

Westmount Tech Center | Suite A-124

9830 S. 51ST STREET | PHOENIX, AZ 85044

SUBLEASE - OFFICE

PROPERTY INFORMATION

| | |
|------------------|---------------------|
| Available | Suite A-124 |
| | 3,733 SF |
| Rate | \$10.44 PSF |
| Sublease Expires | September 30, 2021 |
| Project Size | 22,194 (Building A) |
| Parking Ratio | 4.10/1,000 |

LOCATION

The property is located in the Ahwatukee Foothills employment area and offers a hefty labor pool of more than 418,000 workers within a 20 minute drive time. The population in the area has grown by over 17% since 2000 and is expected to grow another 6 percent by next year. The area includes a mix of office and industrial space, primarily concentrated along the Interstate 10 corridor.

BUILDING FEATURES

- > Great location – immediate access to I-10
- > Building Signage Available
- > Ample parking
- > Part of an established business park – 5 buildings totaling 140,590

SUITE INCLUDES:



- > 7 Private Offices



- > Conference Room



- > Break Room



- > Private Restrooms



- > Large Open Office area

PHILIP WURTH, CCIM

Executive Vice President

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COLLIERS INTERNATIONAL

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Scottsdale, AZ 85260

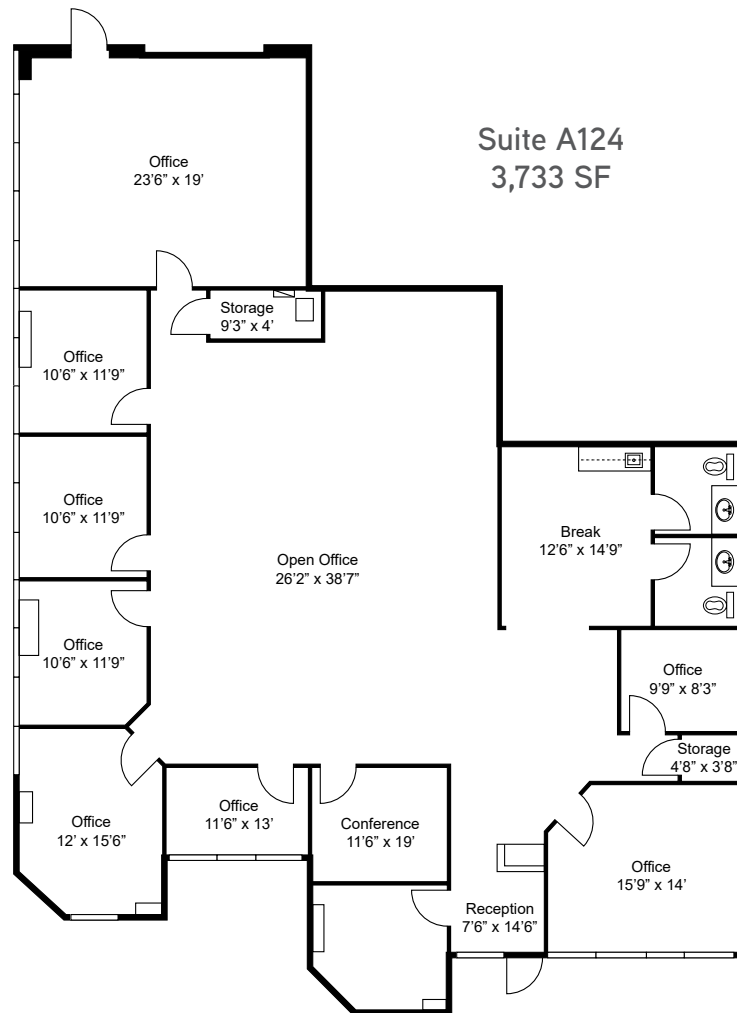
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SPACE PLAN



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DEMOGRAPHICS



POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 13,679 | 111,491 | 286,943 |



DAILY TRAFFIC COUNTS

22,264
51ST STREET AND POINTE PARKWAY



20 MINUTE

DRIVE TO SKY HARBOR INT'L AIRPORT

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AREA MAP



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