



±101,865 SF

AVAILABLE FOR SUBLEASE

@ Vía de Ventura & Loop 101, Scottsdale, AZ



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

Property Overview



±101,865
SF building



Built
in 2021



±200,000
VPD freeway
visibility on Loop 101



Parking:
752 total parking spaces: 197
covered, reserved spaces; 555
uncovered spaces



Sublease expiration:
4/30/2033



Three
stories



Signage
monument and building

Building Overview



419
total sit/stand desks
*(With plenty of room
to expand)*



45
total offices



19
total conference rooms



11
total huddle rooms



4
total training rooms



Reception/Security



Large café
and multiple
break areas



Wellness room



Mother's room



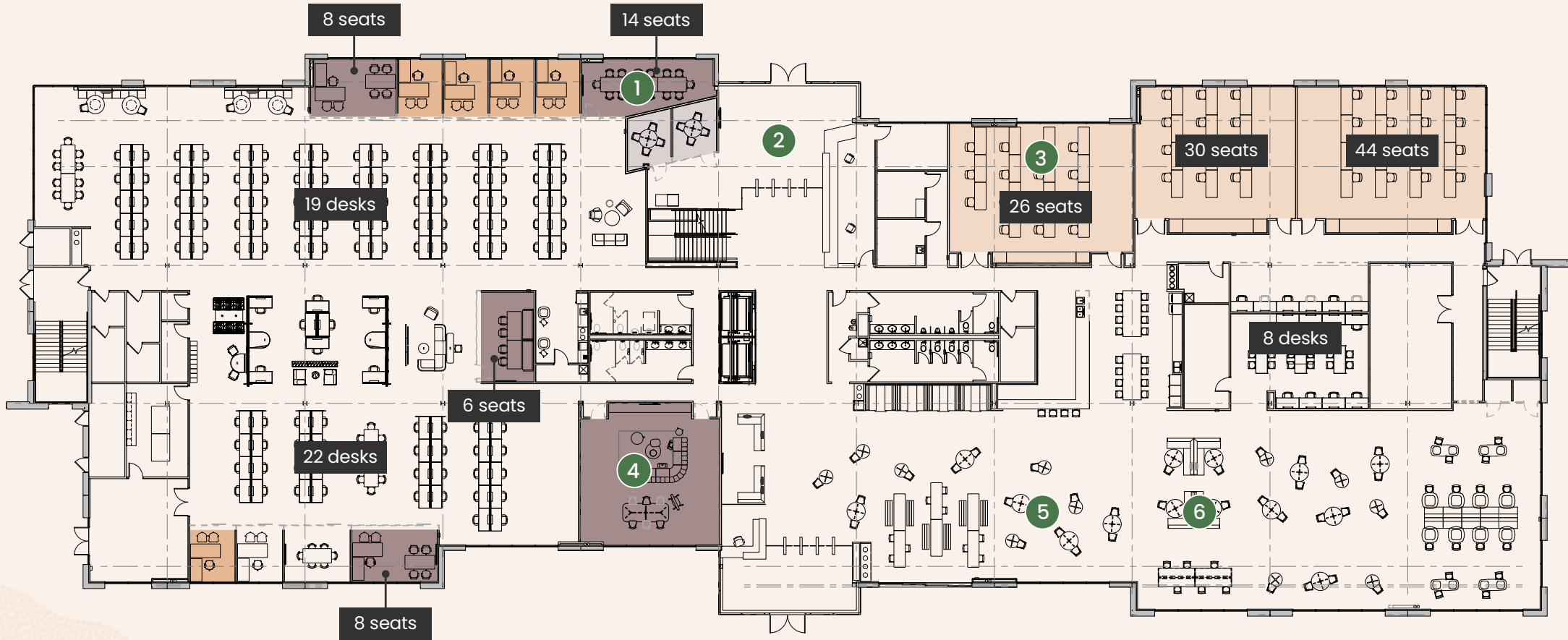
Delivery and
mail room



IT/Storage



First Floor ±33,955 SF



Sit/Stand desks: 49

Offices: 7

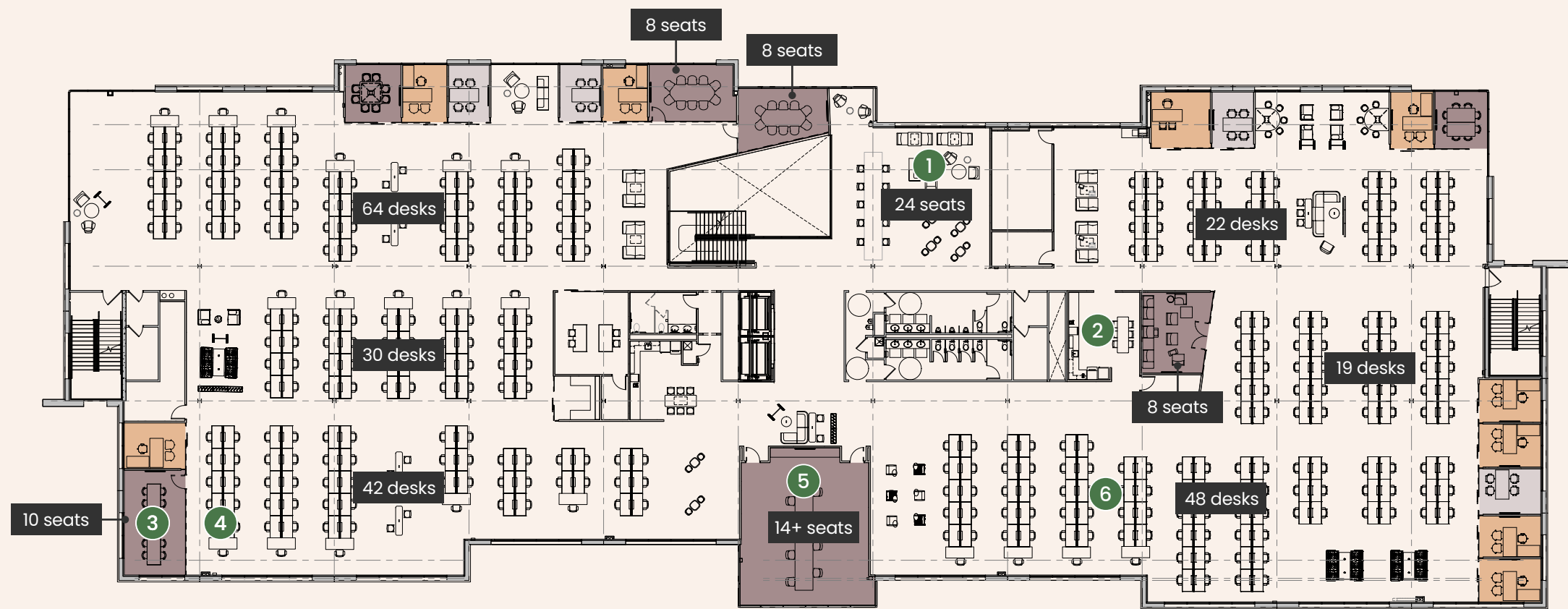
Conference rooms: 5

Huddle rooms: 2

Training rooms: 3



Second Floor ±33,955 SF



Sit/Stand desks: 225

Offices: 9

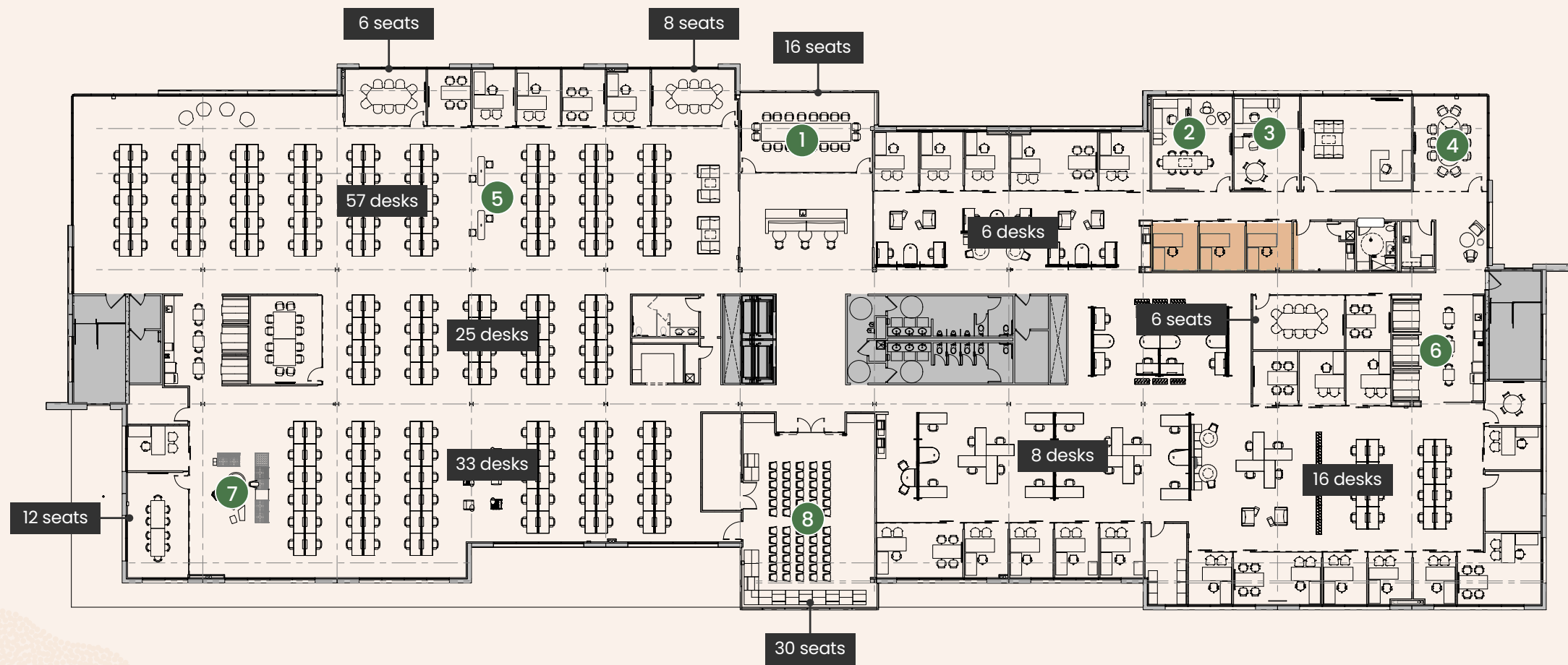
Conference rooms: 7

Huddle rooms: 4

Training rooms: 0



Third Floor ±33,955 SF



Sit/Stand desks: 145

Offices: 29

Conference rooms: 7

Huddle rooms: 5

Training rooms: 1

N



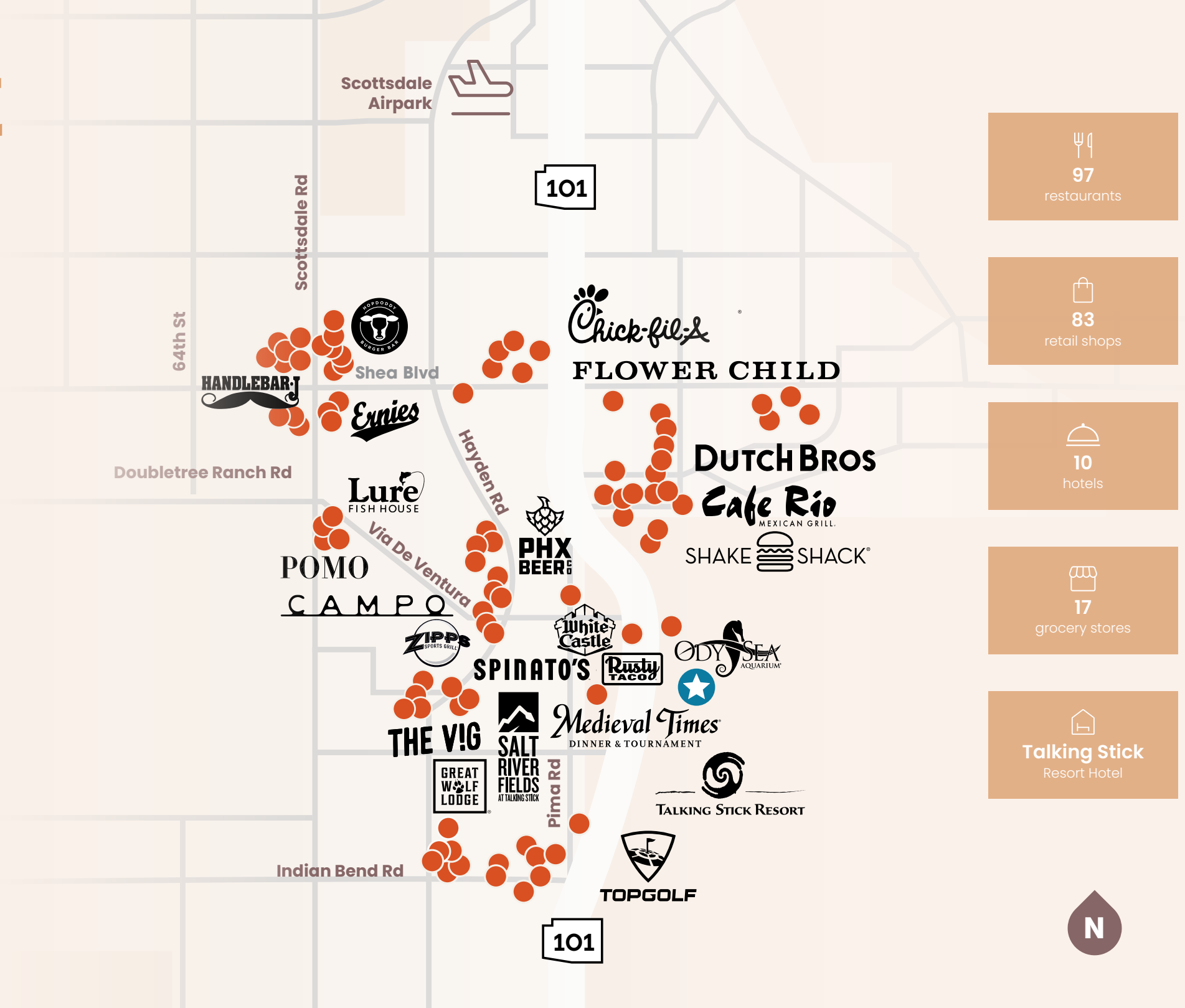


Amenity Rich Environment

Eat + Drink

Select retail amenities

- Ajo Al's Mexican Cafe
- The Coffee Bean & Tea Leaf
- Fry's Marketplace
- Sourdough & Co.
- Andreoli Italian Grocer
- Tavern Grille Scottsdale
- Yo Pauly's New York Pizza Co
- Hiro Sushi
- KoKo Boba Tea House
- Chef J Dim Sum & Chinese Bistro
- Akita Sushi
- Black Rock Coffee Bar
- Playa Bowls
- Manuel's Mexican Restaurant & Cantina | Scottsdale
- IHOP
- Popeyes Louisiana Kitchen
- Whataburger
- Schlotzsky's
- Canton Dragon Asian Grill & Bar
- Portillo's Scottsdale
- Chompie's
- Sprouts Farmers Market
- Ling & Louie's Asian Bar and Grill
- First Watch
- Culver's
- Hello Vietnam Pho & Roll
- Cold Beers & Cheeseburgers
- Snooze, an A.M. Eatery
- Starbucks
- Simply Thai Kitchen
- Firefly Organic Coffee & Market
- Texas Roadhouse
- Starbucks
- Backyards
- Johnny Rockets
- Press Coffee - McCormick
- Froyo Maya Frozen Yogurt
- Yasuo Sushi & Tapas
- Crust Simply Italian Scottsdale
- Butters Pancakes & Café
- Amelia's by EAT
- Collins Brothers Public House
- Sweet Provisions
- Grassroots Kitchen & Tap - Scottsdale
- Village Coffee Roastery
- Luci's at the Grove
- OBON Sushi Bar Ramen
- Crumbl
- DiMaggio's Italian Restaurant
- NYC Bagels
- Starbucks
- Uncle Qwik Chinese & Dumpling
- PopStroke
- Red Robin
- Babbo Italian Eatery
- Chili's Grill & Bar
- Starbucks
- Taco Bell
- McDonald's
- The Burger Den
- Panda Express
- Popeyes Louisiana Kitchen
- Arby's
- Angry Crab Shack
- Buffalo Wild Wings
- Barro's Pizza
- Hopdoddy Burger Bar
- Guido's Chicago
- JL Patisserie
- Il Capo Pizzeria
- Butterfield's Pancake House
- Ernie's
- Salsitas Tacos
- Black Rock Coffee
- Allora Gelato
- The Herb Box
- Fata Morgana
- Poke Bar
- Mr. Pickle's
- Jing Scottsdale
- Thai House on Shae
- Green Corner Restaurant
- Handlebar J
- Pomo Pizza
- Lure Fish House
- Hash Kitchen
- Village Tavern





For more information

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