

THE QUAD

Sublease Available

\$38/SF Full Service

±4,268 SF AVAILABLE FOR SUBLEASE

6200 E THOMAS RD, SUITE B-100 | SCOTTSDALE, AZ 85251

SUBLEASE OVERVIEW

Located in the heart of Scottsdale's thriving business corridor, this sublease offers a premier workspace designed to accommodate a variety of professional users, from innovative startups to established firms seeking a modern, efficient environment. The location provides exceptional access to nearby dining, retail, and transportation options, making it a convenient and connected choice for employees and clients alike.



SUBLEASE SUMMARY



RENTAL RATE

\$38/SF Full Service



LEASE EXPIRATION

7/16/2031



SPACE AVAILABLE

±4,268 SF



PARKING RATIO

4.5/1,000 (Negotiable)

FLOOR PLAN

AVAILABLE
±4,268 SF

5 Offices

1 Conference Room

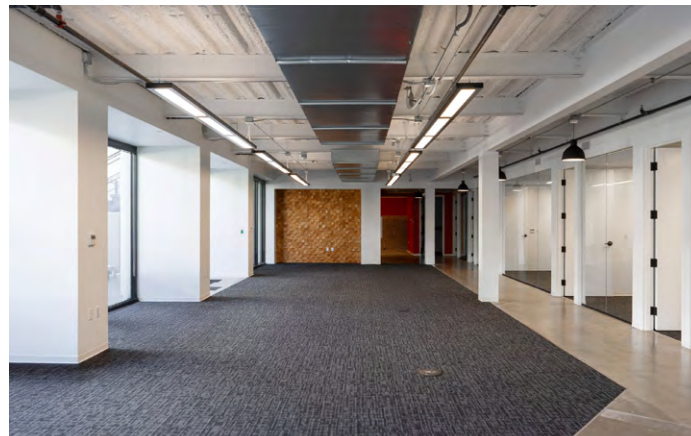
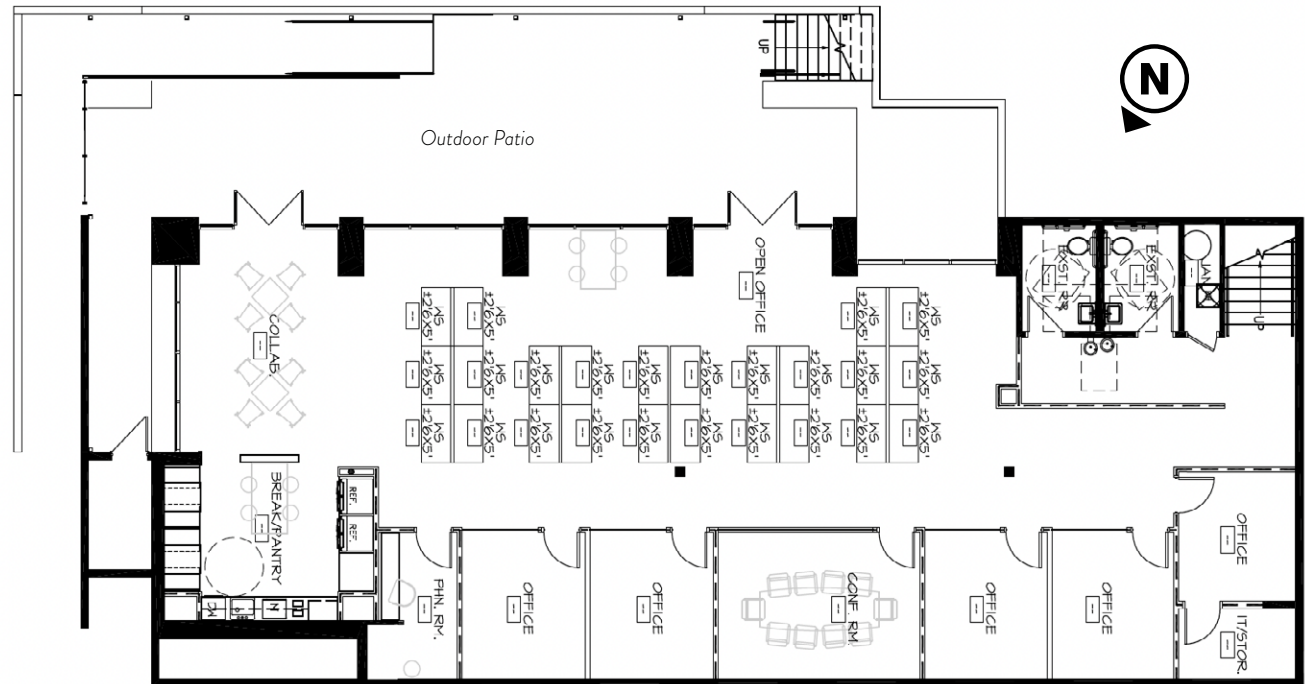
1 Break Room

1 Phone Room

2 Restrooms

1 IT/Storage Room

Potential for **24** Workstations



THE QUAD

Nestled within a vibrant campus-style setting, The Quad offers a workplace that extends far beyond the office door, blending indoor lounges and outdoor gathering areas into a seamless community environment. Tenants benefit from frequent social and professional events that foster connection, collaboration, and a true sense of belonging. The Quad creates an energized setting for both work and wellbeing.



THE Q -

1,200 SF tenant amenity center fully equipped with audio visual equipment and a catering kitchen & bar



ON-SITE AMENITIES



Fitness Center



Bike Racks



Pitch Restaurant



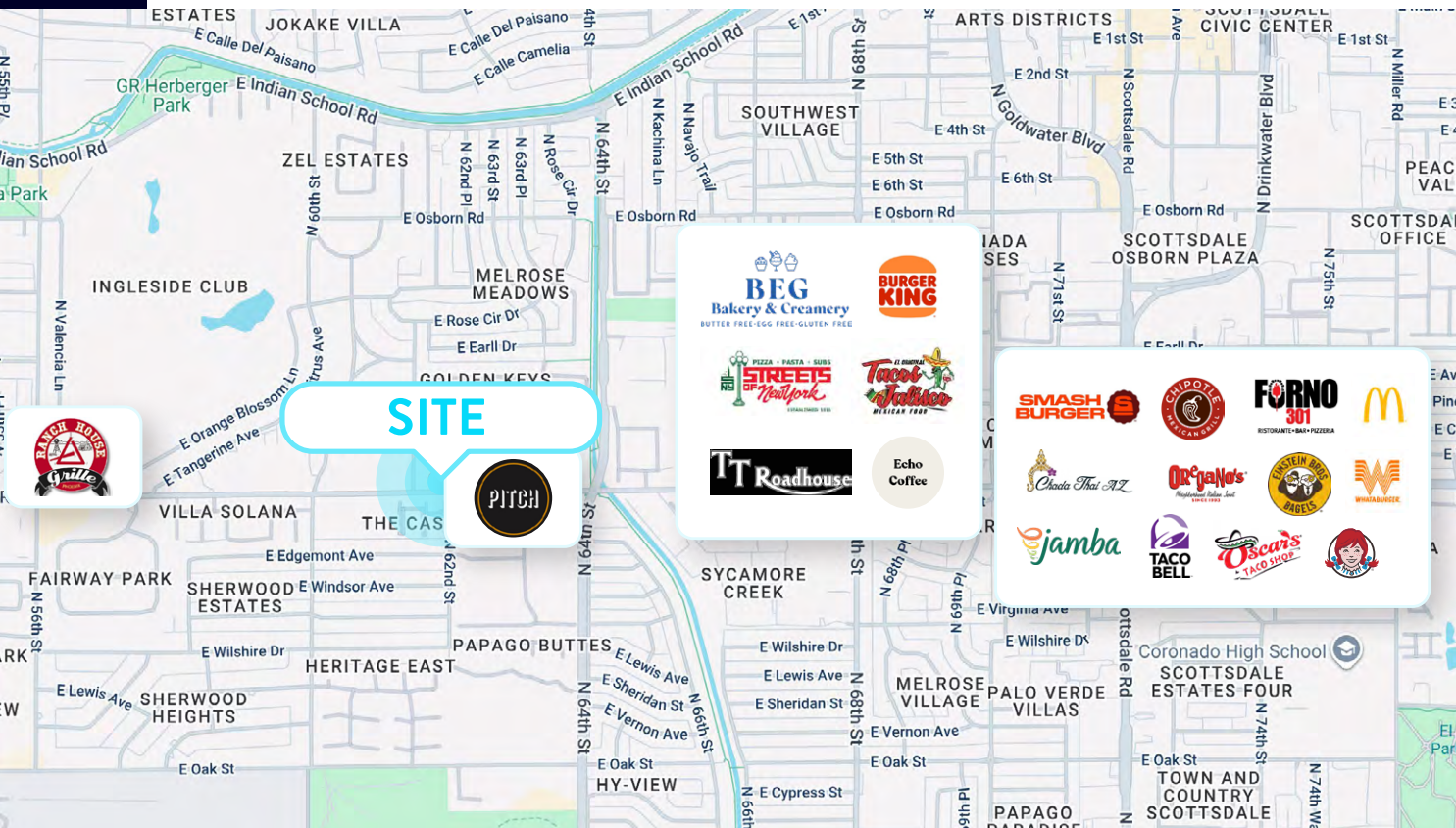
Trail Access



Tenant Center



Outdoor Rec Areas


Larson
Engineering

CONTACT



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Thank You

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