

FOR SUBLEASE

CHAUNCEY PROFESSIONAL CENTER

SUITE 210



FULLY FURNISHED · MOVE-IN READY

6930 E. Chauncey Lane, Suite 210

PHOENIX, ARIZONA 85054 · NORTH SCOTTSDALE CORPORATE CENTER

2,801

RENTABLE SQ. FT.

4

PRIVATE OFFICES

11

WORKSTATIONS

2

COVERED PARKING

PROPERTY HIGHLIGHTS

- Turnkey sublease — furniture, workstations and cabling remain in place
- Four private offices, including an executive office with wood-slat feature wall
- Glass-walled conference room adjacent to the suite entry
- Private entry vestibule with branded stone feature wall
- Eleven workstations: two 4-person cubicle clusters plus three oversized single stations
- Kitchen / break room with refrigerator, dishwasher, microwave and coffee service
- Two reserved covered parking spaces included
- Wall-mounted displays, lounge seating and storage closet convey with the space

Suite 210 Floor Plan

Illustrative layout drawn from field notes — not to scale. Room count, configuration and areas to be verified by subtenant.



SPACE PROGRAM

Entry / reception vestibule	1
Glass conference room	1
Private offices	4
4-person workstation clusters	2
Oversized single workstations	3
Kitchen / break room	1
Storage closet	1
Reserved covered parking spaces	2

SUBLEASE TERMS

Suite	210
Rentable area	± 2,801 RSF
Available	Immediately
Sublease term through	April 30, 2027
Furniture & workstations	Included — no additional cost
Parking	2 reserved covered + unreserved surface
Permitted use	General office

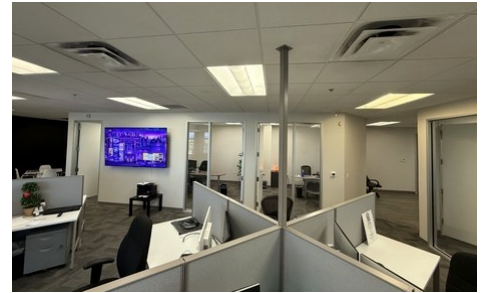
The Space



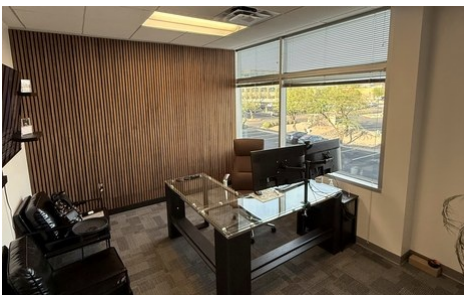
Suite entry & reception vestibule



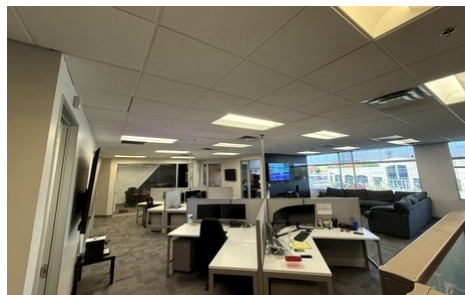
Branded feature wall at interior entry



Glass-front offices off the open floor



Executive office with window line



Open workspace & lounge



Kitchen / break room

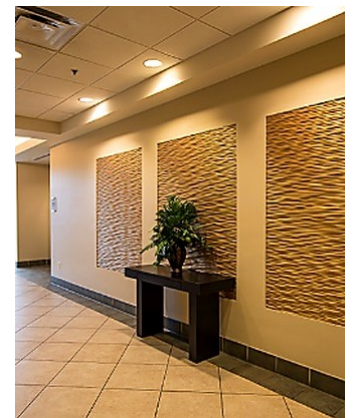
The Building & Location



Chauncey Professional Center



Building lobby



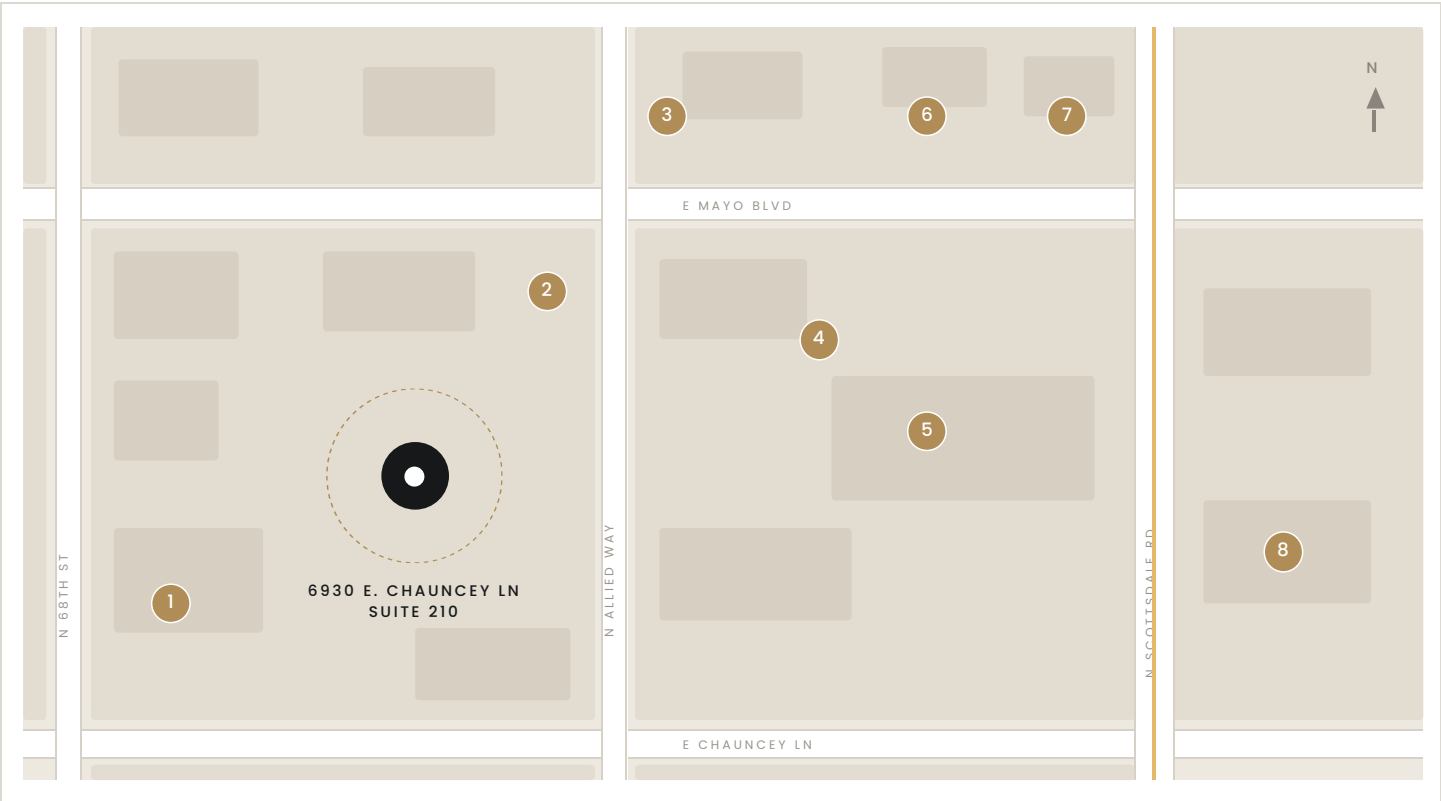
Common-area entry

- Chauncey Professional Center — multi-tenant office building of ±35,040 SF, built 2006
- Positioned within the North Scottsdale Corporate Center master-planned development
- Immediate access to the Loop 101 and Scottsdale Road

- Building parking ratio of ±4.45 per 1,000 SF, with covered and reserved spaces
- Minutes from Kierland Commons, Scottsdale Quarter and Scottsdale 101 dining and retail
- Directly opposite Lifetime Fitness; adjacent to the Mayo Clinic / Desert Ridge employment corridor

Walk to Everything

Dining, grocery and fitness within a few minutes on foot — no car, no re-parking, no drive at lunch. Map is illustrative; walk times are approximate.



IN THE NEIGHBORHOOD

- 1

Life Time
Fitness & athletic club
- 2

Buck & Rider
Seafood / dinner
- 3

The Henry
All-day dining
- 4

PROTEINHOUSE
Healthy fast-casual
- 5

Whole Foods Market
Grocery
- 6

Chick-fil-A
Quick service
- 7

The White Chocolate Grill
American / lunch
- 8

Cold Beers & Cheeseburgers
Casual / patio

1 min LOOP 101	6 min SCOTTSDALE QUARTER & KIERLAND COMMONS	9 min SCOTTSDALE AIRPORT	25 min SKY HARBOR INTERNATIONAL
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Approximate drive times