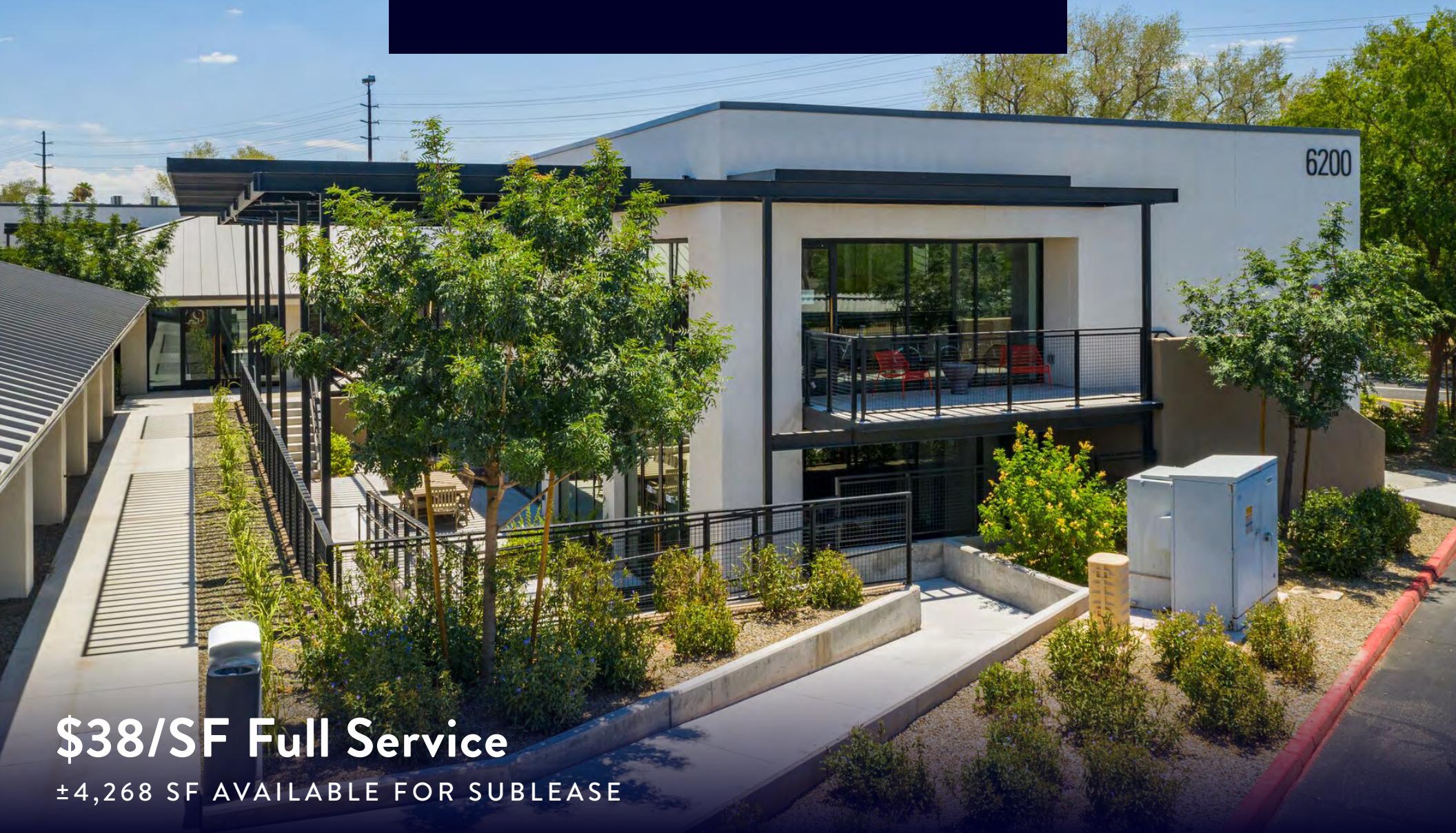


THE QUAD

Sublease Available



\$38/SF Full Service

±4,268 SF AVAILABLE FOR SUBLLEASE

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

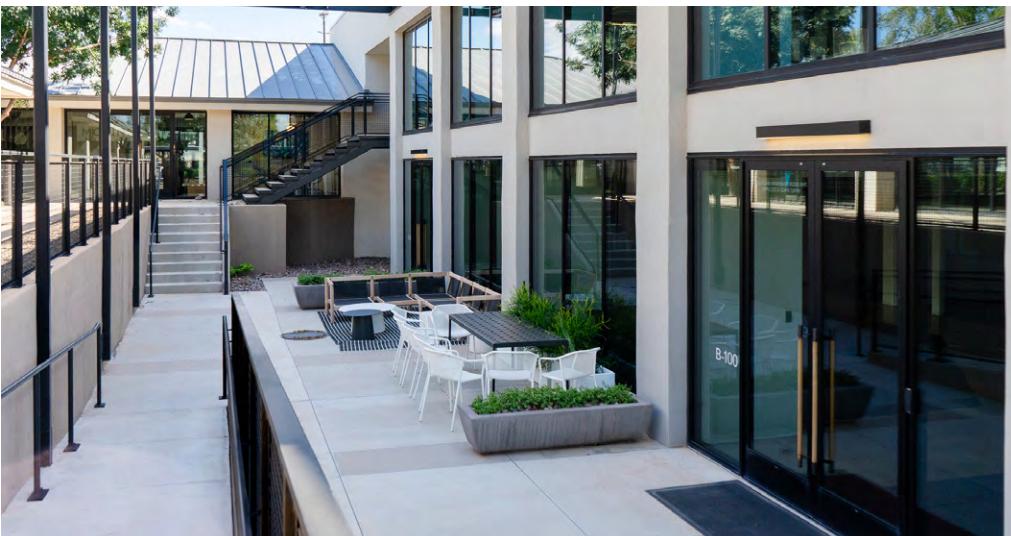
 **KEYSER**
commercial real estate advocates

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

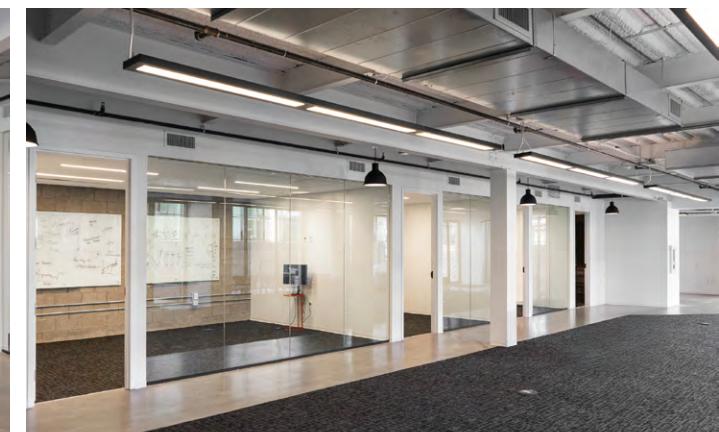
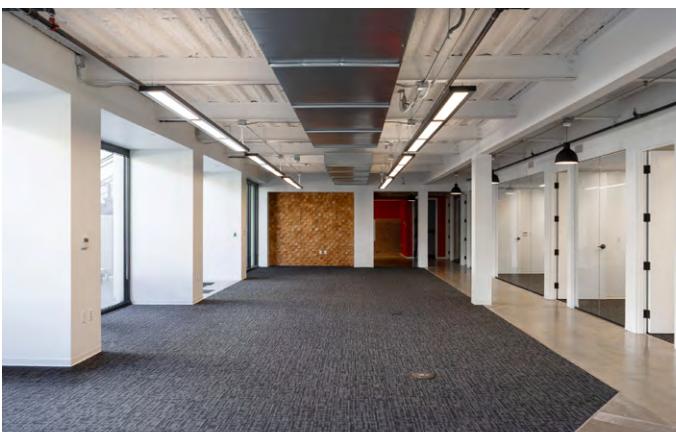
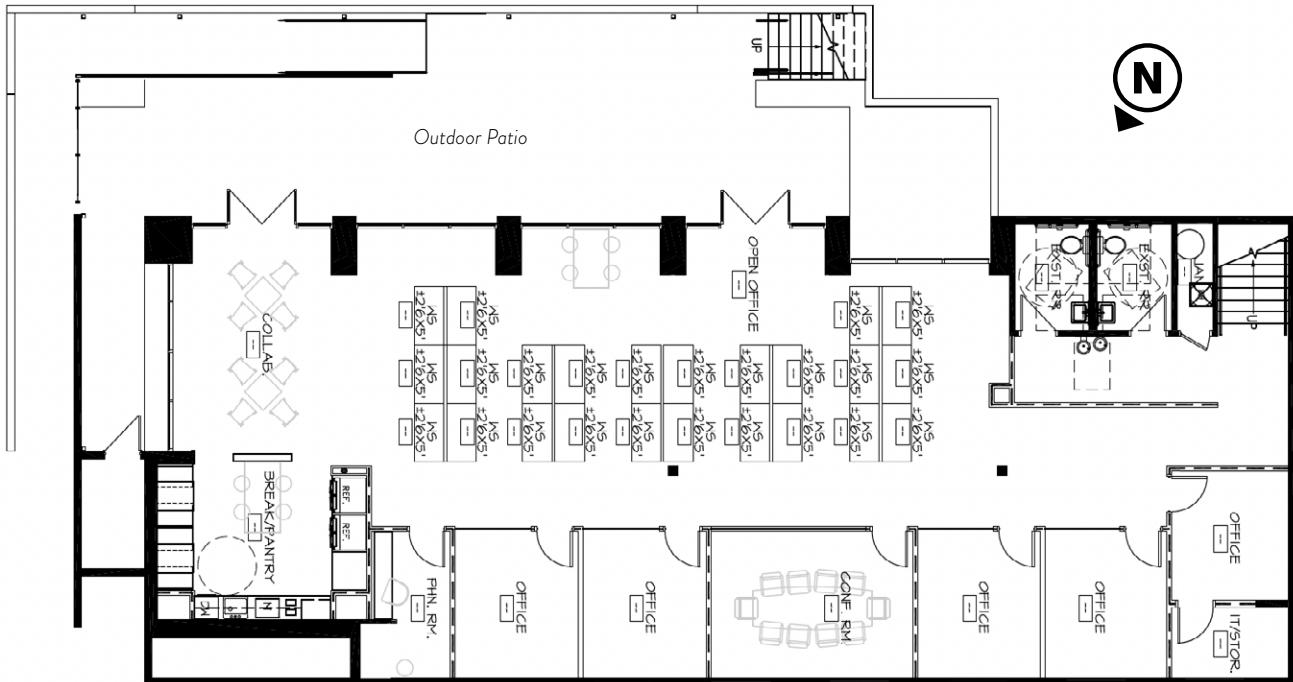
1 Break Room

1 Phone Room

2 Restrooms

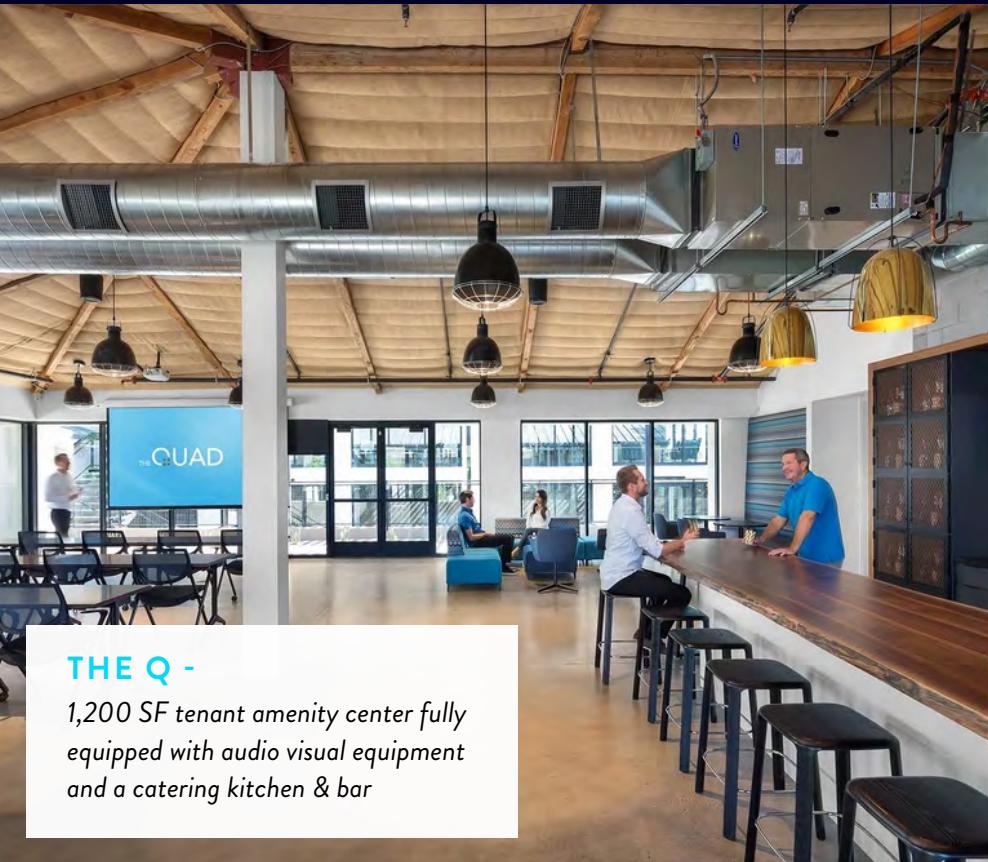
1 IT/Storage Room

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.



ON-SITE AMENITIES



Fitness Center



Bike Racks



Pitch Restaurant



Trail Access

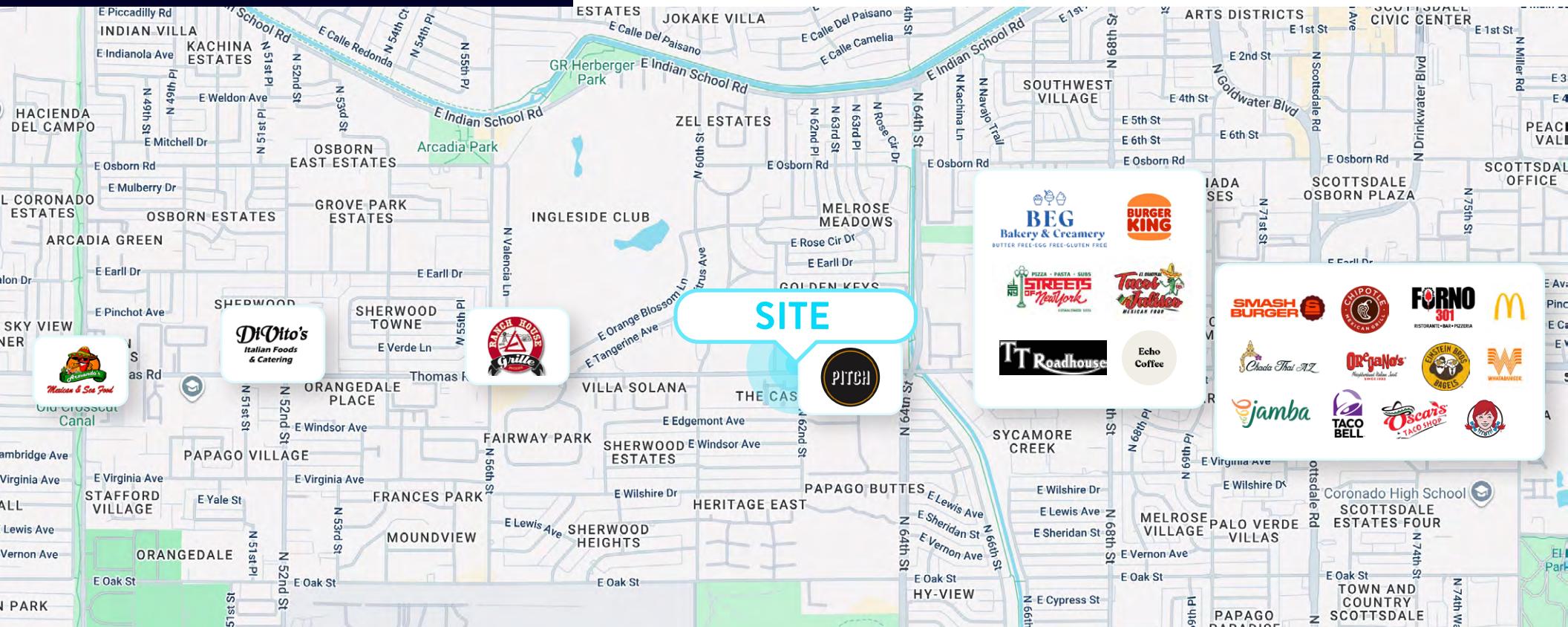


Tenant Center



Outdoor Rec Areas

LOCATION



DRIVE TIMES

Old Town Scottsdale

1.9 Miles

Downtown Tempe

4 Miles

PHX Sky Harbor Intl. Airport

5.7 Miles

CORPORATE NEIGHBORS



CONTACT



MATT BEEKS

480.369.8977

mbeeks@keyser.com

NOAH BARRASSO

602.680.8752

nbarrasso@keyser.com



Thank You

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