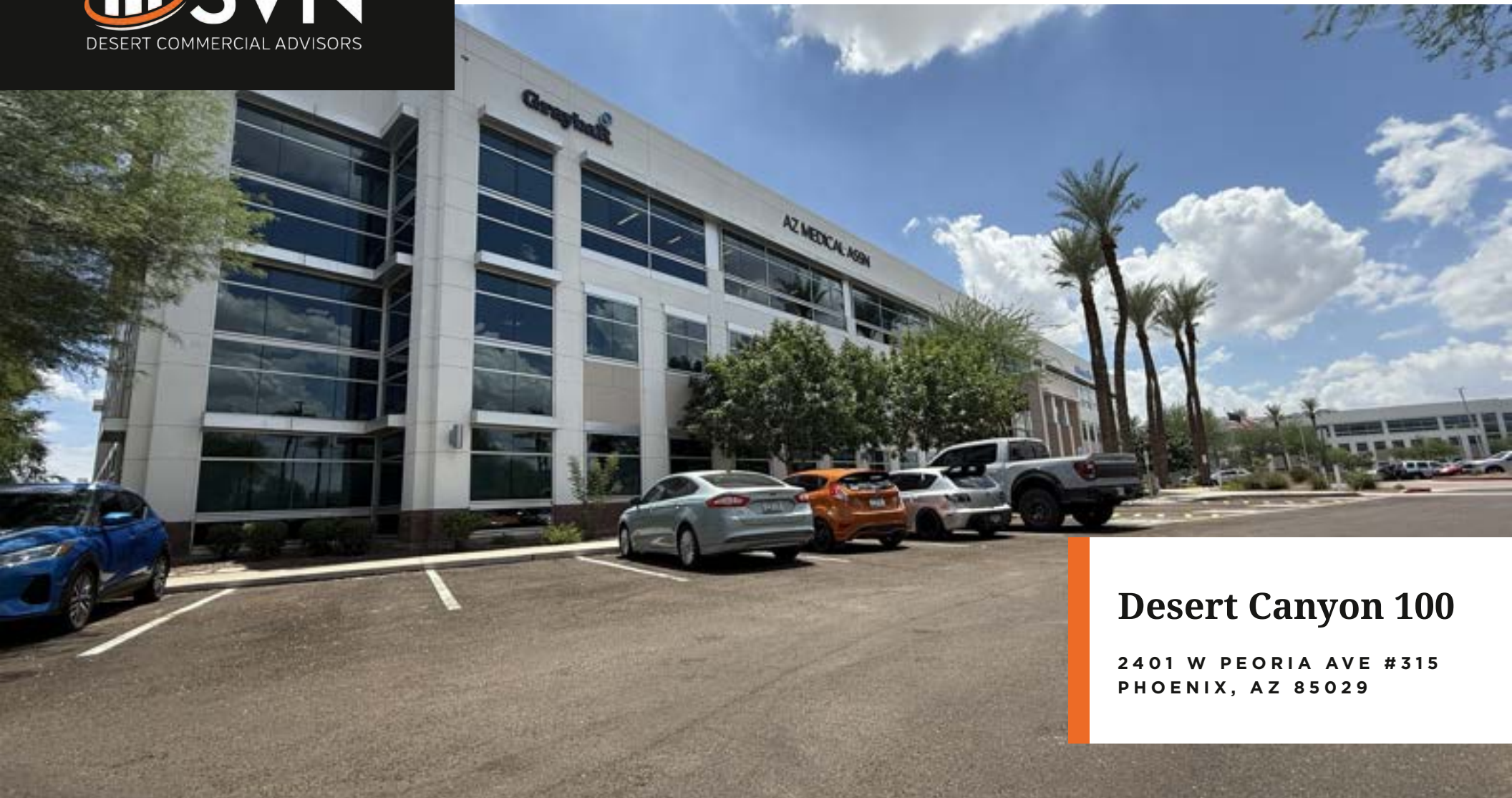




Office Space For Sublease



Desert Canyon 100

2401 W PEORIA AVE #315
PHOENIX, AZ 85029

PROPERTY SUMMARY

OFFERING SUMMARY

UNIT SIZE	5,252 SF
SUBLEASE RATE	\$18.50 PSF FS ±\$8,096 per month
SUBLEASE EXPIRATION	September 30th, 2030
PARKING	5/1,000 SF
YEAR BUILT	1999
SIGNAGE	Building and Monument



HIGHLIGHTS

- Sublease available with ample time remaining on the term through 9/2030.
- Upscale interior finishes in a highly functional office layout located immediately near the building elevators.
- The space includes a large conference room suitable for upwards of 30 people.
- Potential to have furniture included with the sublease making for a very easy and cost effective transition.
- Class A building with upscale lobby and common area elements.
- Building and monument signage are available in the Lease.
- Great location with direct access to the I-17 Freeway and within walking distance of a Light Rail station.
- Close proximity to countless retail amenities surrounding the redeveloping Metrocenter Mall



FLOOR PLAN



INTERIOR PHOTOS



PROPERTY AERIAL

