

98,361 SF CLASS A SUBLEASE IN SCOTTSDALE (DIVISIBLE)

# 7720 N. Dobson Rd



LOWEST COST CLASS A SUBLEASE IN SCOTTSDALE



**WATCH FULL VIDEO  
OF PROPERTY**

## Contact

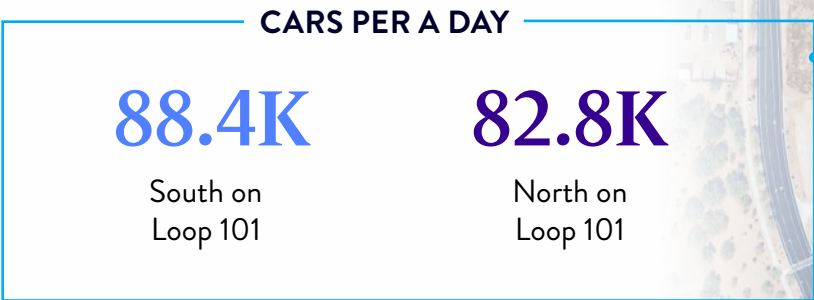
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# Premier Freeway and Building Signage

With roughly 170,000 vehicles passing through the property daily, the property offers prime opportunities for large, visible business signage on the building's exterior. This ensures your brand captures the attention of freeway traffic and local commuters. The prominent signage locations on Dobson Road and Loop 101 are designed to boost brand visibility and create a lasting impression for visitors and clients.



88.4K  
82.8K  
LOOP 101

SIGNAGE

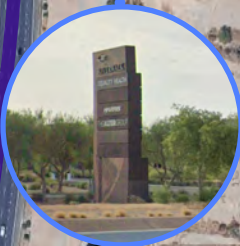
SIGNAGE

SIGNAGE

SIGNAGE

N Dobson Rd

Talking Stick Rd





# Available Subleases

98,361 RSF  
TOTAL RSF

FULL FLOOR AVAILABLE JANUARY 2026

48,027 RSF  
Floor can be Divided

FULL FLOOR AVAILABLE NOW

50,334 RSF  
Floor can be Divided

## Amenity Center

Includes Multiple Conference Rooms and Classrooms,  
a Tenant Lounge, Gym, Full Kitchen & Break Room

PREMIER  
VISIBILITY  
Freeway and  
Building Signage

3RD FLOOR  
\$20.00/SF FS

2ND FLOOR  
\$25.00/SF FS

1ST FLOOR

## Sublease Breakdown



### IDEAL CENTRAL LOCATION

Sweeping Mountain  
Views



### FURNITURE

Plug & Play  
(fully furnished)



### FREE PARKING

Generous ratio of  
 $\pm 6.50/1,000$  SF

(Includes covered stalls and  
parking garage)



### AVAILABILITY

Immediately



### EXPIRATION

5/31/2033



# 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 CITY OF SCOTTSDALE

# An Ideal Business Environment

The city of Scottsdale is located in the northeast portion of the Phoenix-Mesa-Glendale metro area. With a population of over 241,000 residents, Scottsdale offers an exceptional environment for businesses and employees alike.

Scottsdale's vibrant districts and proximity to premium amenities provide a strong foundation for businesses to thrive, attract talent, and deliver a superior work-life balance for employees.

## Scottsdale at a Glance



241,000  
Residents



5th Largest  
City in Arizona



\$75,000  
Median  
HH Income



9,000,000  
Visitors  
Per Year



\$1.1 Billion  
Spent Per Year  
by Visitors



### **SOUTH SCOTTSDALE:**

Encompasses Old Town Scottsdale, the premier entertainment and tourism hub. It features hundreds of restaurants and bars, alongside the 1.6-million-square-foot Scottsdale Fashion Square Mall, home to luxury tenants like Neiman Marcus, Barney's New York, and Tiffany.



### **CENTRAL SCOTTSDALE:**

Known as the affluent residential and business core, with master-planned communities such as Gainey Ranch, McCormick Ranch, and Scottsdale Ranch. This area is home to thousands of residents and 200,000 employees within a five-mile radius.



### **NORTH SCOTTSDALE:**

A growing district blending luxury living with recreational and commercial opportunities. Home to world-class golf courses, luxury resorts, and upscale neighborhoods like DC Ranch and Grayhawk, it attracts affluent professionals and supports a thriving entrepreneurial community.



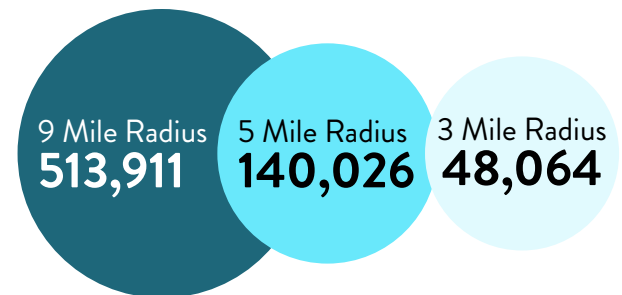


## THE LOCATION

# High-Visibility, Scalable Office Space

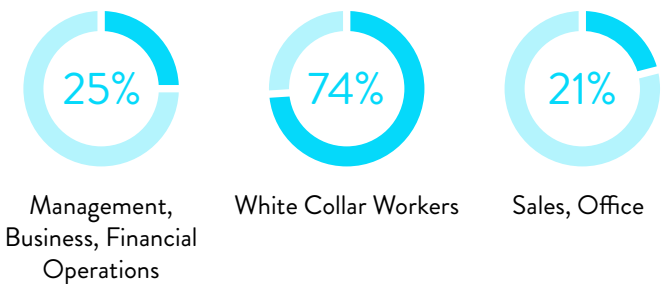
This property is more than an office—it's a strategic asset for businesses aiming to establish a prominent presence across the Valley, with roughly 170,000 cars per day passing by on the 101. Whether your organization requires a full building or full floor for its entire workforce or the flexibility 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



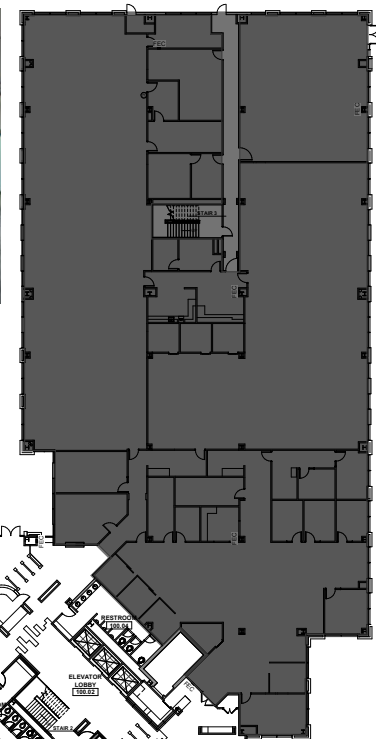
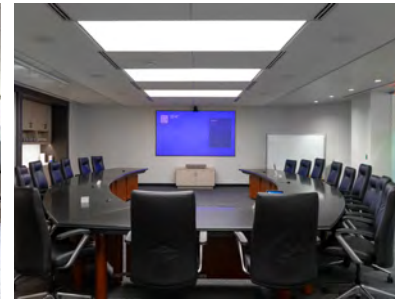
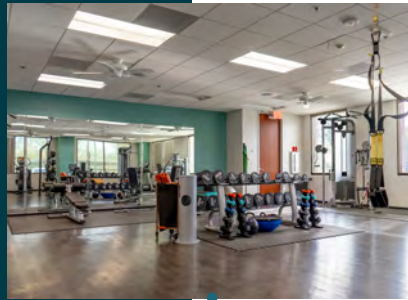
Fully Equipped Gym with Showers



Immaculate Break Room & Kitchen

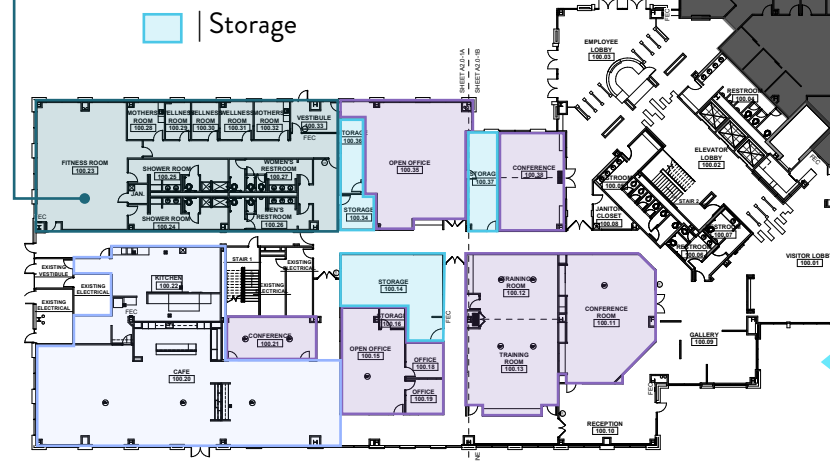


Storage Room

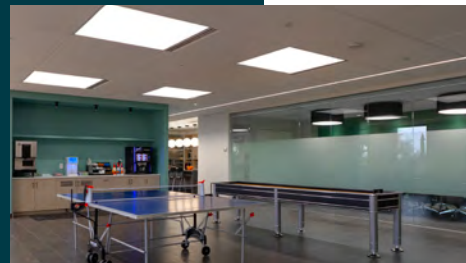


LEGEND

- Fitness & Wellness Rooms
- Office, Conference, & Training
- Kitchen, Break Area
- Storage



**20,000 SF+**  
TENANT  
LOUNGE



AMENITIES AVAILABLE UPON REQUEST



FULL FLOOR AVAILABLE NOW

2nd | ±50,334 RSF

\$25.00/SF FS



Perfect Mix of Privates Offices  
and Open Space



Fully Furnished (Plug & Play)



48 Private Offices



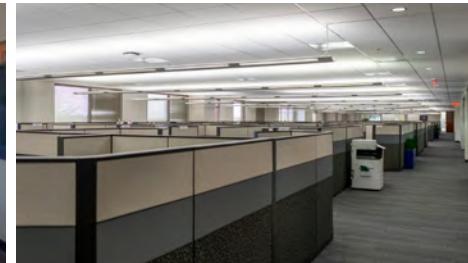
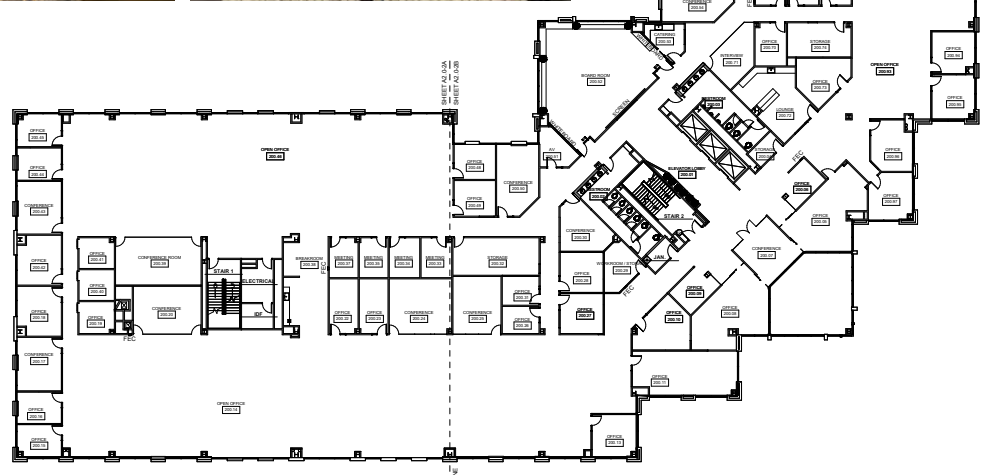
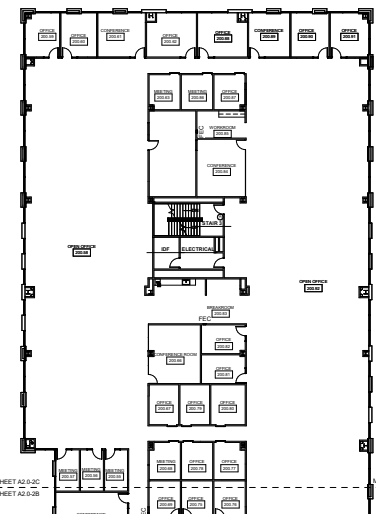
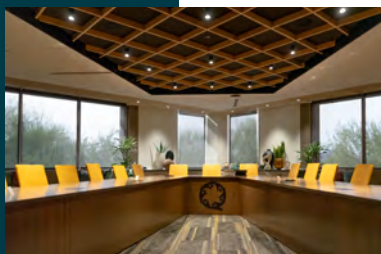
13 Conference Rooms /  
9 Meeting Rooms



Three (3) Break Rooms



Unobstructed Mountain Views





HYPOTHETICAL FLOOR PLANS

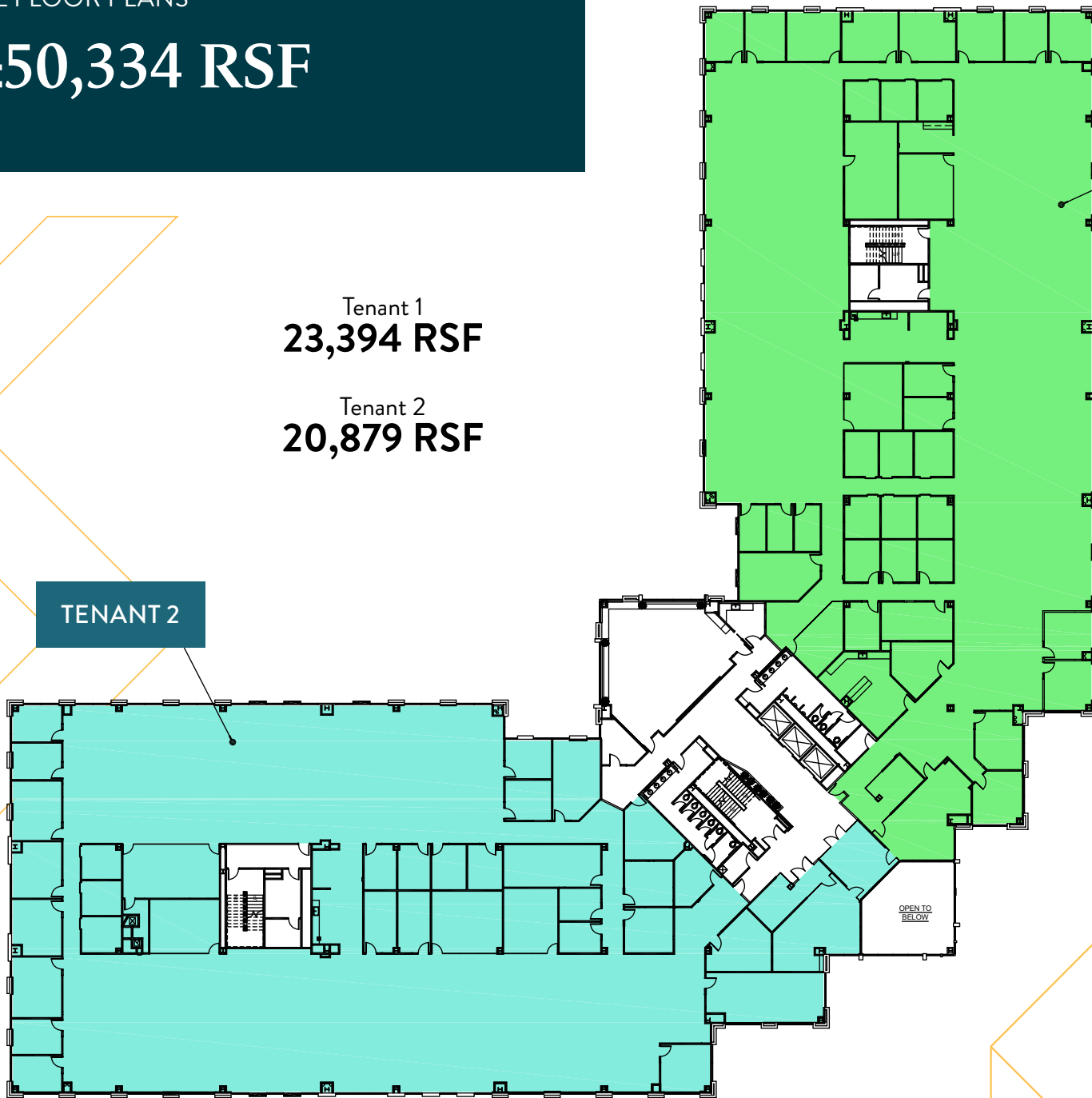
# 2nd | ±50,334 RSF

Tenant 1  
**23,394 RSF**

Tenant 2  
**20,879 RSF**

TENANT 2

TENANT 1





FULL FLOOR AVAILABLE FALL OF 2025

3rd | ±48,027 RSF

\$20.00/SF FS



Open-Concept Floor Plan  
Perfect for Call Center



13 Private Offices



3 Large Conference Rooms



Multiple Huddle Rooms



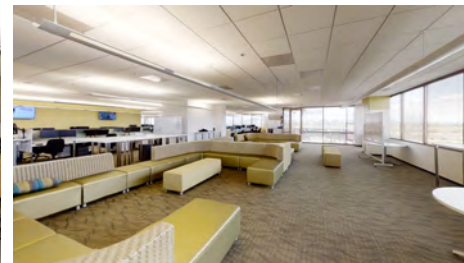
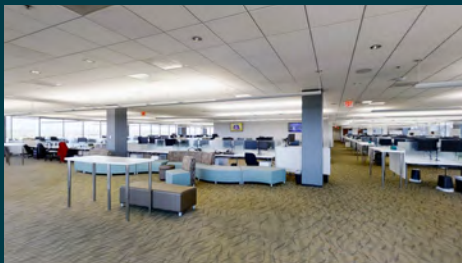
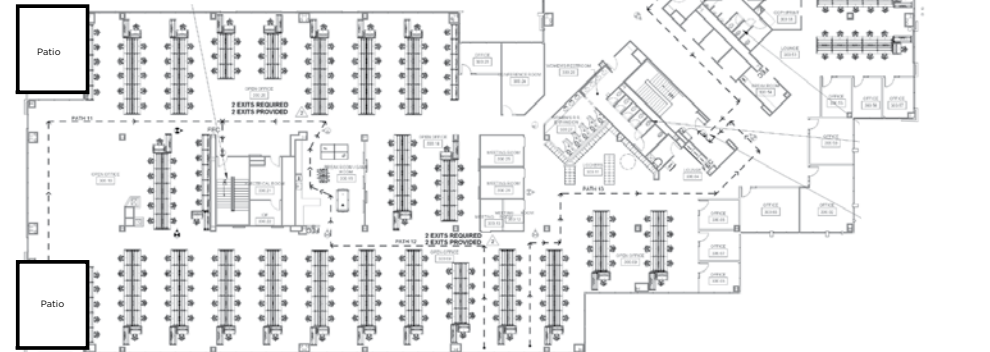
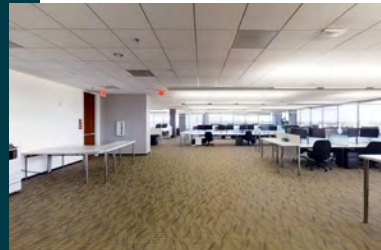
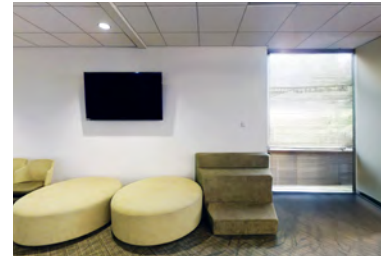
3 Well-Equipped Break Rooms



4 Private Balconies for Relaxation  
and Informal Meetings



Unobstructed Mountain Views





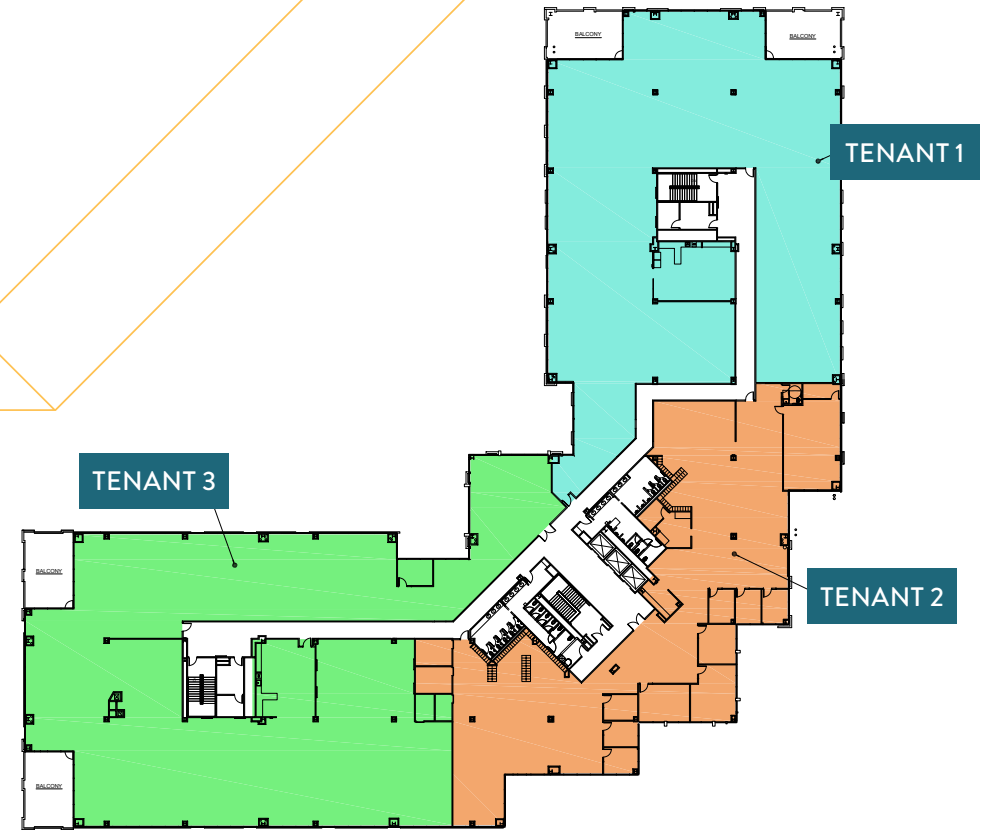
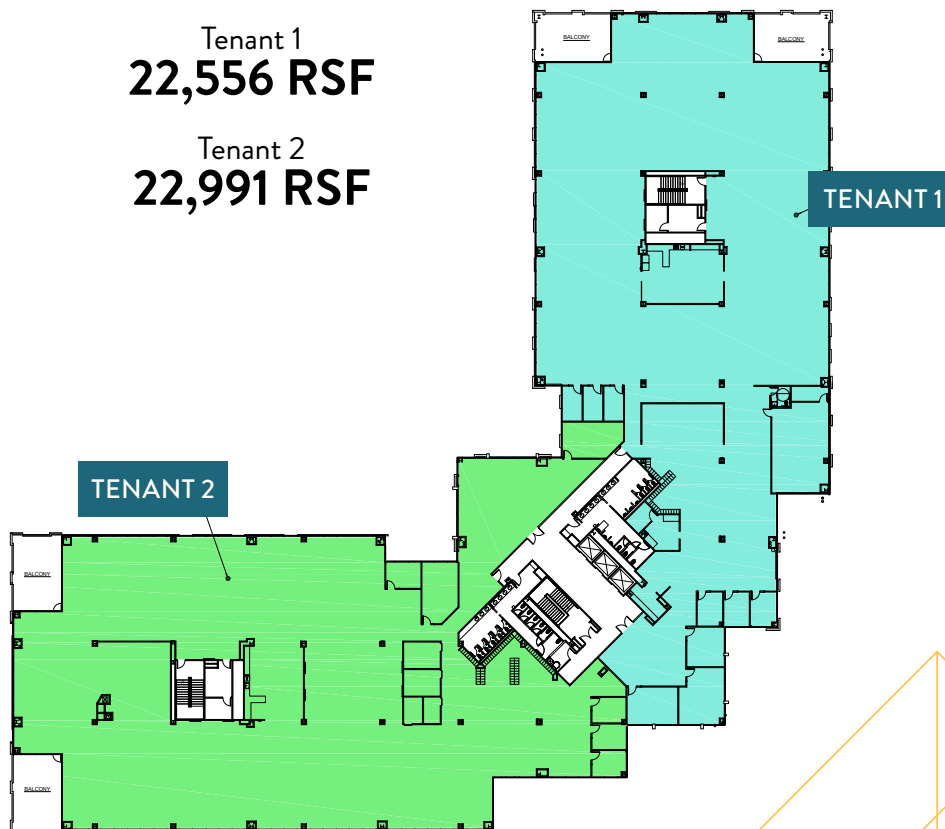
## HYPOTHETICAL FLOOR PLANS

# 3rd | $\pm 48,027$ RSF

### HYPOTHETICAL #1

Tenant 1  
**22,556 RSF**

Tenant 2  
**22,991 RSF**



### HYPOTHETICAL #2

Tenant 1  
**14,747 RSF**

Tenant 2  
**11,110 RSF**

Tenant 3  
**17,193 RSF**



# Contact



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# Thank You

Keyser | Commercial Real Estate Advocates | [Keyser.com](https://www.keyser.com)

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