

Premier Freeway and Building Signage

UNMATCHED VISIBILITY. CONSTANT EXPOSURE.

With approximately 170,000 vehicles passing the site daily, the property delivers exceptional exposure and high-impact branding opportunities. Prominent exterior signage along Loop 101 and Dobson Road positions your brand directly in front of freeway traffic and daily commuters, maximizing visibility, reinforcing brand presence, and making a lasting impression on clients and visitors alike.

CARS PER DAY

88.4K

South on
Loop 101

82.8K

North on
Loop 101



88.4K

82.8K

LOOP 101

N Dobson Rd

Talking Stick Rd

Available Subleases

48,047 RSF
TOTAL RSF

FULL FLOOR AVAILABLE NOW

48,027 RSF



3RD FLOOR CAN BE DIVIDED
INTO TWO (2) SUITES
RANGING FROM

20,000 SF
TO
28,000 SF

**PREMIER
VISIBILITY:**
Freeway and
Building Signage

3RD FLOOR
(DIVISIBLE*)



RATE:
\$20.00 PSF
Fully Serviced



EXPIRATION:
5/31/2033



FREE PARKING:
Generous ratio of
 $\pm 6.50/1,000$ SF
(Includes covered stalls
and parking garage)



FURNITURE:
Plug & Play
(fully furnished)



**IDEAL CENTRAL
LOCATION:**
Sweeping Mountain
Views

Property Highlights:



AMENITY CENTER:

Includes access to the 1st floor Amenity Center, which features a fully equipped gym, multiple conference rooms, classrooms, a tenant lounge, and a full kitchen. These amenities are available to tenants upon request. The Amenity Center offers a convenient space for meetings, team gatherings, and client hosting, enhancing the professional environment of the property.



EXPANSIVE SPACE FOR GROWTH:

Full-floor corporate office with a perfect mix of open space, private offices, and conference rooms. Scalable space ranging from $\pm 20,000$ to $\pm 98,361$ SF, designed for businesses planning long-term growth.



PRIME CONNECTIVITY:

Immediate freeway access via Loop 101 with two full diamond interchanges, ideal for workforce mobility.



EXCEPTIONAL AMENITIES:

Close to numerous dining options, Talking Stick Resort, Pavilions, and Top Golf, providing an outstanding environment for client engagement and employee satisfaction.



PREMIUM DESIGN:

Several balconies and window lines offering breathtaking mountain views, full glass lines allowing abundant natural light, and an ideal setup for dynamic workspaces.



PLUG & PLAY CONVENIENCE:

Fully furnished with contemporary cubes, huddle rooms, conference rooms, and lounge areas, making it ready for immediate occupancy.



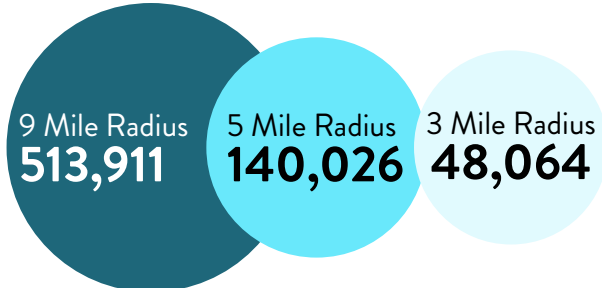


THE LOCATION

High-Visibility, Scalable Office Space

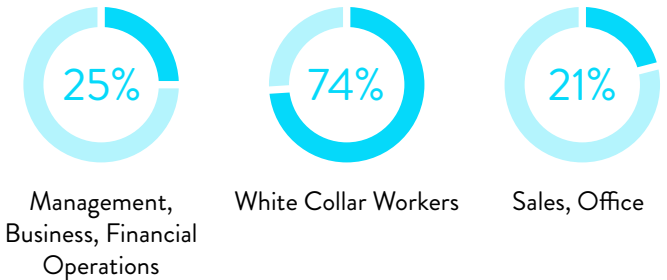
This property is more than an office—it's a strategic asset for businesses aiming to establish a prominent presence across the Valley, with roughly 170,000 cars per day passing by on the 101. Whether your organization requires a full building or full floor for its entire workforce or the flexibility to grow into the available space, 7720 N. Dobson Road delivers unmatched value and scalability.

POPULATION



OCCUPATION

(2024)



DRIVE TIMES



FIRST FLOOR

Amenity Center



Premier Reception



Several Conference Rooms



Multiple Training Rooms or Classrooms



Several Open / Collaboration Areas



Fully Equipped Gym with Showers



Immaculate Break Room & Kitchen



Amenities Available Upon Request

