

# THE CORRIDORS

2001 W PINNACLE PEAK RD

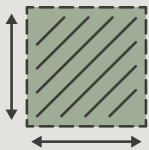


**SUBLEASE AVAILABLE NOW**

**CBRE**

# SUITE OVERVIEW

## BUILDING 4 SUITE 175



±11,223 SF



6/1000 PARKING

- 11 Covered, Reserved at \$45/space/month
- 56 Uncovered, Unreserved



\$15.50/SF +  
JANI/UTILS



Lease expires 11/30/2030



# SUITE HIGHLIGHTS



86 Cubes



10 Private  
Offices



2 Conference  
Rooms



Double Door  
Main Entry



10' Finished  
Ceiling



Exclusive Men's  
& Women's  
Restrooms



- AMENITY
- RESIDENTIAL
- LODGING
- OFFICE



**HAPPY VALLEY TOWN CENTER**

Olive Garden, Red Robin, MOUNTAINSIDE FITNESS, Orangetheory FITNESS, Starbucks, Dunkin', Walmart

**SHOPS AT NORTERRA**

smashburger, TEXAS ROADHOUSE, sauce, YOGI'S GRILL, CHIPOTLE, BUFFALO WILD WINGS, PF CHANG'S, ANYTIME FITNESS

**THE CORRIDORS**  
BUILDING 4

171,279 VPD  
144,133 VPD  
18,930 VPD  
12,006 VPD

MACK REAL ESTATE GROUP ±400 UNITS  
OneAZ CREDIT UNION  
DRURY INN & SUITES  
NEXmetro Communities ±125 UNITS  
AMPL ADVANCED MANUFACTURING  
RevSpring  
WELLS FARGO  
CHUBB  
Enghouse Interactive  
Amica AUTO HOME LIFE  
WATERWALK STAY & LIVE  
LOBSTER & PRIME GRILL  
SAJAD GO  
Hilton Garden Inn  
ValleyHome Care  
LYCHEE KITCHEN  
RELATED ±400 UNITS  
CONTINENTAL ±265 UNITS  
APSM Systems  
WELLS FARGO  
HILTON GARDEN INN  
VALLEYHOME CARE  
LYCHEE KITCHEN

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