40,076 SF Demisable Office Space Available

1275 W WASHINGTON ST | STE 210
SCOTTSDALE, AZ 85255

KEYSER™
commercial real estate advocates

Johnny Arvizu
jarvizu@keyser.com
602.785.7518

Noah Barrasso
nbarrasso@keyser.com
602.680.8752

WATCH VIDEO OF PROPERTY

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

Floor Plan

SUITES 1 & 2 COMBINED -

40,076 SF

32 Offices

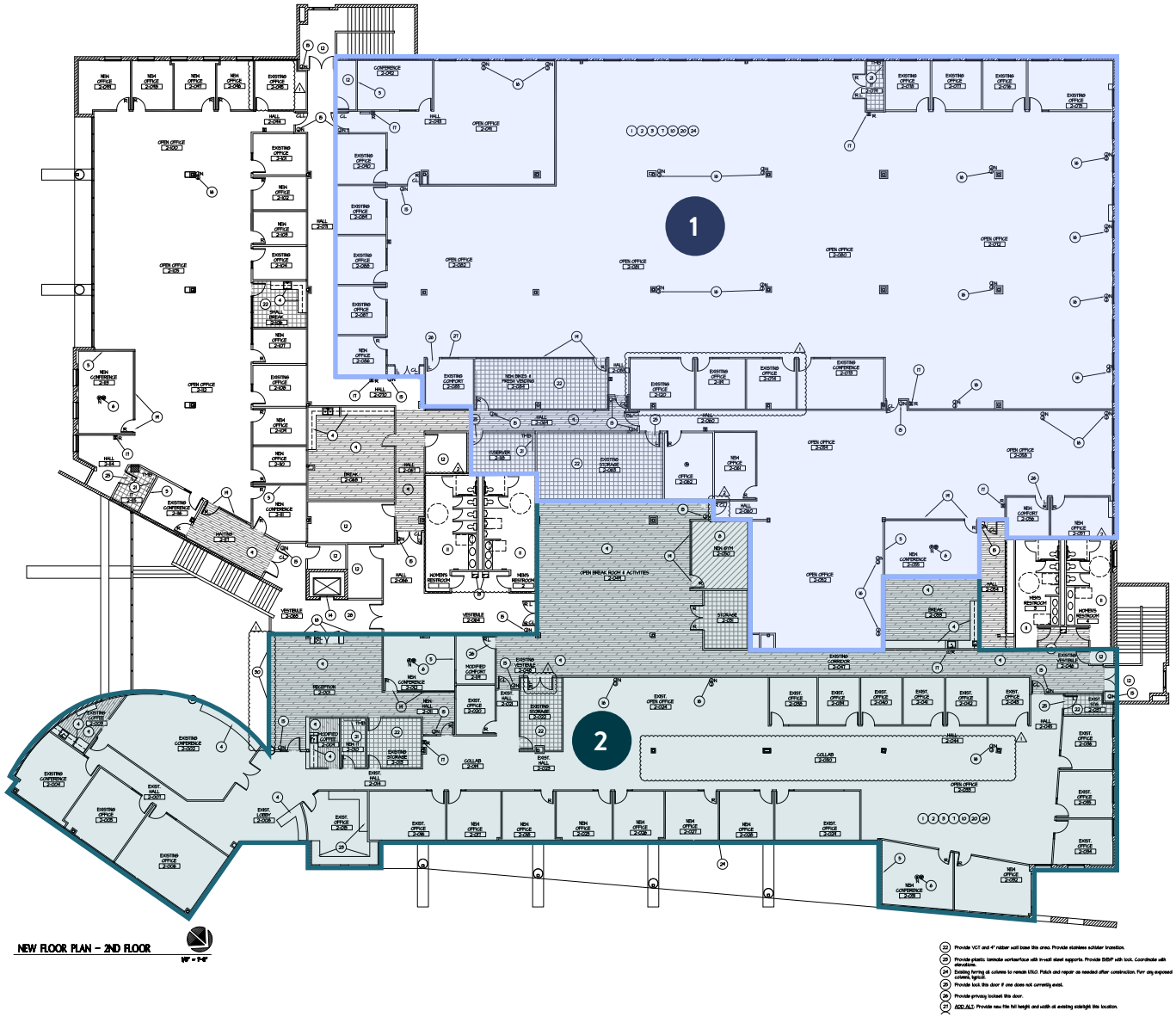
182 Cubicles

3 Kitchen/Break Areas

1 Training Room

6 Conference Rooms

SUGGESTED DEMISABILITY



*Conceptual demising plan.

Actual demising will require consultation with an architect and appropriate permitting.

Demised Floor Plan

DEMISED SUITE 1 -

+/- 23,737 SF

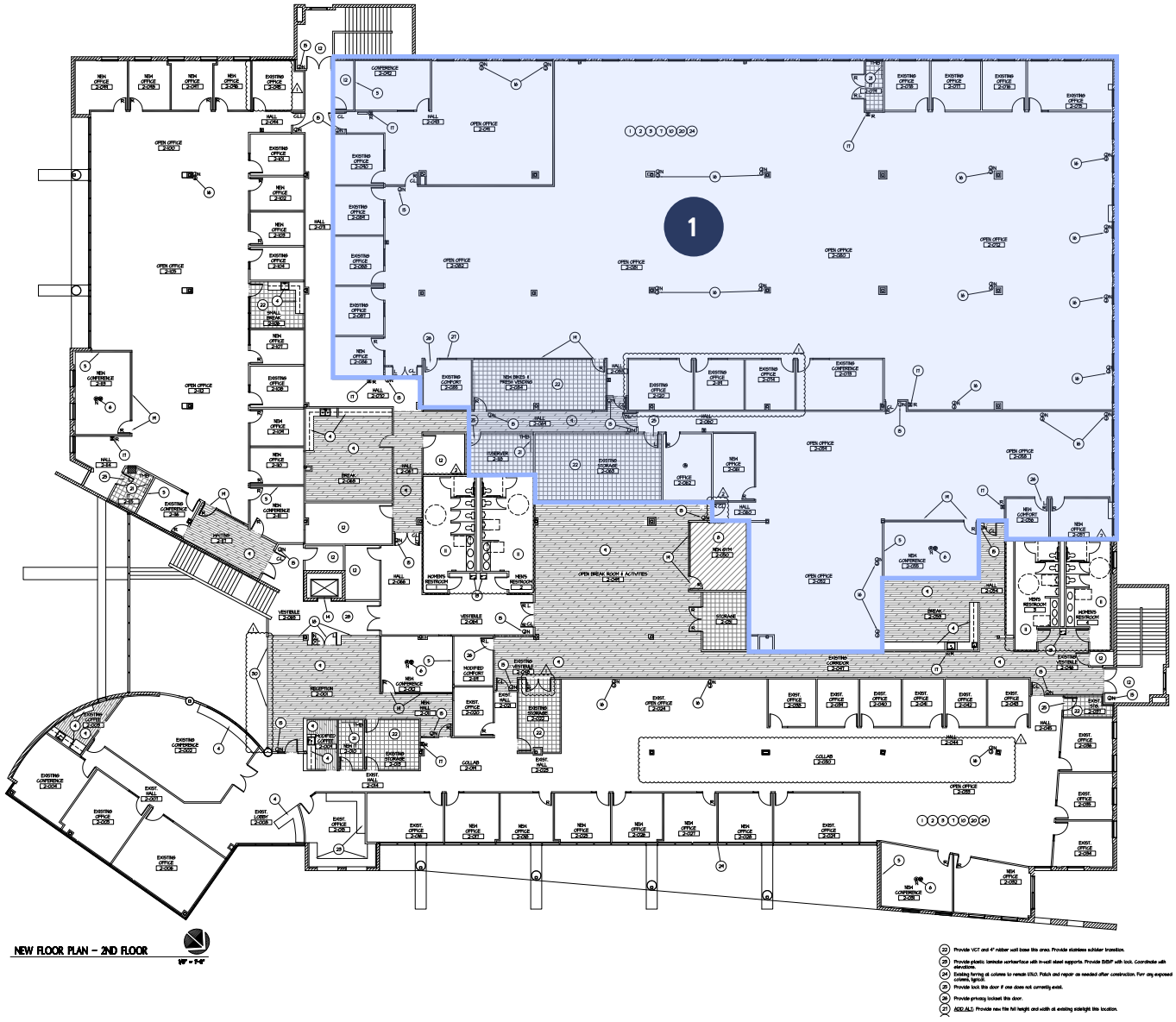
14 Offices

170 Cubicles

1 Break Area

3 Conference Rooms

SUGGESTED DEMISABILITY



*Conceptual demising plan.

Actual demising will require consultation with an architect and appropriate permitting.

Demised Floor Plan

DEMISED SUITE 2 -

+/- 16,339 SF

22 Offices

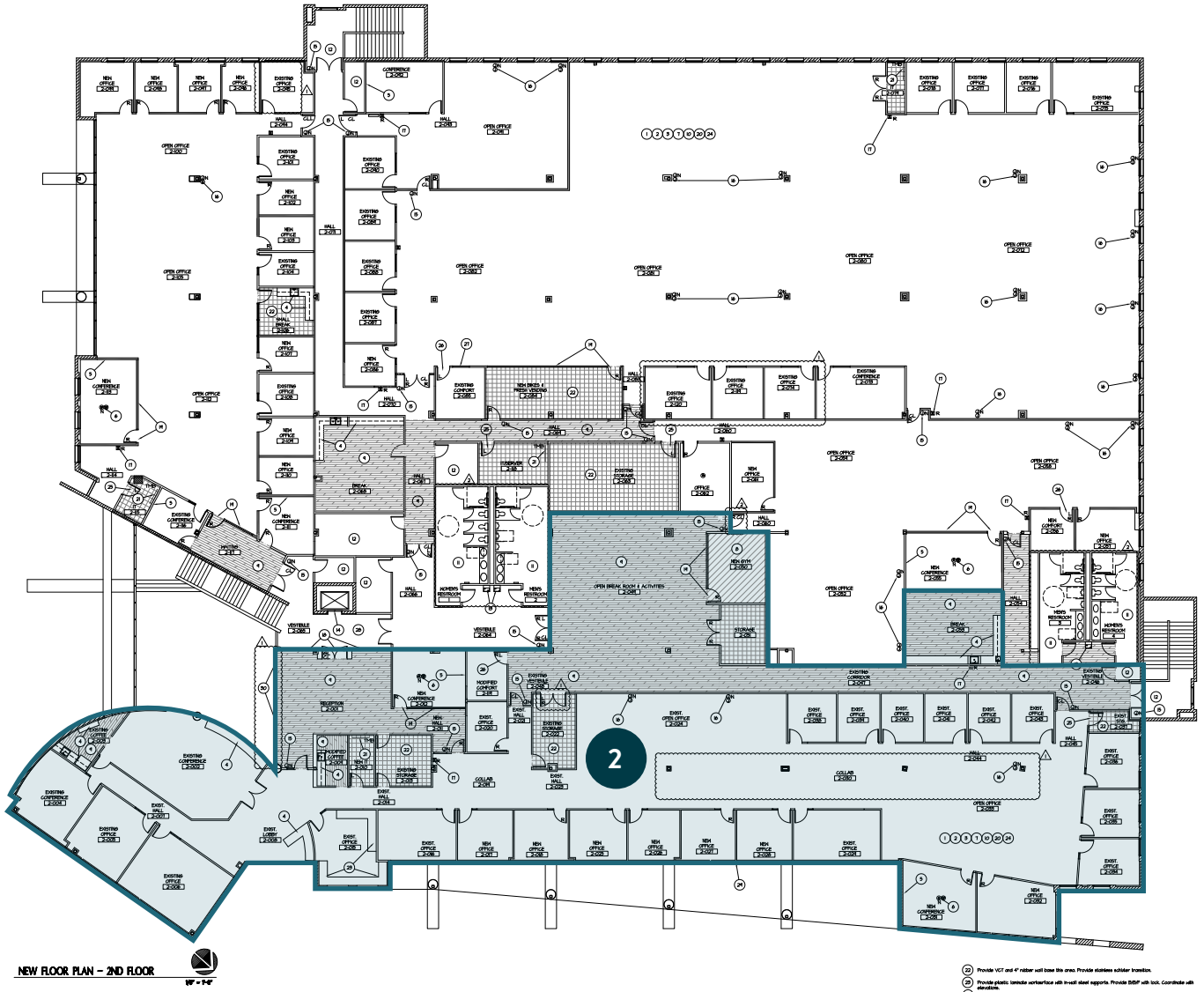
12 Cubicles

1 Kitchen/Break Areas

1 Training Room

3 Conference Rooms

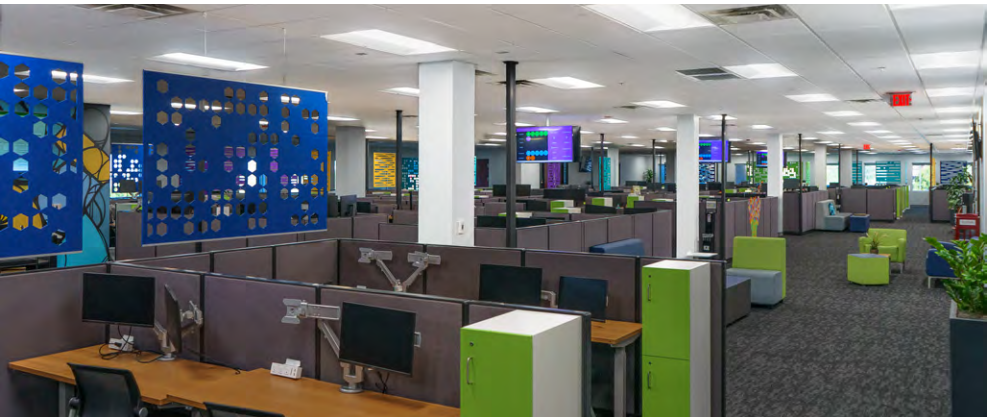
SUGGESTED DEMISABILITY



*Conceptual demising plan.

Actual demising will require consultation with an architect and appropriate permitting.

Suite Photos



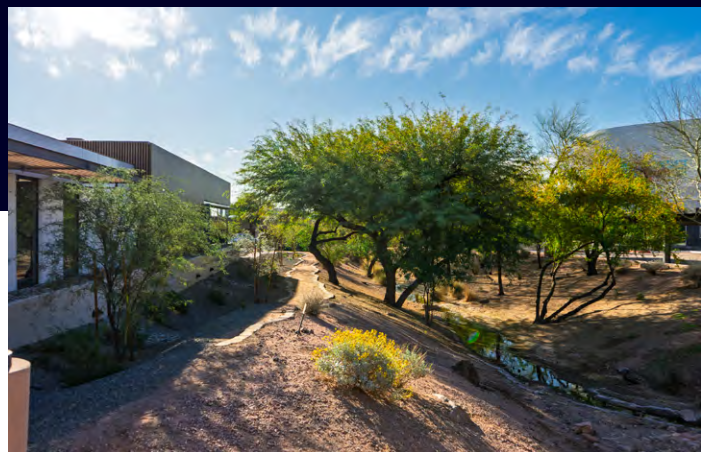
The Arroyo

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

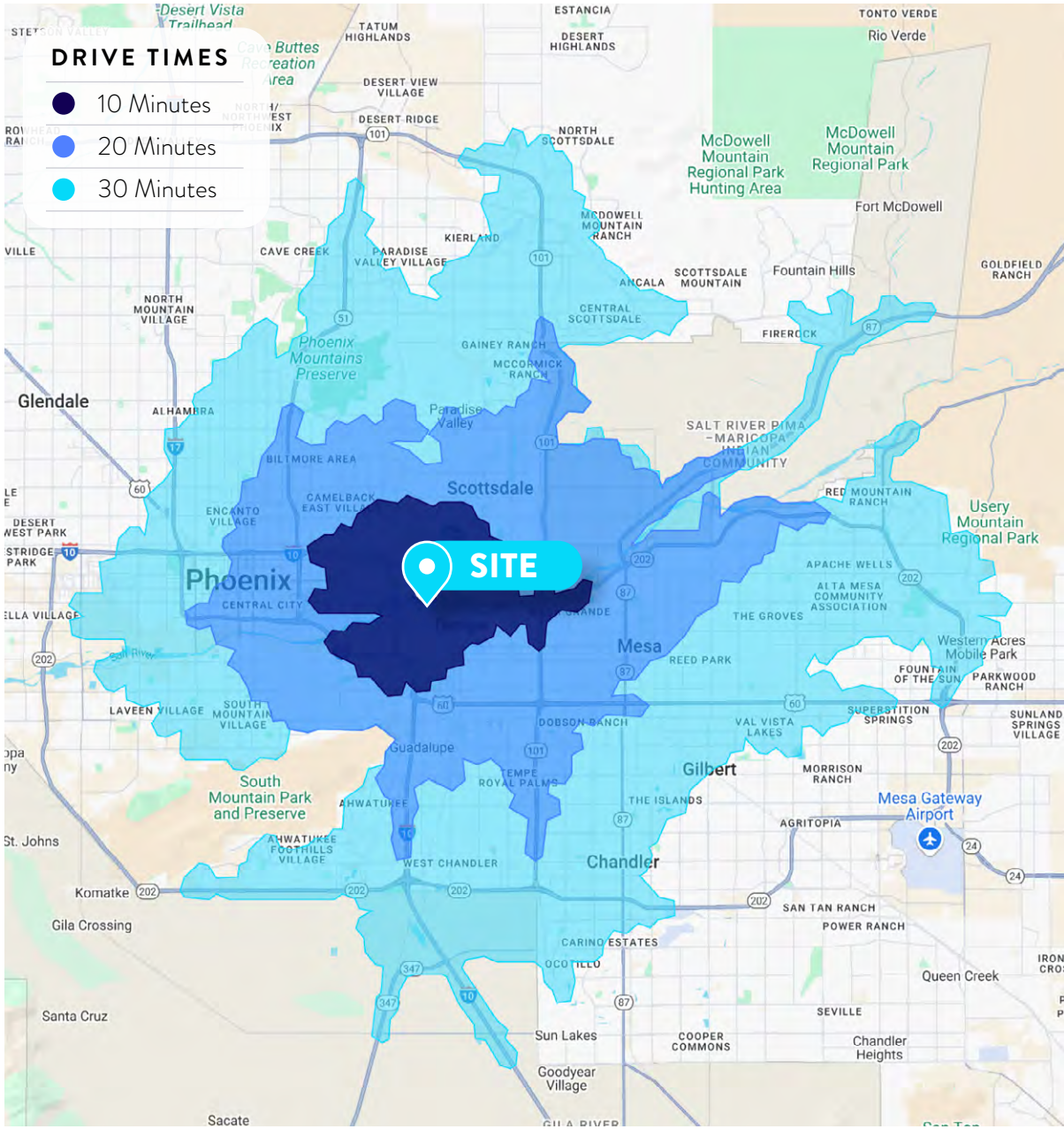
With direct access to SR-202 and the Valley Metro Light Rail, its central position ensures seamless connectivity to downtown Tempe, Arizona State University, Sky Harbor Airport, and key business districts. Surrounded by a variety of dining, retail, and recreational options—including Papago Park and nearby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

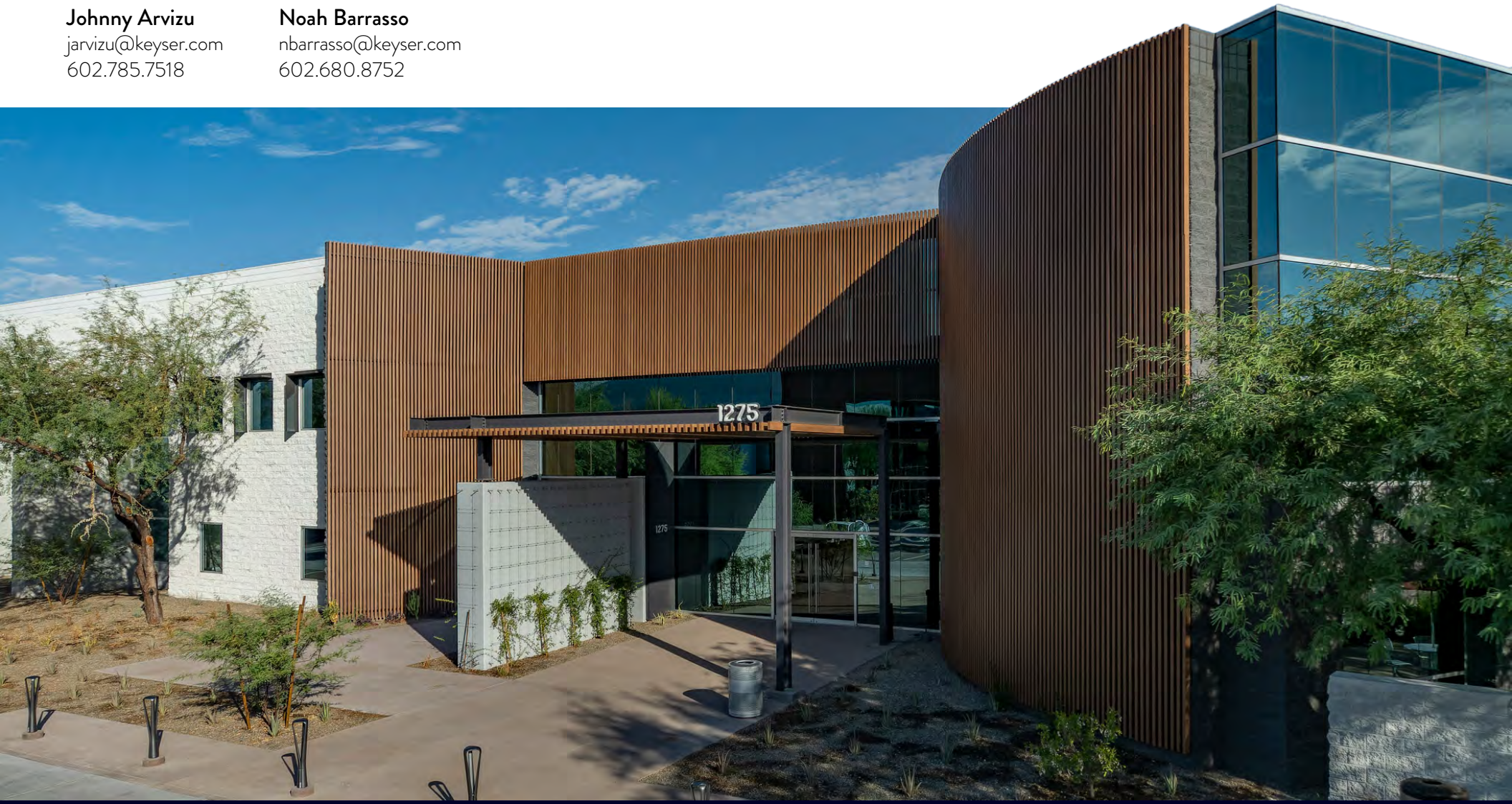
American Airlines
BD
DOORDASH
TRUIST
SAP
SRP
PAYCHEX
CARIS LIFE SCIENCES
usbank
CARVANA
Pulte HOMES
Sonora Quest Laboratories



CONTACT

Johnny Arvizu
jarvizu@keyser.com
602.785.7518

Noah Barrasso
nbarrasso@keyser.com
602.680.8752



KEYSER™
commercial real estate advocates

Thank You

Keyser | Commercial Real Estate Advocates | Keyser.com

© 2026 Keyser, LLC. All rights reserved Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.