

2160

E ELLIOT RD

2160 E ELLIOT RD
TEMPE, AZ 85283



Plug & Play Sublease

AVAILABLE
IMMEDIATELY

±149,370 SF DIVISIBLE TO
±20,000 SF

 **EXPIRATION**
10/31/2031

 **LEASE RATE**
\$20.00 NNN

 **FURNITURE
INCLUDED**
FREE

 **PARKING**
6:1,000

±149,370 SF

FLOOR 1: ±49,790 SF

FLOOR 2: ±49,790 SF

FLOOR 3: ±49,790 SF



EXPIRATION

10/31/2031



LEASE RATE

\$20.00 NNN



FURNITURE INCLUDED

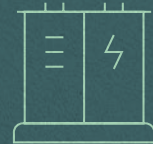
FREE



PARKING

6:1,000

*175 of the spaces will be covered
and at no cost to the tenant*



Integrated redundant power & disaster recovery systems to ensure continuous operation.

Spaces supported by a dual backup power generator. These redundant power and disaster recovery systems ensure that every workstation remains operational without interruption, providing you with peace of mind and reliability in any situation.



Two hotels
on-site:

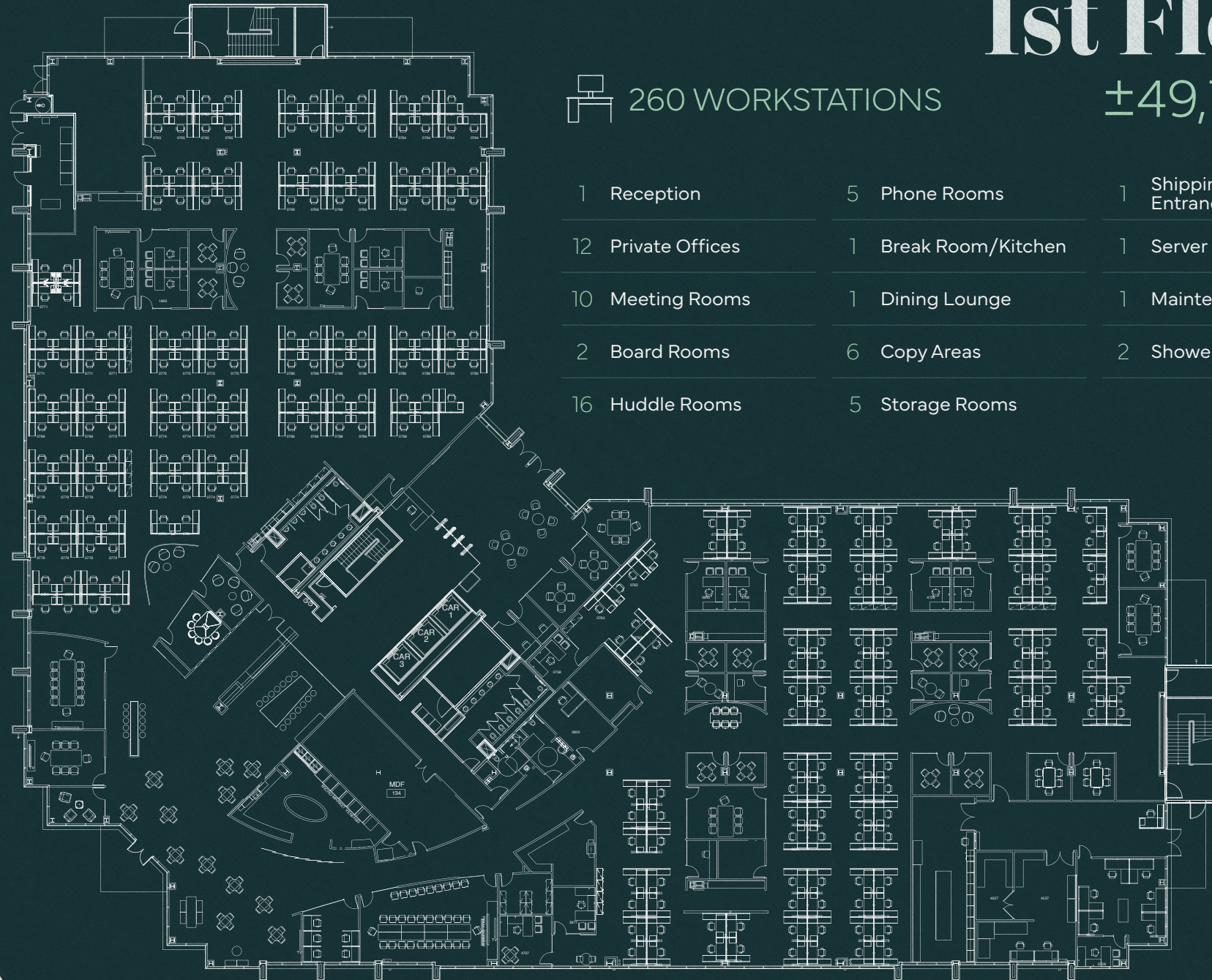
**Hilton Garden Inn &
Hilton Home Suites**



1st Floor

±49,790 SF

260 WORKSTATIONS



- | | | |
|--------------------|----------------------|---|
| 1 Reception | 5 Phone Rooms | 1 Shipping/Receiving Entrance & Reception |
| 12 Private Offices | 1 Break Room/Kitchen | 1 Server Room |
| 10 Meeting Rooms | 1 Dining Lounge | 1 Maintenance Room |
| 2 Board Rooms | 6 Copy Areas | 2 Shower Rooms |
| 16 Huddle Rooms | 5 Storage Rooms | |



BOARD ROOM



WORKSTATIONS



DINING LOUNGE



BREAK ROOM/KITCHEN



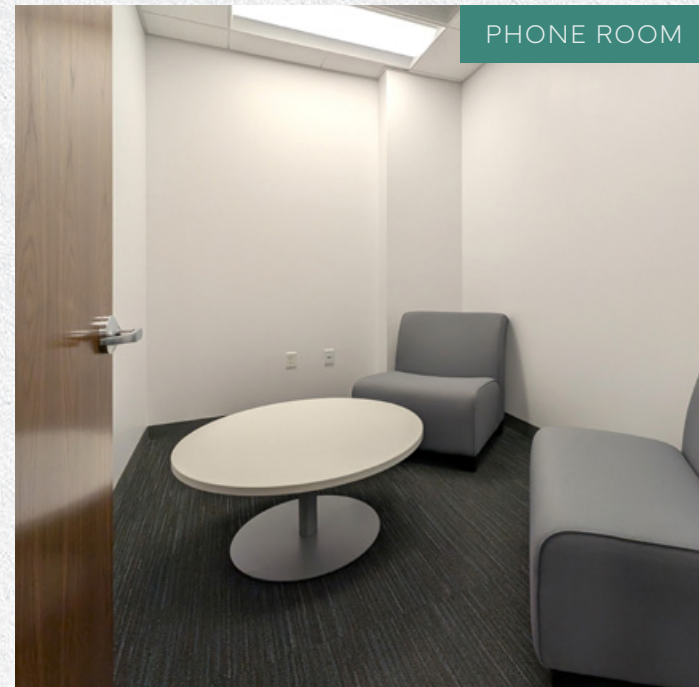
WORKSTATIONS



BOARD ROOM



TRAINING ROOM



PHONE ROOM


2nd Floor

±49,790 SF

 324 WORKSTATIONS

1 Reception	2 Training Rooms	1 Dining Lounge
8 Private Offices	16 Huddle Rooms	4 Copy Areas
14 Meeting Rooms	8 Phone Rooms	4 Storage Rooms
1 Board Room	1 Break Room/Kitchen	1 Mothers Room

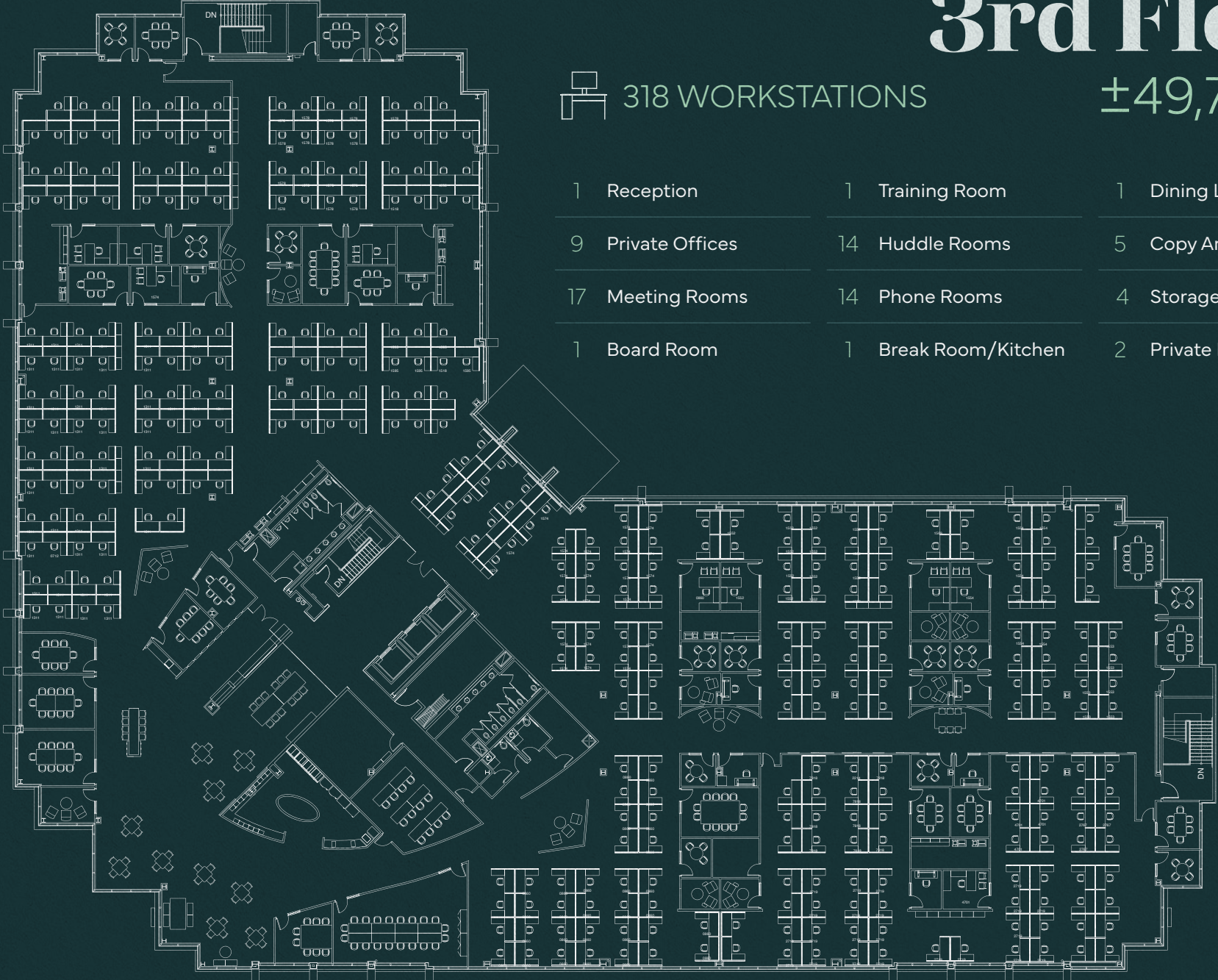


 Not to scale

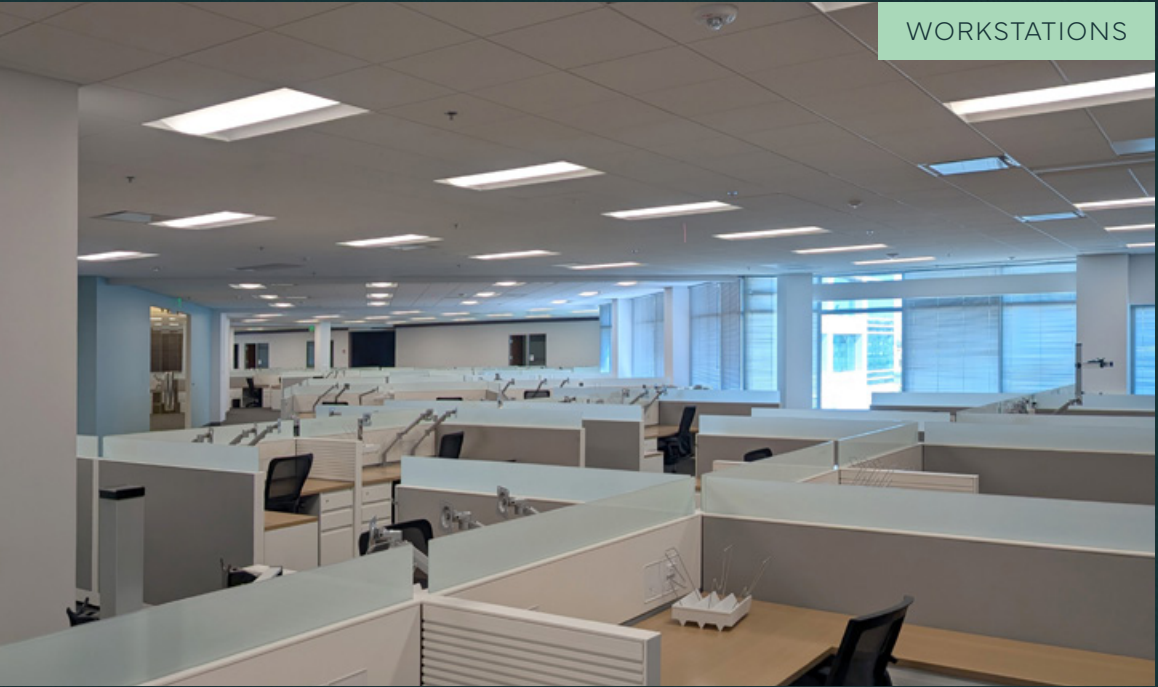
3rd Floor

±49,790 SF

318 WORKSTATIONS



- | | | |
|-------------------|----------------------|---------------------|
| 1 Reception | 1 Training Room | 1 Dining Lounge |
| 9 Private Offices | 14 Huddle Rooms | 5 Copy Areas |
| 17 Meeting Rooms | 14 Phone Rooms | 4 Storage Rooms |
| 1 Board Room | 1 Break Room/Kitchen | 2 Private Bathrooms |





On-site Dual Backup Power Generators

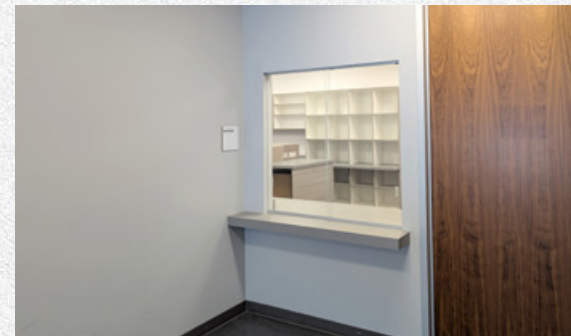
Spaces supported by a dual backup power generator. These redundant power and disaster recovery systems ensure that every workstation remains operational without interruption, providing you with peace of mind and reliability in any situation.



Unique Office Features



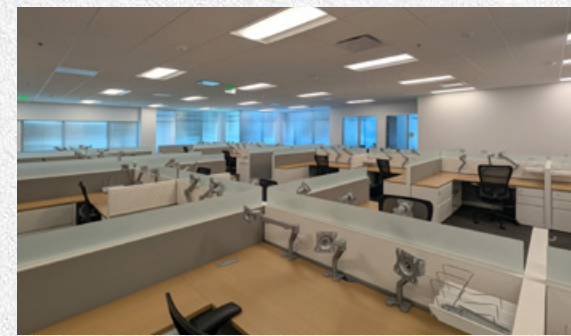
ELECTRIC CONTROL & SERVER ROOM



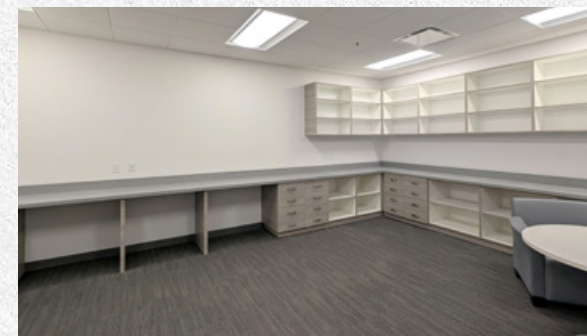
SHIPPING/RECEIVING ENTRANCE RECEPTION



PRIVATE LOCKER ROOM



SECURED AND MONITORED PRIVATE TEAM ROOMS



LARGE STORAGE/MULTIPURPOSE ROOMS

Each floor features spacious storage and multipurpose rooms, perfect for all your operational needs.



ELECTRIC CAR CHARGERS



CAMPUS BIKES



Corporate Neighbors

Shutterfly

JPMORGAN CHASE & Co.



2160
E ELLIOT RD



iridium

amazon

ASU
Research
park

Edward Jones

Great Nearby Retail Centers

With an abundance of dining options including:

1

E Elliott Rd & S Shutterfly Way
WALKABLE



2

E Elliott Rd & S McClintock Dr
1 MILE AWAY

ORIGINAL
BISCUITS
RESTAURANTS



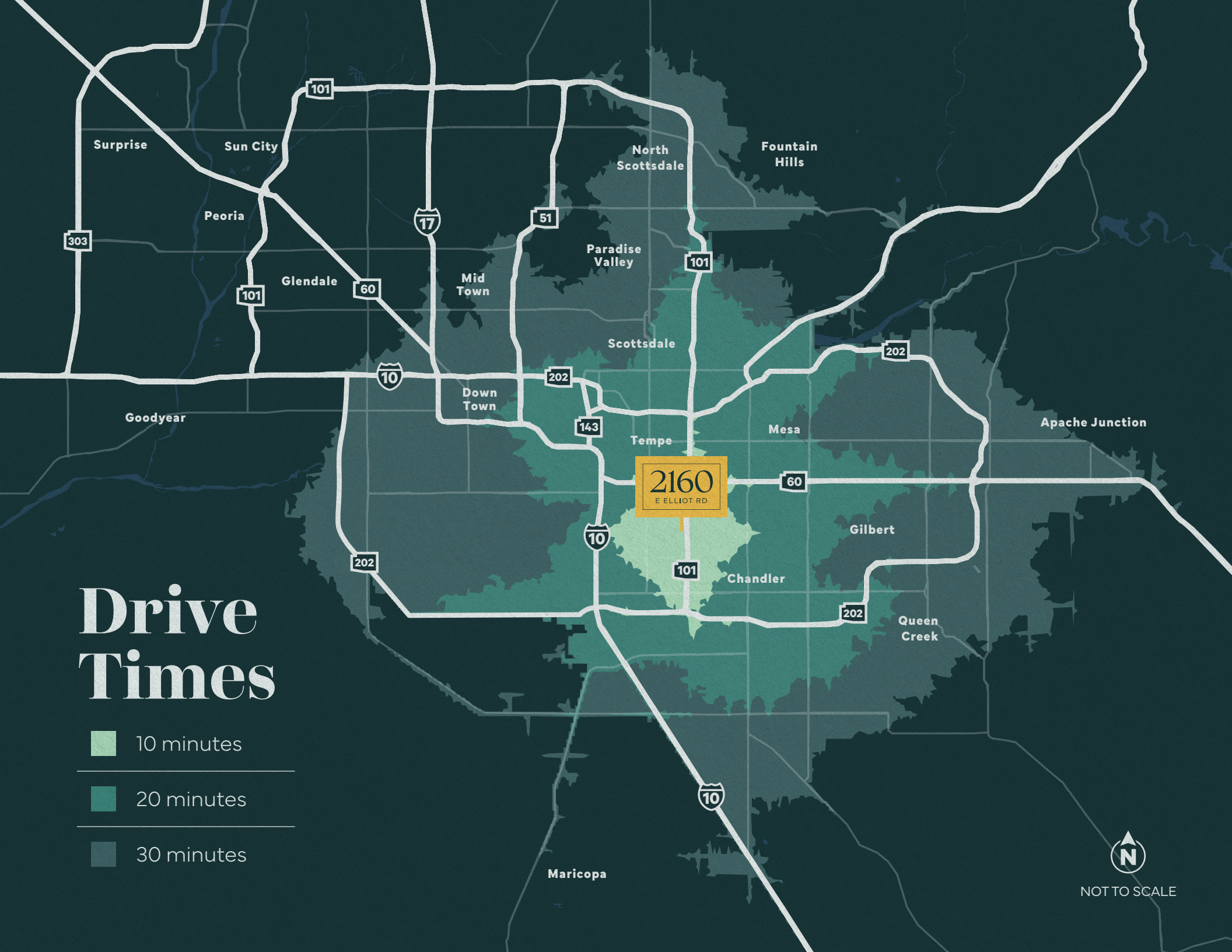
PEPPERMILL
STEAKHOUSE
COCKTAILS



Freddy's
FROZEN CUSTARD &
STEAKBURGERS



NOT TO SCALE



A GREAT SPACE
**To Power
Your Business**



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CBRE

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