

2160

E ELLIOT RD

2160 E ELLIOT RD
TEMPE, AZ 85283



Plug & Play Sublease

AVAILABLE
IMMEDIATELY

± 99,580 SF DIVISIBLE TO
±20,000 SF

 **EXPIRATION**
10/31/2031

 **LEASE RATE**
\$20.00 NNN

 **FURNITURE
INCLUDED
FREE**

 **BACKUP
GENERATORS**

± 99,580 SF

FLOOR 1: ±49,790 SF

FLOOR 3: ±49,790 SF



EXPIRATION
10/31/2031



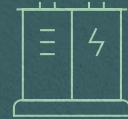
LEASE RATE
\$20.00 NNN



FURNITURE INCLUDED
FREE



PARKING
6:1,000
*175 of the spaces will be covered
and at no cost to the tenant*



Dual Backup Generators On-Site

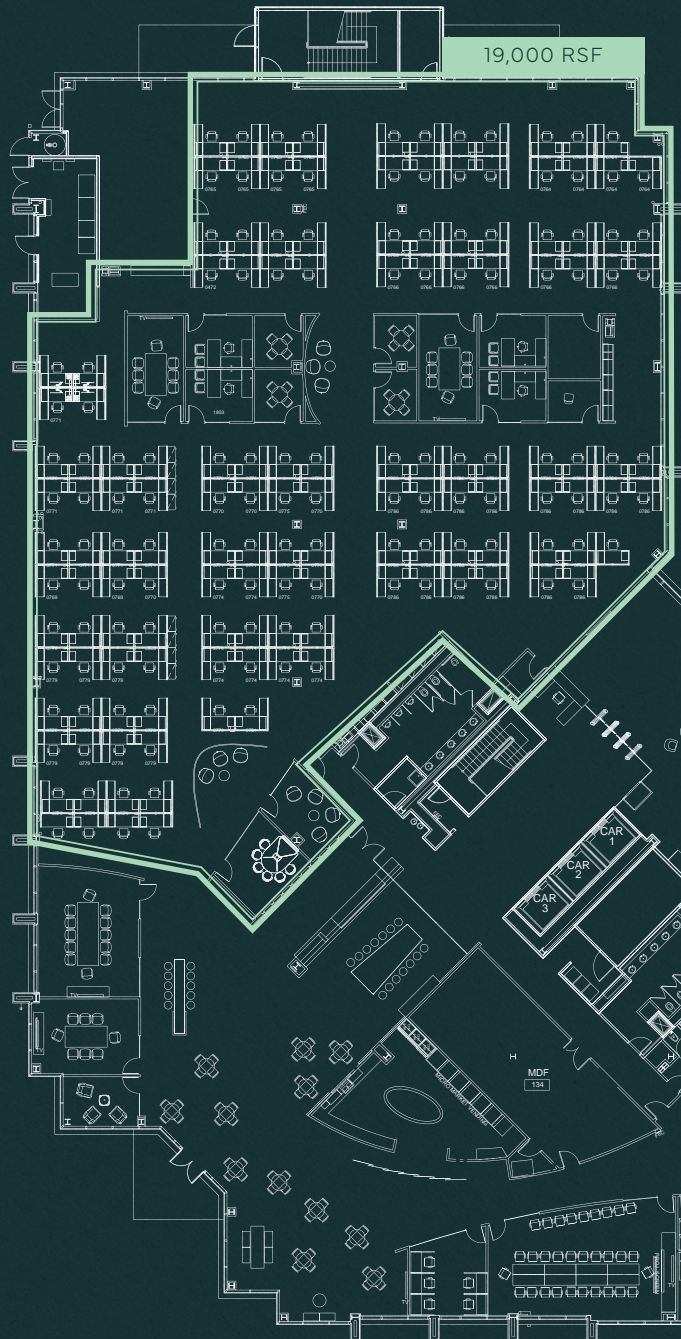
Spaces supported by a dual backup power generator. These redundant power and disaster recovery systems ensure that every workstation remains operational without interruption, providing you with peace of mind and reliability in any situation.



Two hotels
on-site:

**Hilton Garden Inn &
Hilton Home Suites**





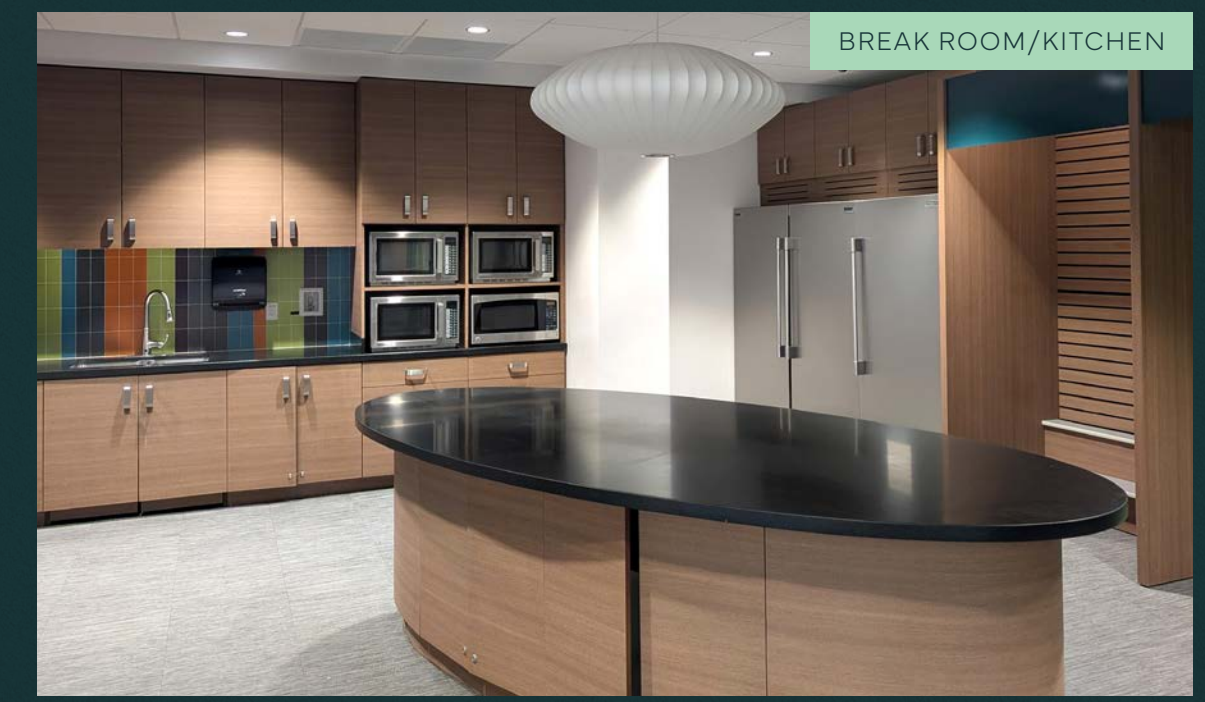
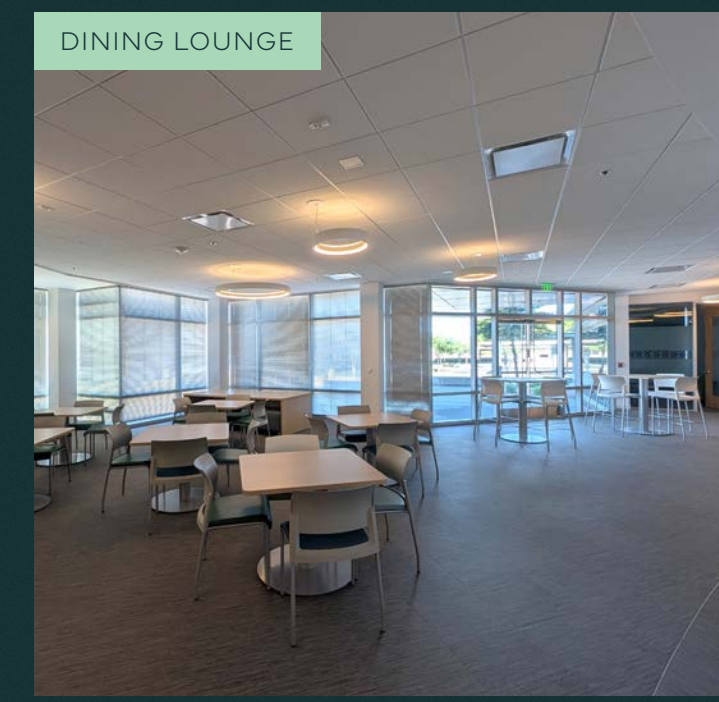
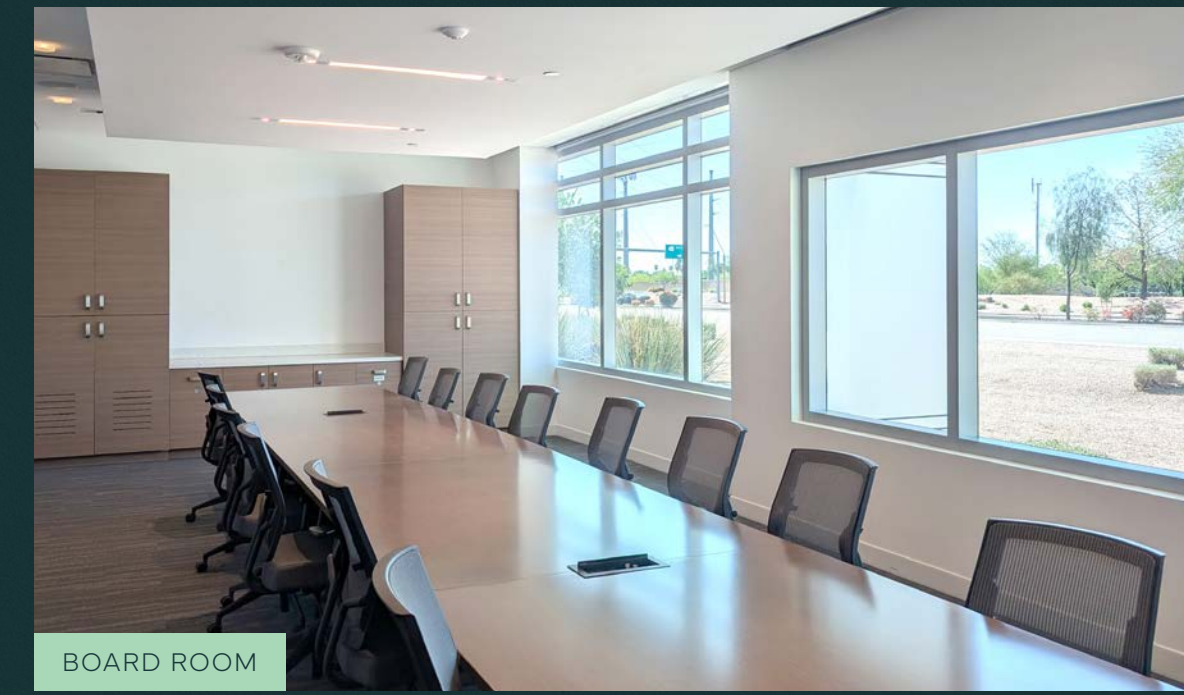
1st Floor

260 WORKSTATIONS ±49,790 SF

- | | | |
|--------------------|----------------------|---|
| 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 | |

Outlined Potential Demising Plan - 19,000 RSF

↑
N Not to scale

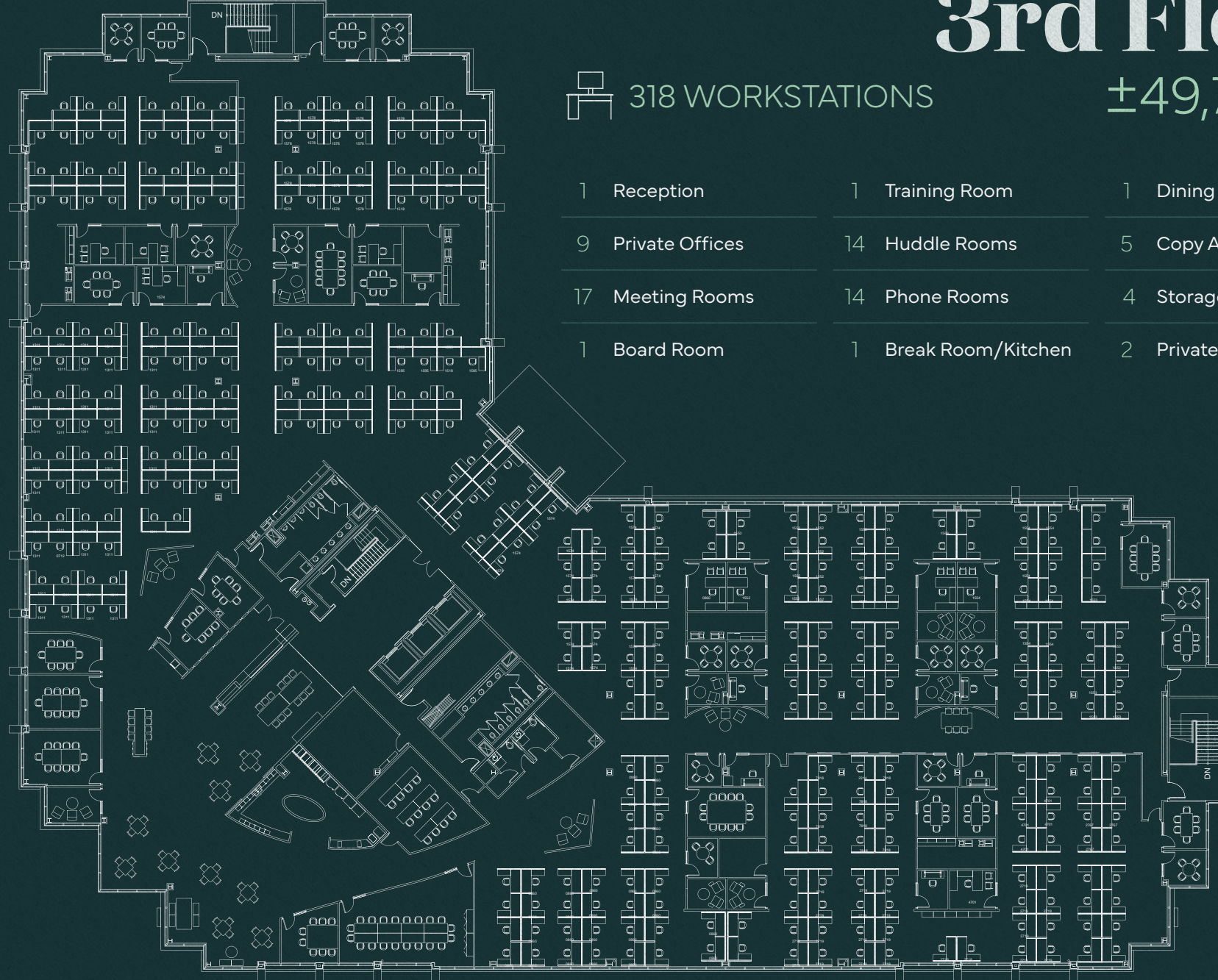


3rd Floor

±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 |



↑ N Not to scale



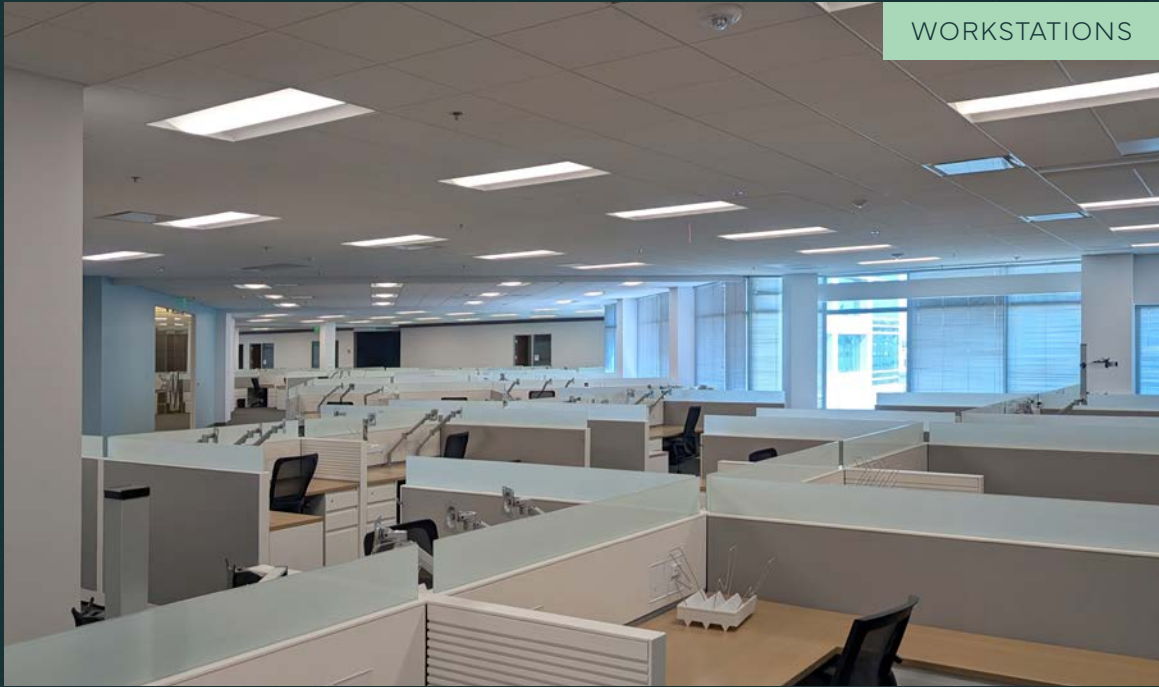
BOARD ROOM



MEETING ROOM



HUDDLE ROOM

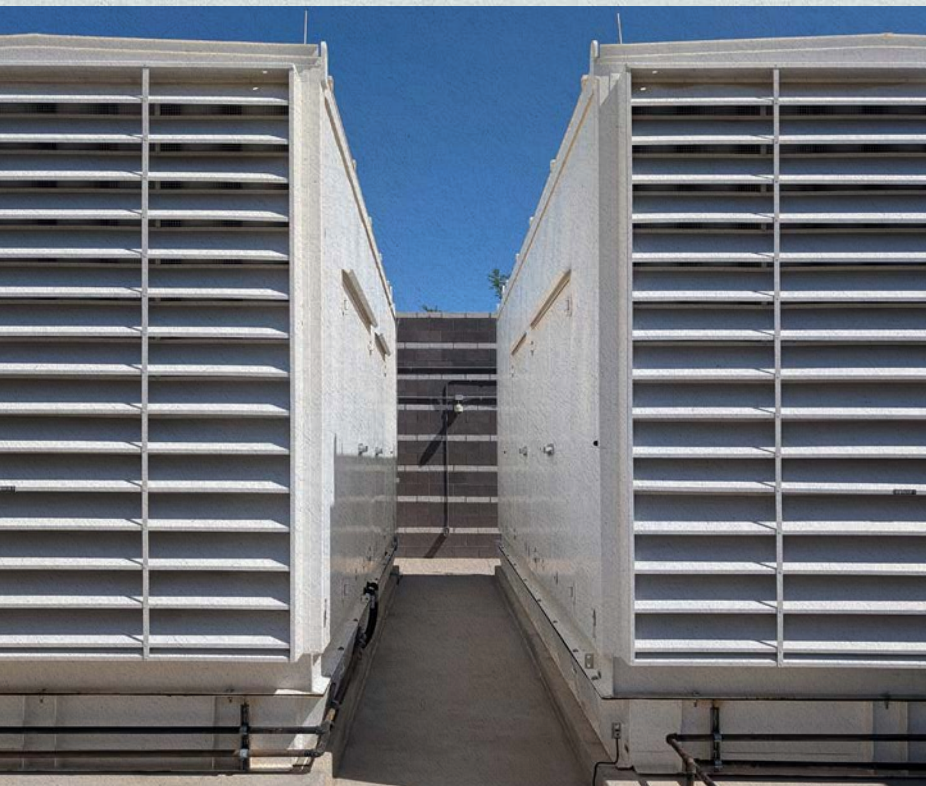


WORKSTATIONS

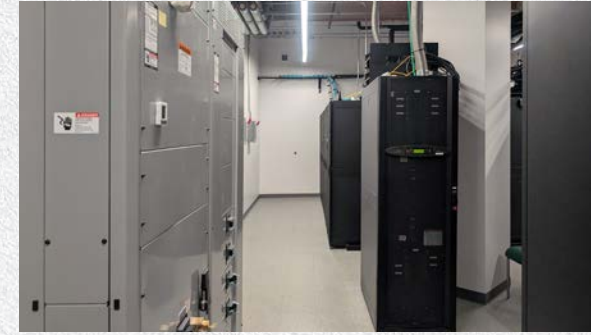


On-site Dual Backup Power Generators

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



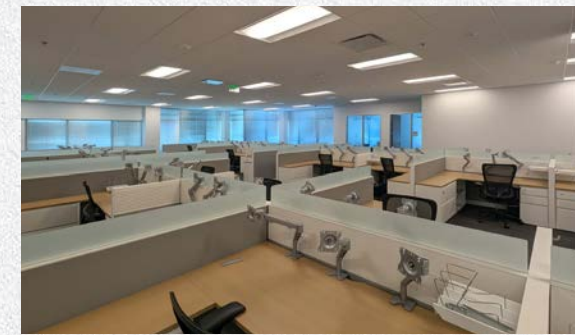
ELECTRIC CONTROL & SERVER ROOM



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.



Discovery Business Campus



2160
E ELLIOT RD



iridium

amazon

ASU Research Park

Edward Jones

W Warner Rd

E Elliott Rd

S McClintock Dr



NOT TO SCALE

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

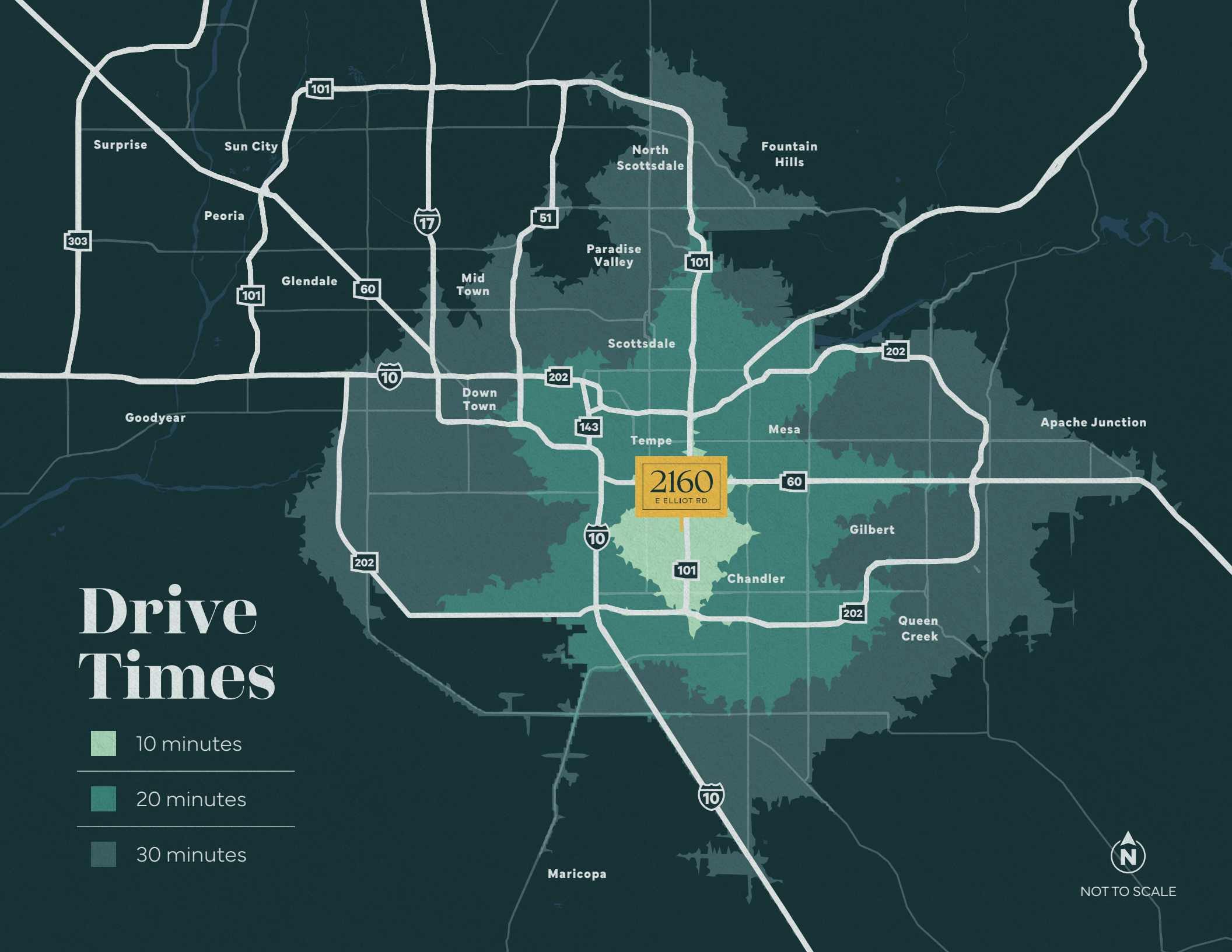
ORIGINAL BISCUITS RESTAURANTS



PEPPERMILL STEAKHOUSE COCKTAILS



Freddy's FROZEN CUSTARD & STEAKBURGERS



A GREAT SPACE
**To Power
 Your Business**



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CBRE

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