

For Sublease

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The Watermark

410 North Scottsdale Road, Suites 1400 & 1500

Tempe, AZ 85281

Space Profile:

Sublease RSF:	Total 46,740 RSF
	Divisible to: 13,174 RSF or 33,566 RSF
Rental Rate:	\$39.00/RSF Full Service Gross
Available:	Immediate
Term:	Negotiable (master lease expires 12/31/2030)
Class:	Class A Office
Year Built:	2020
Parking:	5.00/1,000
Features:	Offering Generous Tenant Improvement Allowance & Broker Bonus

Highly Visible and Easily Accessible:

- Central location on the north shore of Tempe Town Lake with 360° views from every floor
- Highly visible signage from Loop 202 and flight paths
- Four access points for ingress/egress and immediate access to Loop 202
- Proximity to top ranked Arizona State University and a vast pool of highly skilled, creative workers, offering strong labor analytics to multiple industries.

Finishes and Amenities:

- Floor to ceiling glass allows natural daylight and spectacular 360° views from every office floor.
- Deluxe, Class A finishes. 9th floor Sky Lobby entrance, state-of-the-art fitness center, game room and conference center.

On-Site Services:

- 65,000+ SF of high-end food, beverage and on-site services. Retail community features “Five Star” local and national operations.
- 360 on-site luxury apartments

For more
information
contact:



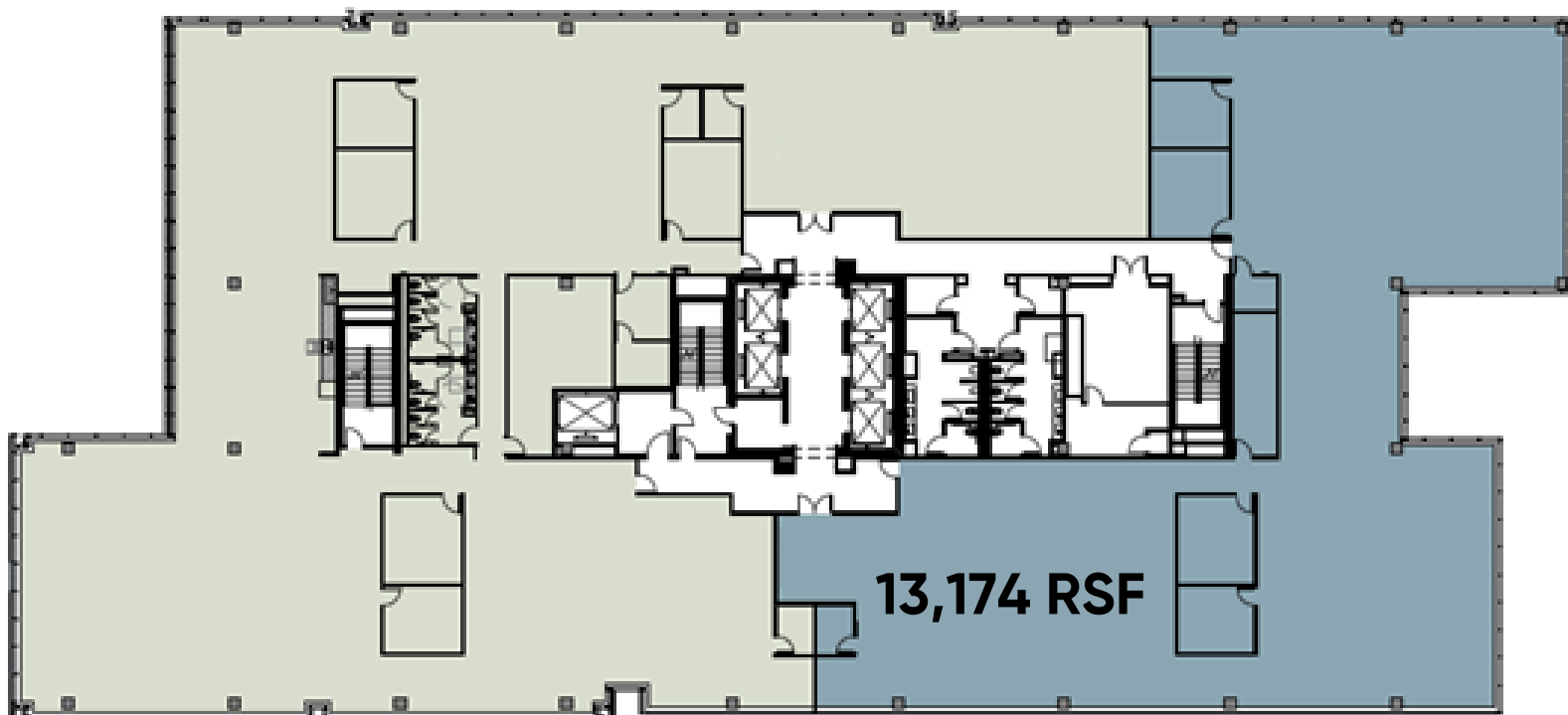
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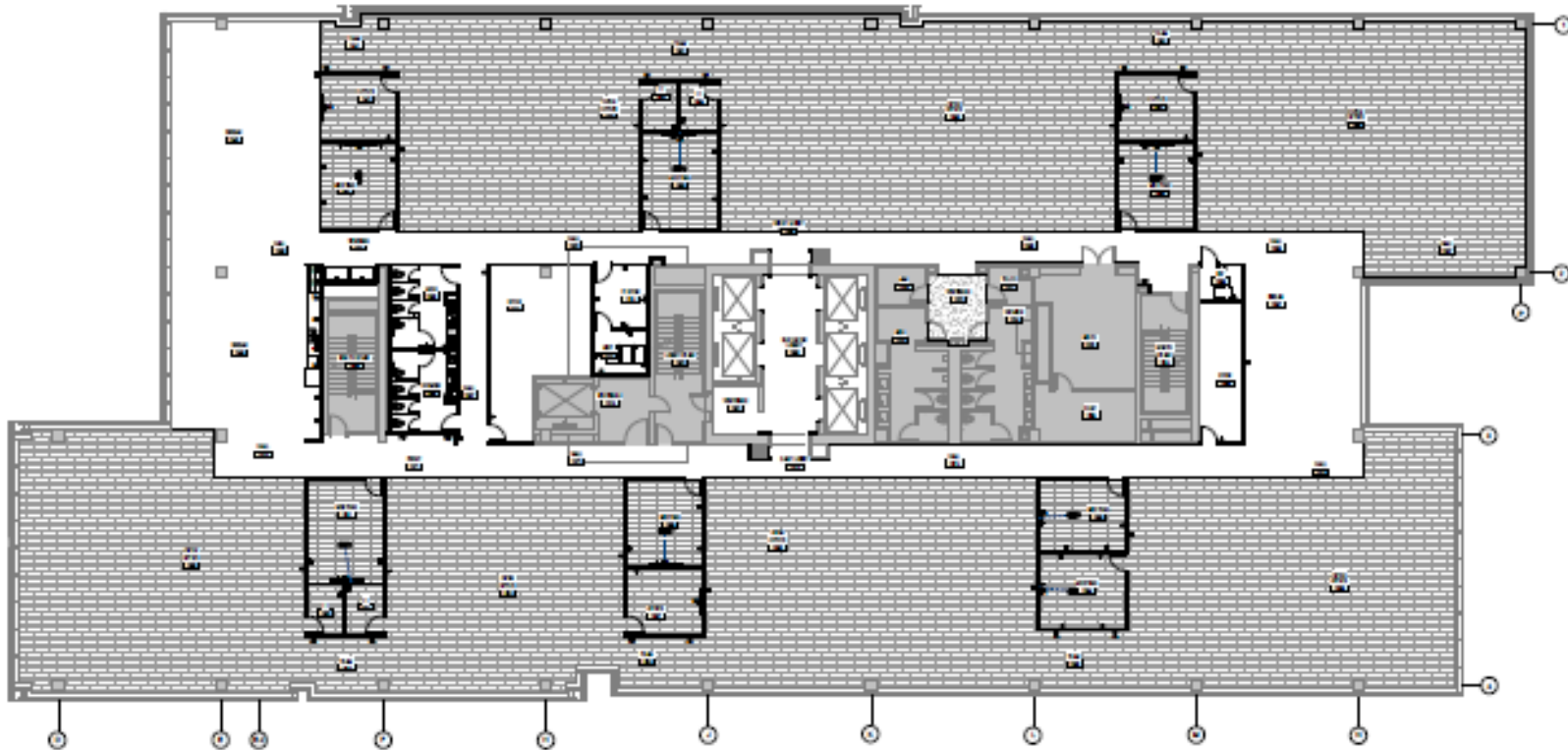
Suite 1400 - 13,174 RSF



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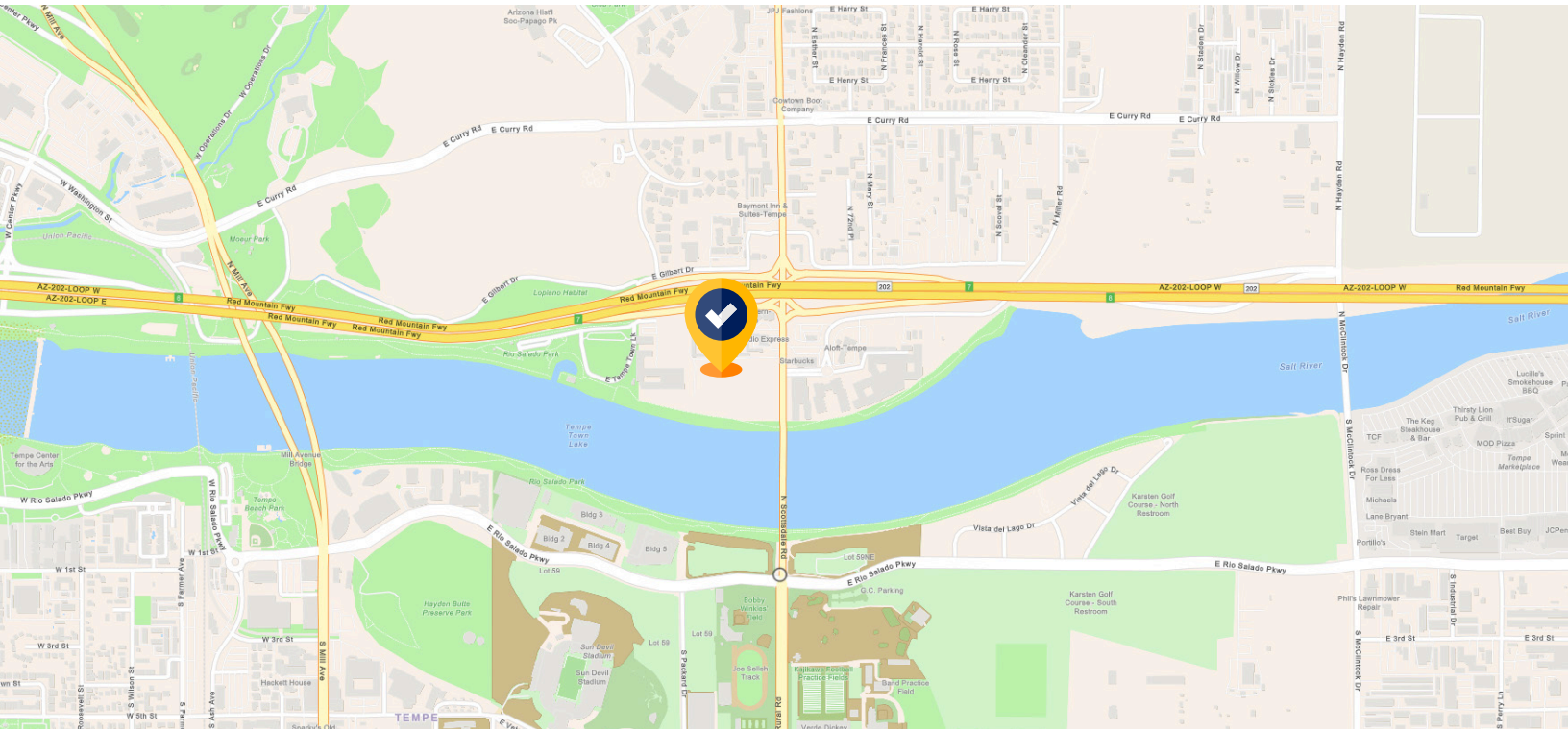
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410 N. Scottsdale Rd.
Suite 1500 – 33,566 RSF



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