

SUITE 210 | AVAILABLE NOW

1275 W WASHINGTON ST



# 40,076 SF Demisable Office Space Available For Sublease



WATCH FULL VIDEO  
OF PROPERTY



CONTACT

**Matt Beeks**  
mbeeks@keyser.com  
480.369.8977

**Noah Barrasso**  
nbarrasso@keyser.com  
602.680.8752

1275 W WASHINGTON ST / TEMPE, AZ 85288

# Sublease Overview



## Suite 210

Situated within The Arroyo, suite 210 is designed with convenience and comfort in mind, featuring multiple kitchens, spacious break rooms, and an in-suite private gym for tenants. The location provides easy access to dining options and is just minutes from Sky Harbor Airport, downtown Tempe, Papago Park, and Rolling Hills Golf Course.

## Suite Features

**40,076 SF**

Space Available

**\$20.00/SF Full Service**

Rental Rate

**Furniture Included**

Plug & Play

**7/31/29**

Lease Expiration

**5.66/1000 SF**

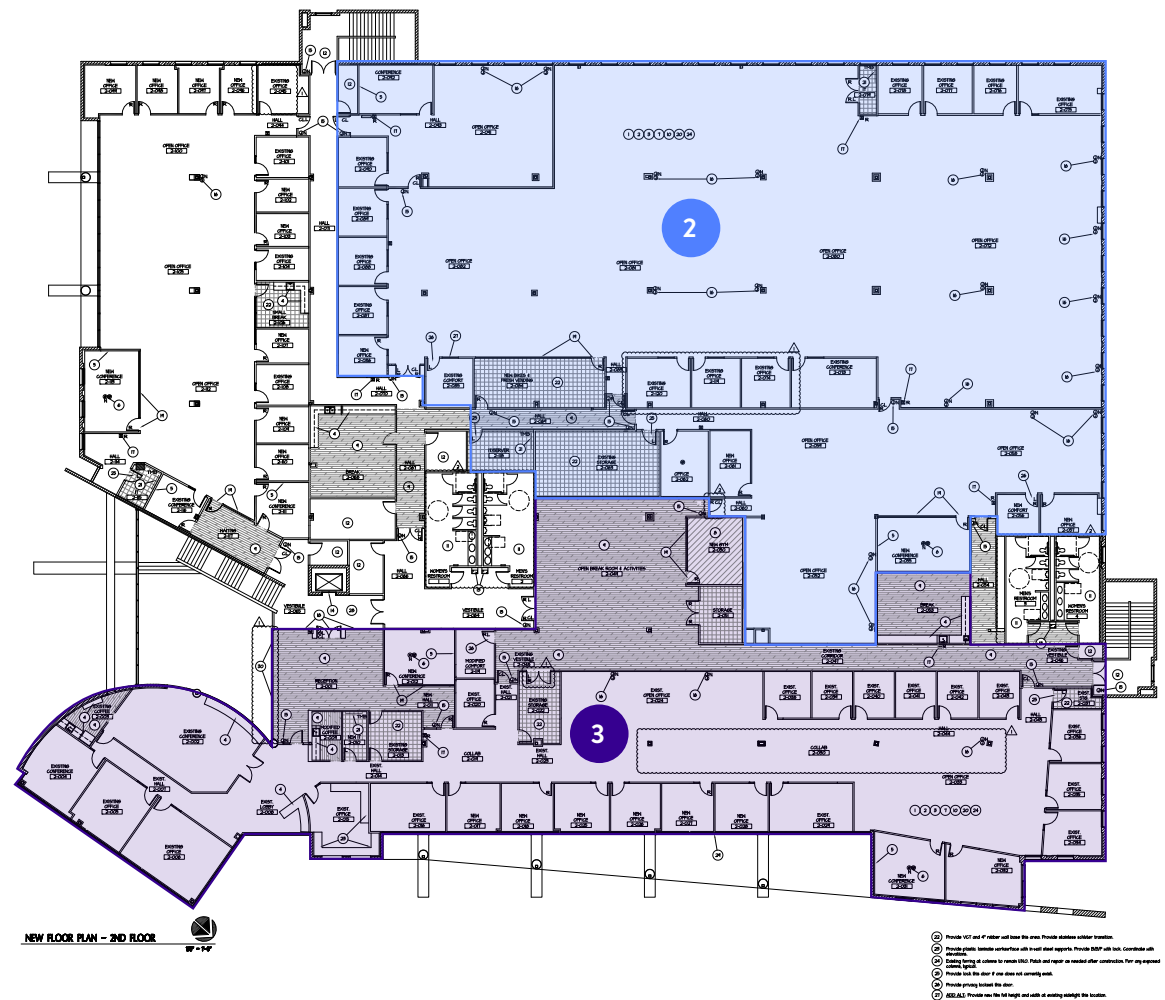
Parking Ratio

**Available Now**

Move-In Ready



## 6 Conference Rooms



*\*Conceptual demising plan. Actual demising will require consultation with an architect and appropriate permitting.*

# Demised Floor Plan



## DEMISED SUITE 2 |

+/- 23,737 SF

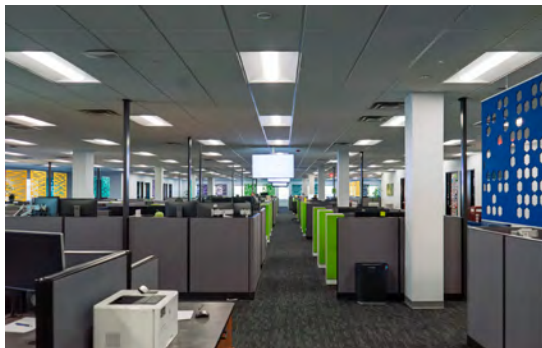
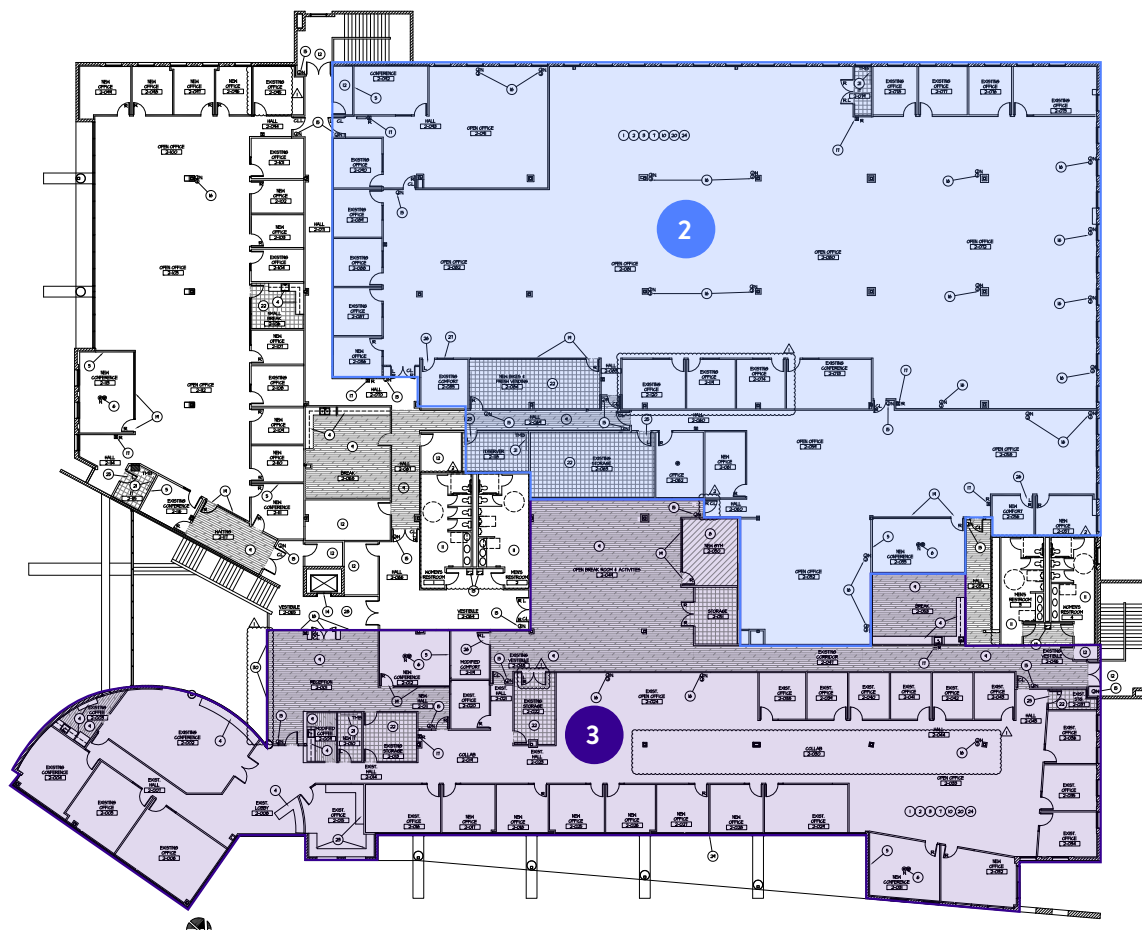
14 Offices

170 Cubicles

1 Break Area

3 Conference Rooms

*\*Conceptual demising plan. Actual demising will require consultation with an architect and appropriate permitting.*



# Demised Floor Plan



## DEMISED SUITE 3 |

+/- 16,339 SF

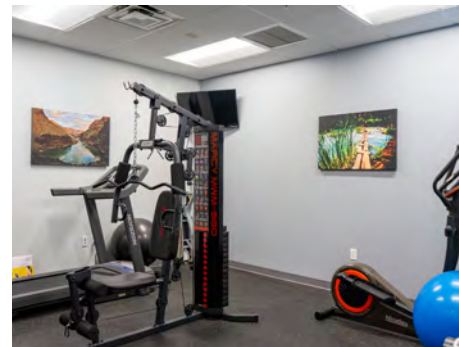
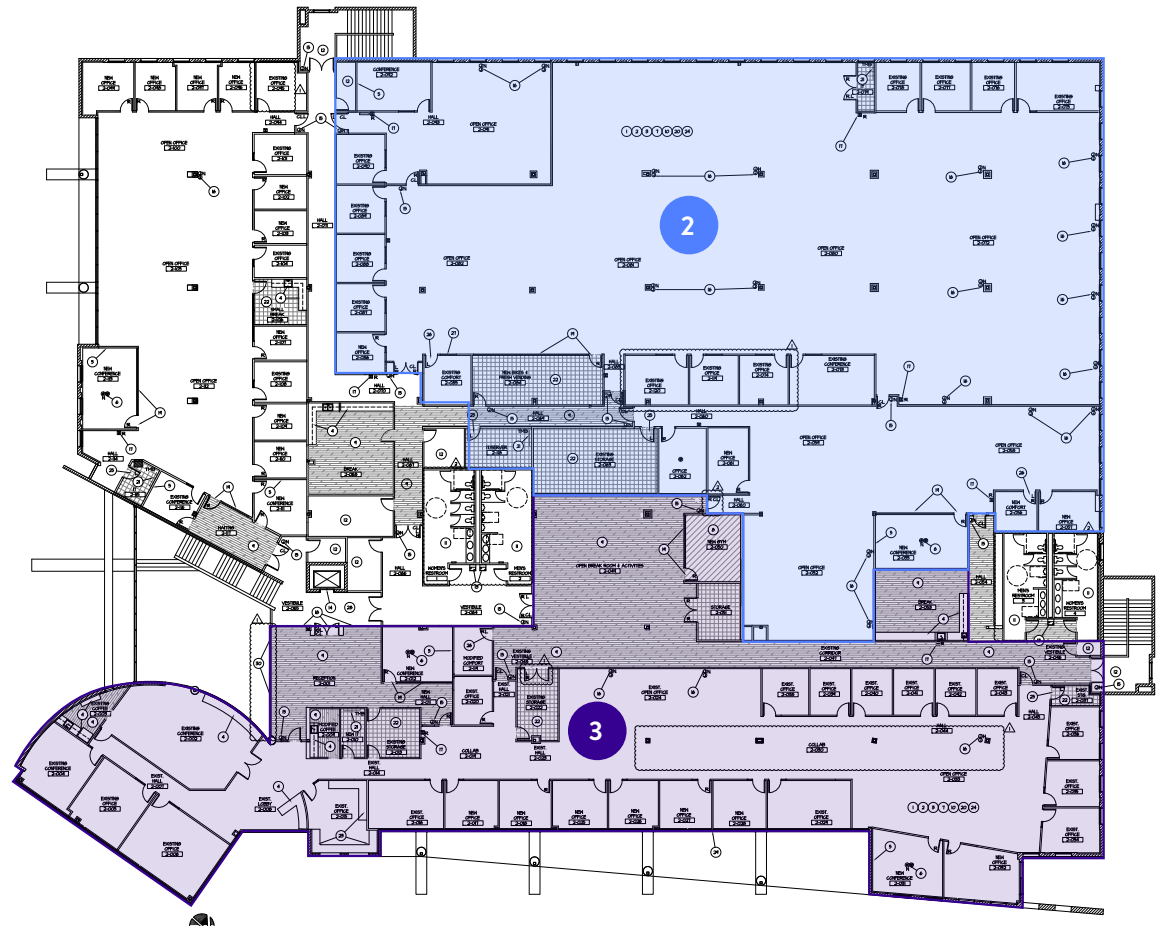
22 Offices

12 Cubicles

2 Kitchen/Break Areas

3 Conference Rooms

*\*Conceptual demising plan. Actual demising will require consultation with an architect and appropriate permitting.*



# The Arroyo



## Overview

The Arroyo in Tempe is a thoughtfully designed campus that fosters innovation, collaboration, and productivity. Blending modern workspaces with natural surroundings, it offers a walkable environment with scenic paths, green spaces, and easy access to major business and lifestyle hubs. Its strategic location provides convenience for professionals while enhancing the overall work experience.

## Campus Amenities

- + Nature paths throughout campus
- + Fitness Center with showers
- + Cafe



# Location



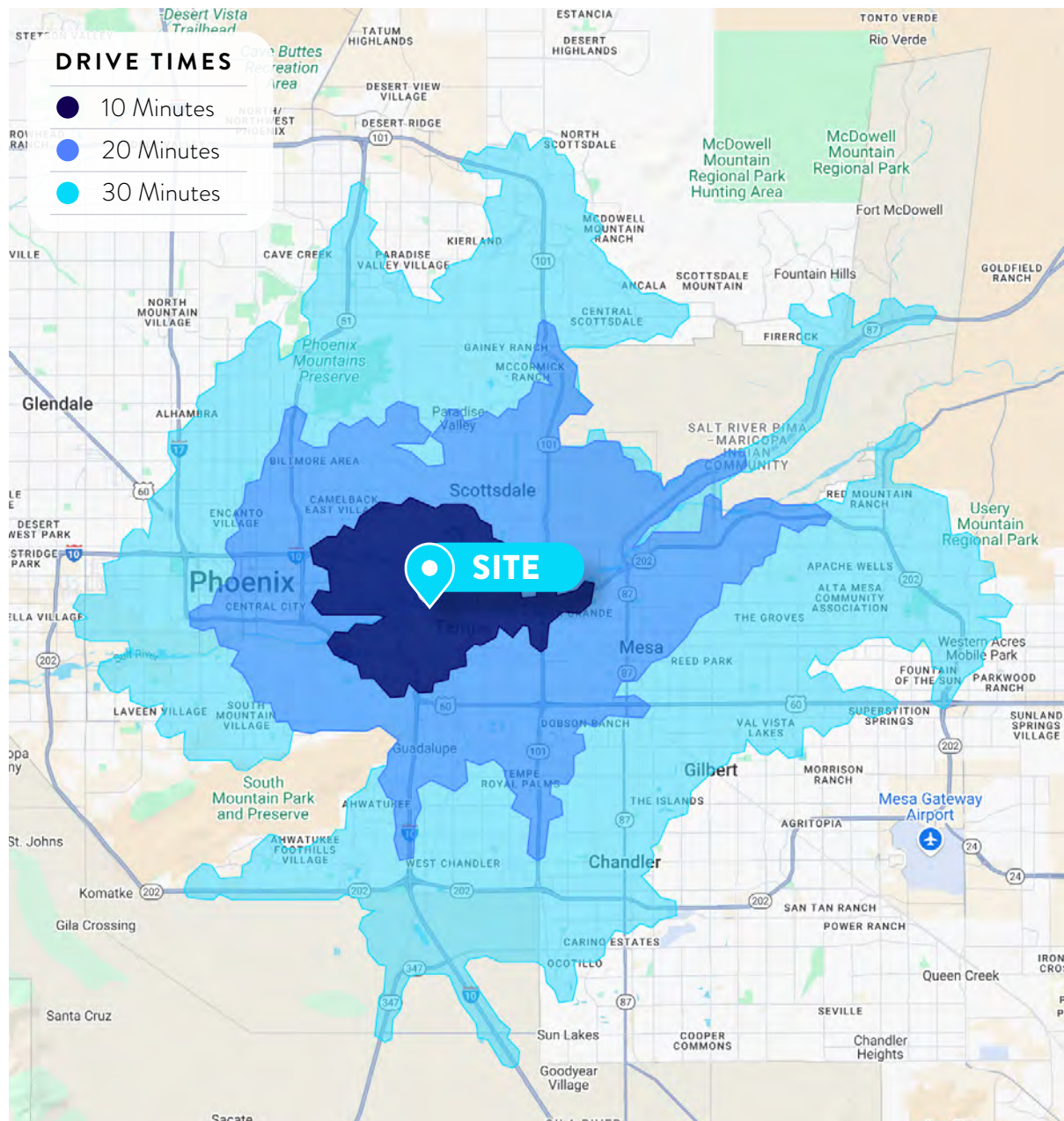
## Overview

With direct access to SR-202 and the Valley Metro Light Rail, its central position ensures seamless connectivity to downtown Tempe, Arizona State University, Sky Harbor Airport, and key business districts. Surrounded by a variety of dining, retail, and recreational options—including Papago Park and nearby golf courses—it offers a convenient and vibrant work environment.

## Drive Times

- + 3 Mins | PHX Sky Harbor Airport
- + 5 Mins | Downtown Tempe
- + 12 Mins | Downtown Phoenix

## Corporate Neighbors



## CONTACT

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# Thank You

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