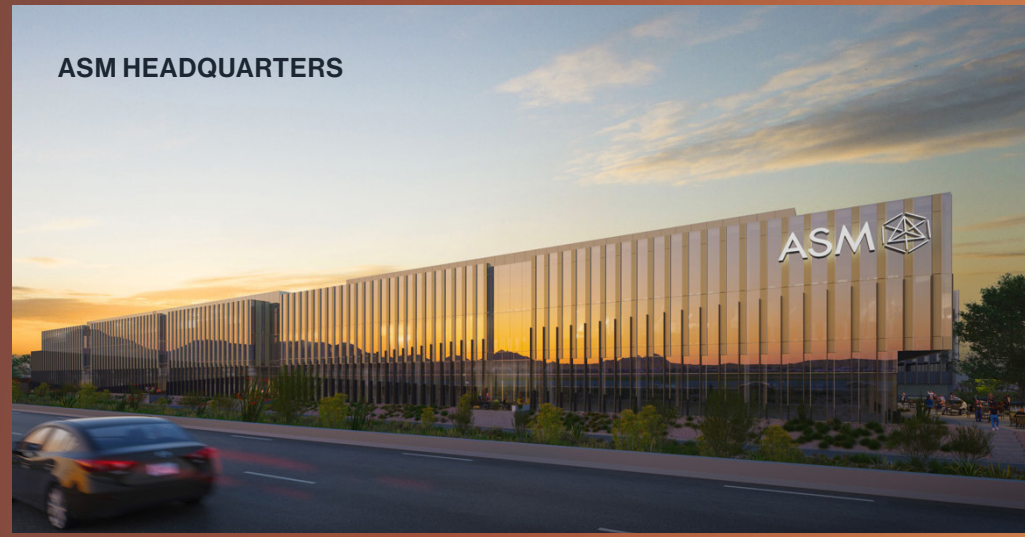
Chauncey Ranch
4 MINUTE DRIVE

Desert Ridge Mall
7 MINUTE DRIVE



North Phoenix Thriving

North Phoenix metro is experiencing a surge of transformative development, creating a vibrant and dynamic business landscape. The massive TSMC expansion continues to fuel infrastructure and commercial growth, with exciting projects like the Halo Vista "city within a city", featuring new housing, retail, and hotels. Further solidifying the area's appeal are the new ASM Headquarters and the expansive CityNorth urban center, offering over 3,400 residential units, office spaces, and retail, all contributing to a flourishing environment for businesses seeking growth and innovation.



FOR MORE INFORMATION

TIM KEMPTON

602.735.5631

tim.kempton@cbre.com

MOLLY STEGMAN

602.538.0801

molly.stegman@cbre.com

CBRE

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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, and the use of such marks does not imply any affiliation with or endorsement of CBRE.