

±32,800 sf office available
for sublease

WESTGATE

ENTERTAINMENT DISTRICT

OFFICES

6770 N Sunrise Blvd | Suite 200
Glendale, AZ 85305



**Get more
information**

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Property Overview

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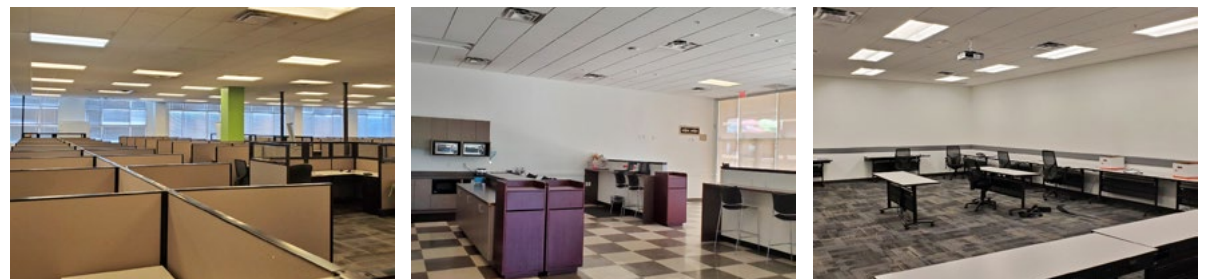
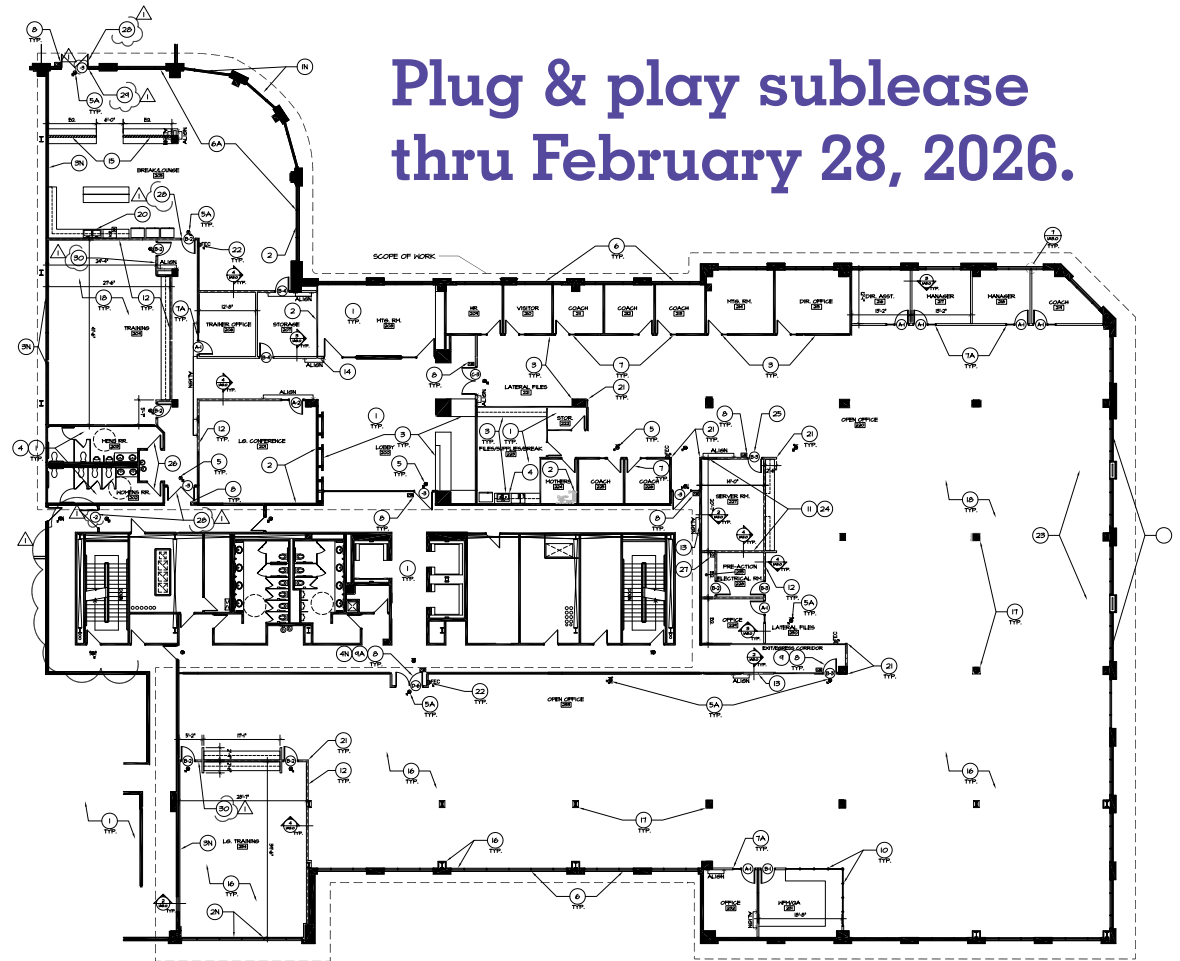
±32,800 sf

- Plug & play
- Term thru February 28, 2026
- Lease rate: \$16.00/sf (Net)
- 282 cubicles in place
- Large kitchen/break area
- CenturyLink fiber optics
- 50 MB u/d
- Cat4e and Cat6 cabling
- APC with server racks and cooling units

Building specs

- Office Live/Work Unit (Lifestyle Center)
- Building size: 185,369 sf
- Year built: 2007
- Parking: 8:1,000 sf

Plug & play sublease
thru February 28, 2026.



Location Overview

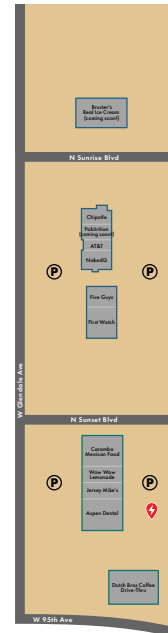
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WESTGATE ENTERTAINMENT DISTRICT

Offering a vibrant outdoor setting with unique water features, Westgate Entertainment District delivers an interactive shopping, dining and entertainment experience. It is anchored by Gila River Arena and adjacent to the State Farm Stadium, home to the Arizona Cardinals. Conveniently located in Glendale, Arizona, just East of the Loop 101 on Glendale Ave., the retail destination is just minutes from Historic Downtown Glendale. The subject property is within the City of Glendale's strategic Sports & Entertainment District. The city continues to focus on attracting strategic investment and development within this district that provides, unique, innovative entertainment and experiential opportunities for residents and visitors.

THE SHOPS



THE DISTRICT



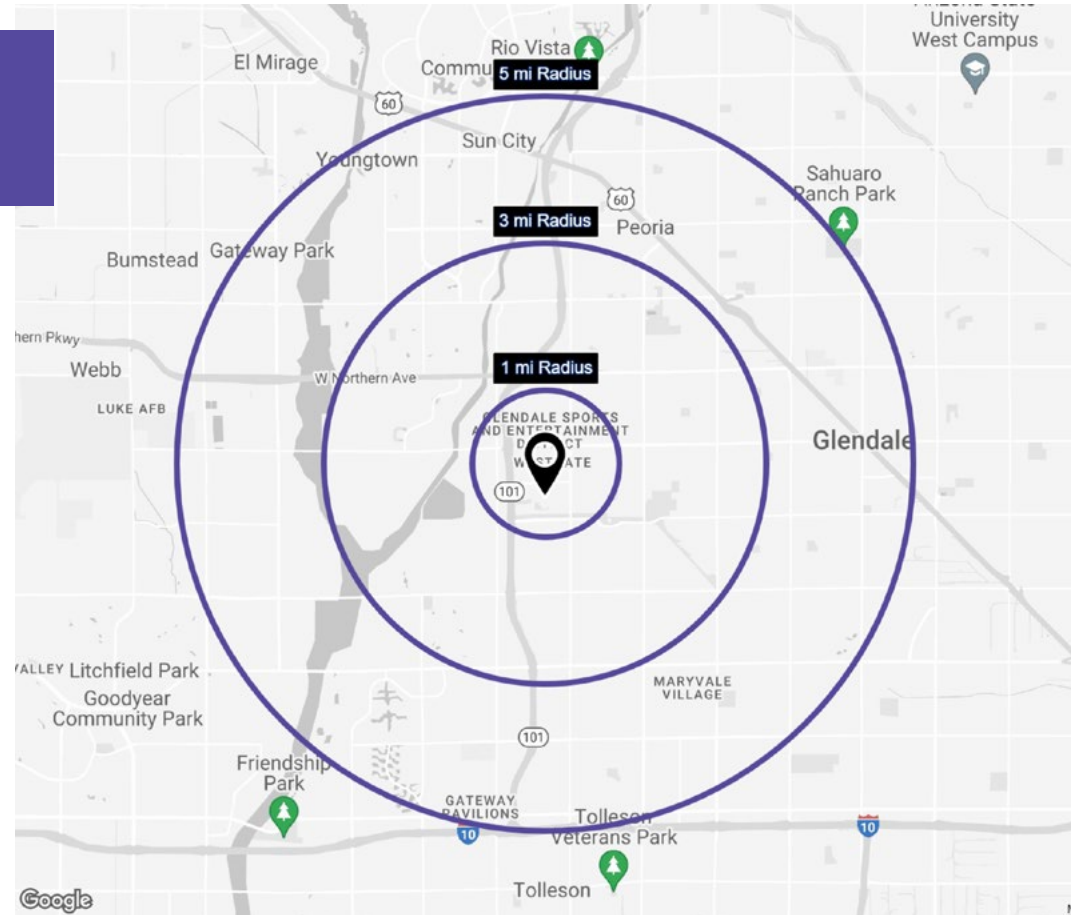
Source: westgateaz.com


Market Overview


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Glendale offers an abundance of skilled workers to help drive your business growth.

Glendale is home to one of the most dynamic Sports and Entertainment Districts in the United States. The 6-square-mile, mixed-use district is the home of the NFL Arizona Cardinals, Los Angeles Dodgers and Chicago White Sox Spring Training facilities and the Fiesta Bowl. The City-owned Gila River Arena serves as the anchor for the Westgate Entertainment District. This district has hosted Super Bowls, BCS National Championship football games, World Cup Friendly matches, NCAA Final Four Men’s Basketball Championship and countless world-class concerts at State Farm Stadium and continues to be a major driver for additional hotel and entertainment development. This vibrant, regional destination is becoming a major employment corridor including offices for Ring, Bechtel, Humana, Terminix and others who employ over 2,500 professionals within the district. With significant land opportunities for new office development projects specifically along the Loop 101 freeway, this dynamic district is the prime location for new employment growth.



 1.9 Million people live within a 30-minute commute to the City's geo hub- The Greater Glendale Westgate Sports & Entertainment District.

 Employers can successfully and consistently attract top-quality workforce in the numbers they need.

 Optimal location and proximity of abundant workforce eliminates like employer competition for skilled workers.

Source: glendaleaz.com

	1-mile	3-miles	5-miles
Population	6,594	98,632	337,832
Median age	33.5	34.1	34.2
Daytime employment	3,908	18,596	65,845
Avg. HH income	\$85,468	\$79,091	\$70,590
HH units	2,468	32,211	111,200

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Visit us online
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