

150,000 SF CLASS A SUBLEASE IN SCOTTSDALE (DIVISIBLE)

7720 N. Dobson Rd



LOWEST COST CLASS A SUBLEASE IN SCOTTSDALE

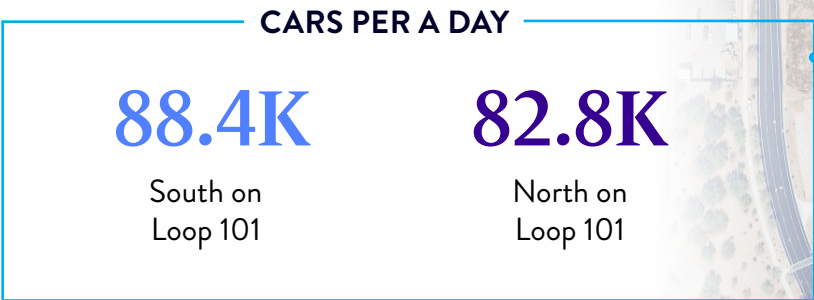
Contact

Jordan Siek
206.291.3845
jsiek@keyser.com



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

149,544 RSF
TOTAL RSF

FULL FLOOR AVAILABLE FALL OF 2025

48,027 RSF

FULL FLOOR AVAILABLE NOW

50,334 RSF

HALF FLOOR AVAILABLE NOW:

22,920 RSF

Entire Floor (51,183 RSF) Available Fall of 2025

3RD FLOOR

2ND FLOOR

1ST FLOOR

**PREMIER
VISIBILITY:**
Freeway and
Building Signage

Sublease Breakdown



FURNITURE:

Plug & Play
(fully furnished)



ANNUAL LEASE RATE

\$25.00 / RSF



FREE PARKING:

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



AVAILABILITY:

Immediate



EXPIRATION:

5/31/2033

Property Highlights:



EXPANSIVE SPACE FOR GROWTH:

Full-floor corporate office with a perfect mix of open space, private offices, and conference rooms. Scalable space ranging from $\pm 25,000$ to $\pm 149,544$ 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



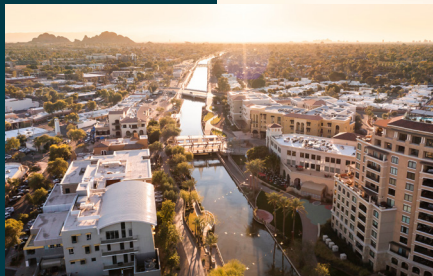
\$75,000
Median
HH Income



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.

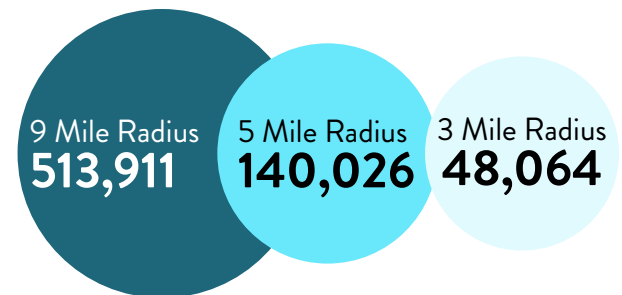


THE LOCATION

High-Visibility, Scalable Office Space

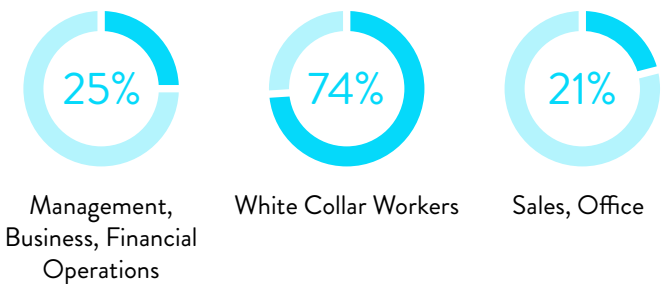
This property is more than an office—it's a strategic asset for businesses aiming to establish a prominent presence across the Valley, with roughly 170,000 cars per day passing by on the 101. Whether your organization requires a full building or full floor for its entire workforce or the flexibility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

POPULATION



OCCUPATION

(2024)



DRIVE TIMES



51,592 RSF AVAILABLE FALL OF 2025

1st | ±22,990 RSF



Premier Reception



Several Conference Rooms



Multiple Training or Classrooms



Several Open / Collaboration Areas



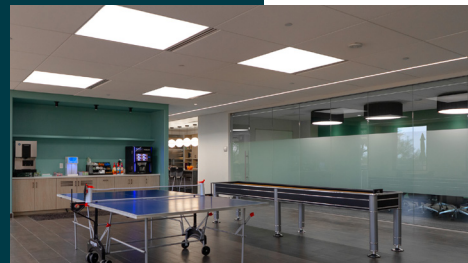
Fully Equipped Gym with Showers



Immaculate Break Room & Kitchen



IT/Storage Room



FULL FLOOR AVAILABLE NOW

2nd | ±50,334 RSF



Perfect Mix of Privates Offices
and Open Space



Fully Furnished (Plug & Play)



48 Private Offices



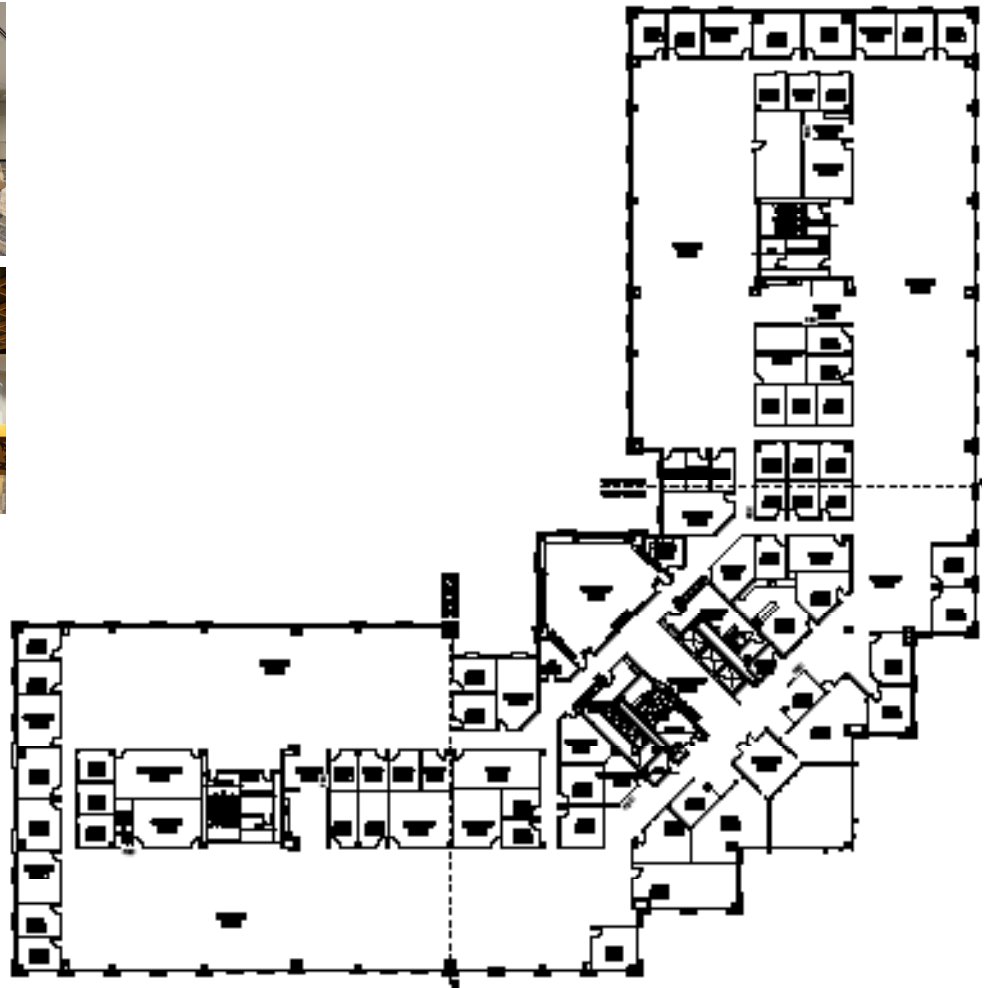
13 Conference Rooms /
9 Meeting Rooms



Three (3) Break Rooms



Unobstructed Mountain Views



FULL FLOOR AVAILABLE FALL OF 2025

3rd | $\pm 48,027$ RSF



Perfect Mix of Private Offices
and Open Space



13 Private Offices



3 Large Conference Rooms



Multiple Huddle Rooms



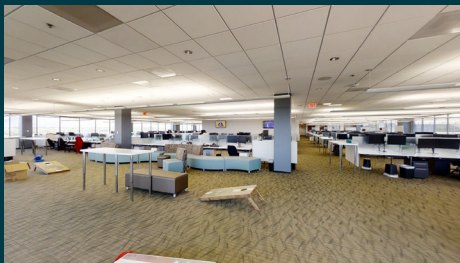
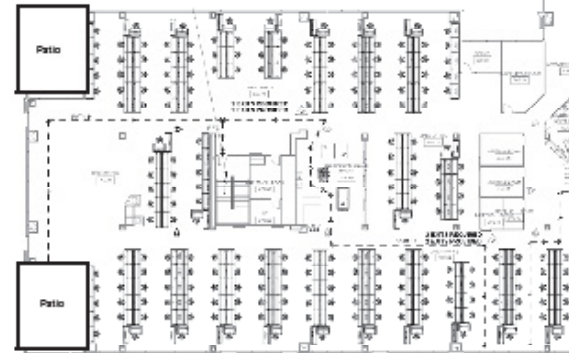
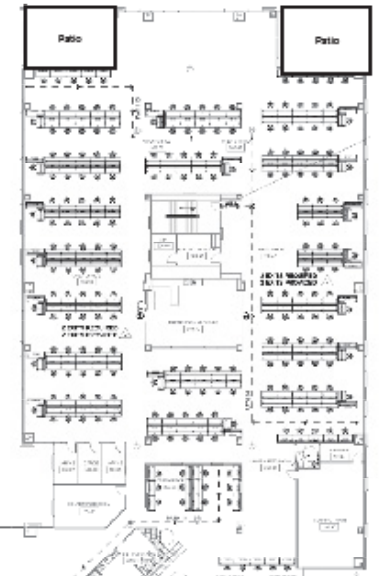
3 well-equipped break rooms



4 private balconies for relaxation
and informal meetings



Unobstructed Mountain Views



Contact



Jordan Siek
206.291.3845
jsiek@keyser.com

Thank You

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

© 2025 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.