



3,538 SF - 9,353 SF | Downtown Phoenix

# Creative Office Sublease



**521 S. 3rd St.**  
**Phoenix, AZ 85004**



3.0/1,000  
Parking



Sublease Through  
August 31, 2027







Click to  
Watch the Video  
Walkthrough



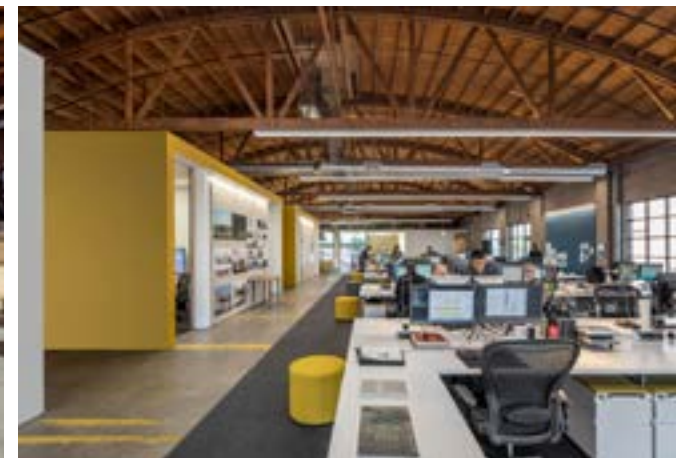
Photo credit: Multistudio



Creative,  
Collaborative  
Open Concept



Unbeatable  
Event  
Walkability





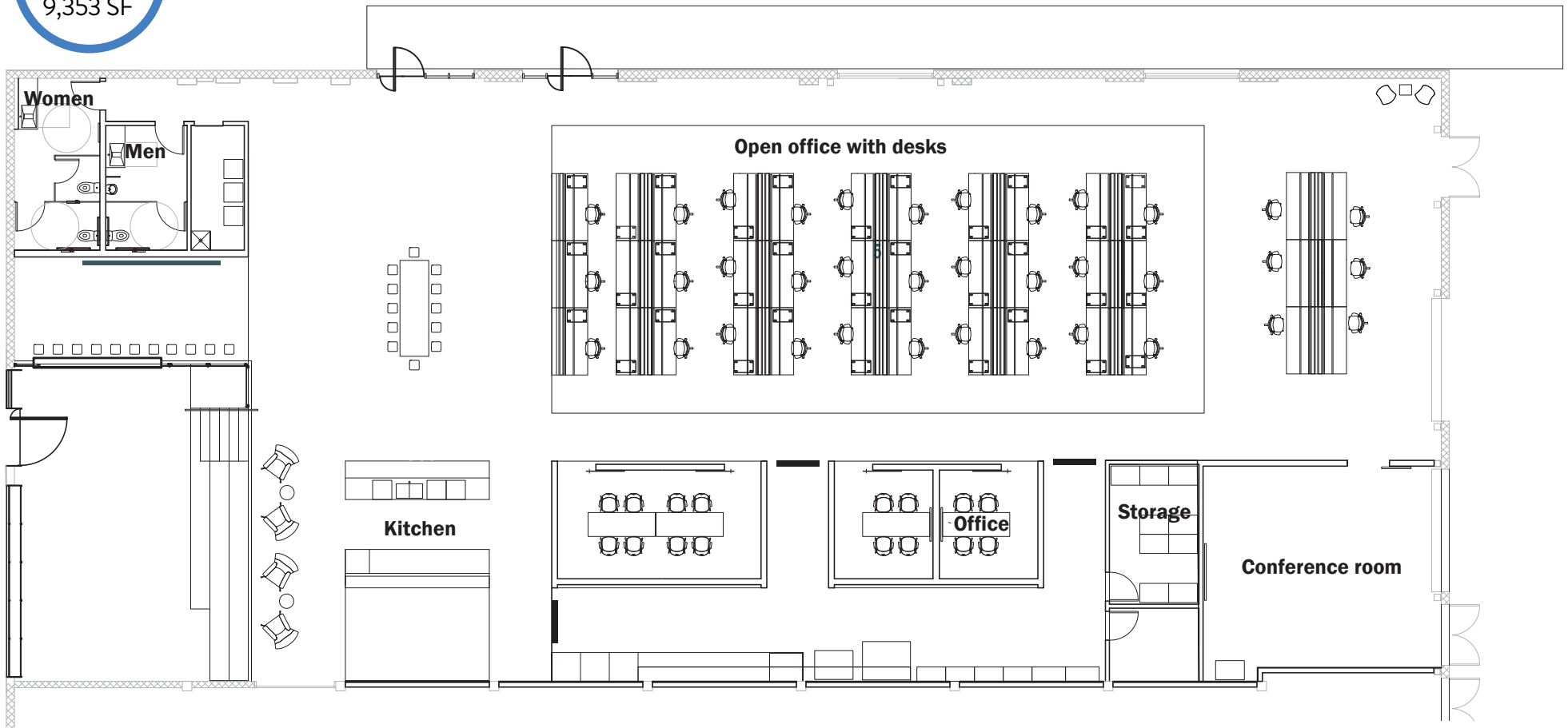
# Sublease Options

Full Sublease  
9,353 SF

Partial  
Sublease  
Option A  
3,538 SF

Partial  
Sublease  
Option B  
3,736 SF

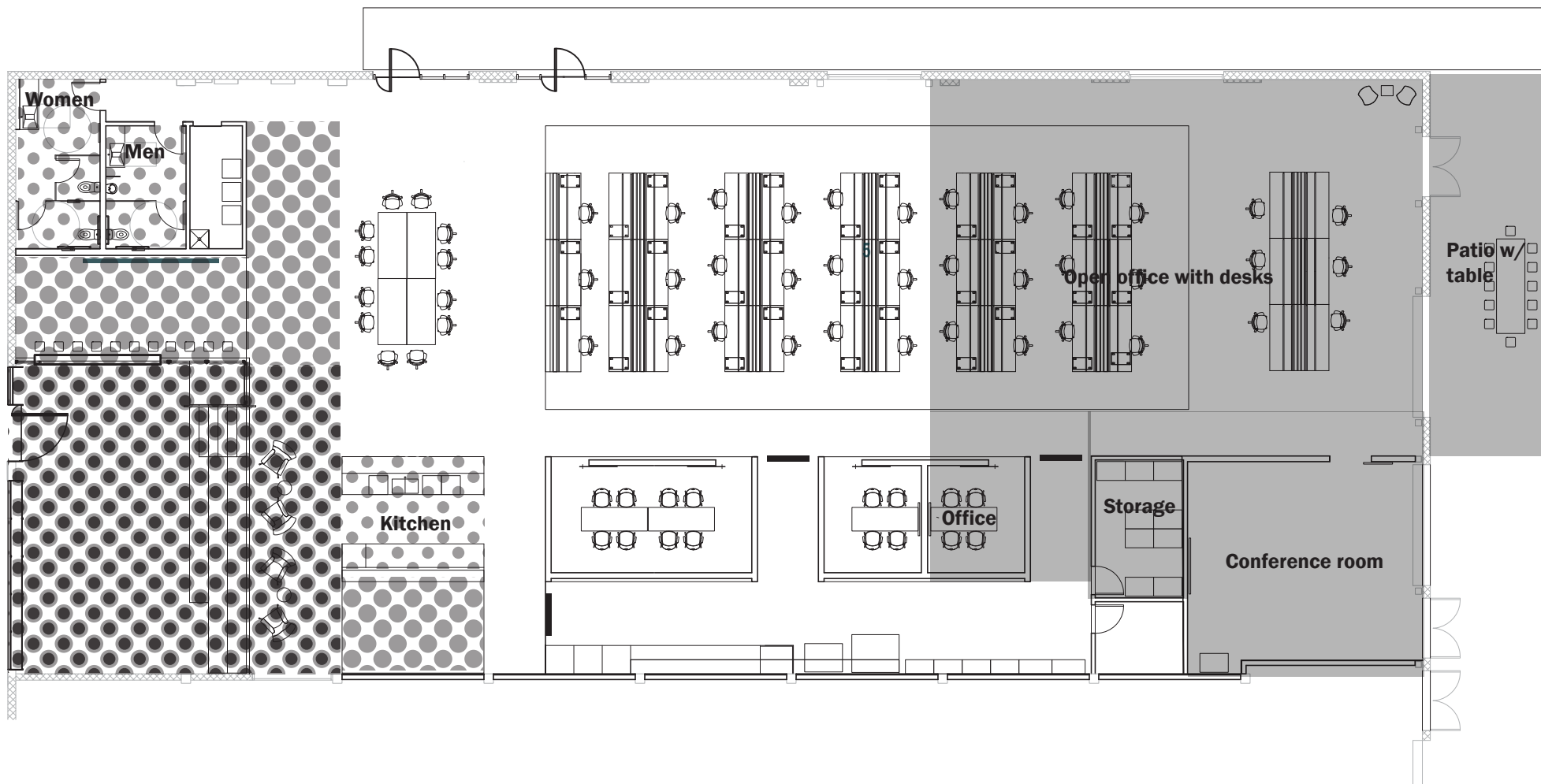
Full  
Sublease  
9,353 SF



**Janel Wangsness**

jwangness@keyser.com  
480.540.3628

© 2025 Keyser, LLC. All rights reserved. Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



## 521 S 3rd St Suite 100, Phoenix, AZ 85004 - Option A Office Use + Coffee

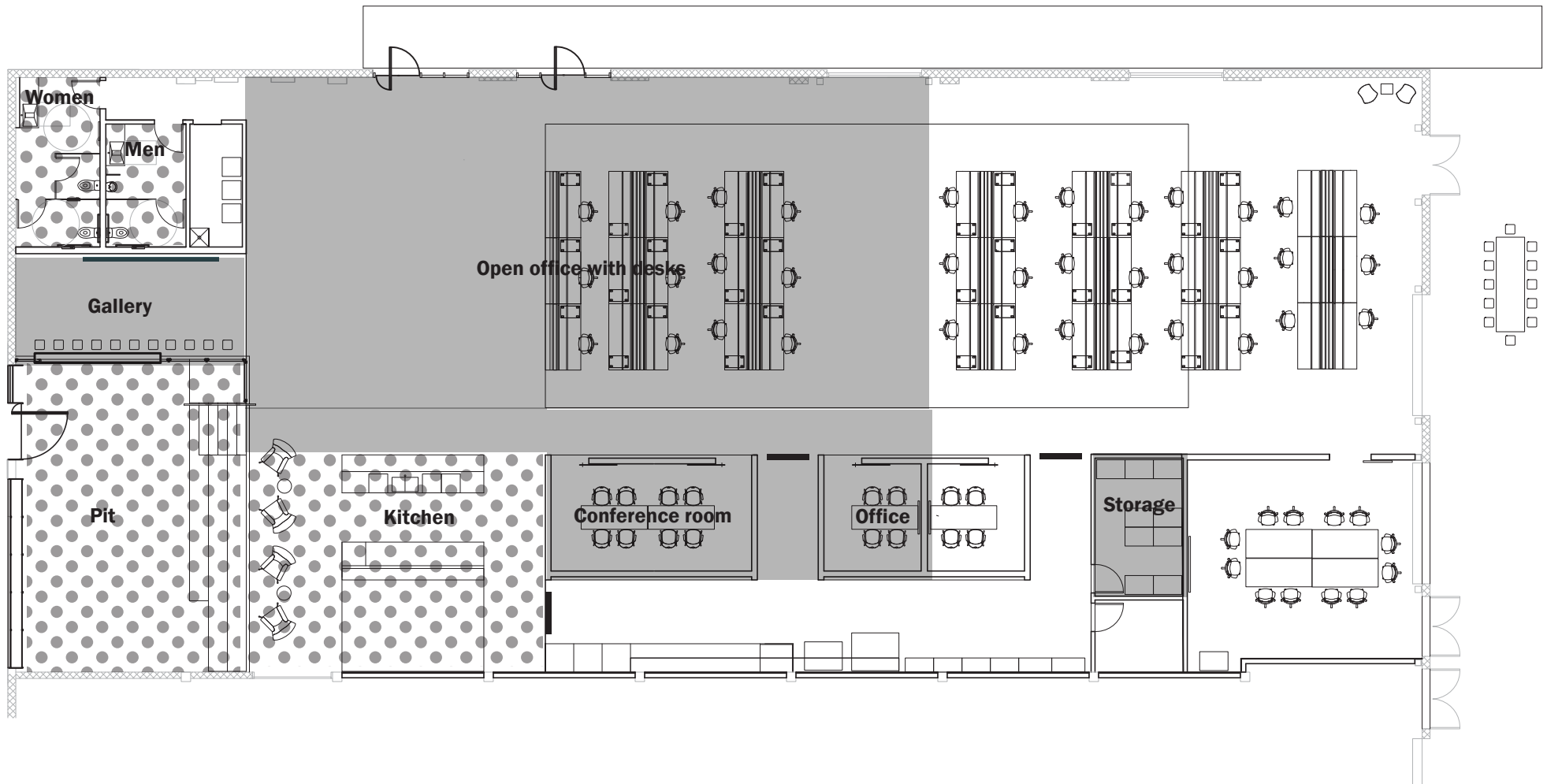
- Space for sublease for office use (3000 RSF interior, 538 SF patio)
- Shared space (restroom and kitchen 487 RSF)
- Coffee bar 549 RSF
- Publics

Partial  
Sublease  
Option A



**Janel Wangsness**  
 jwangsness@keyser.com  
 480.540.3628

© 2025 Keyser, LLC. All rights reserved. Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



## 521 S 3rd St Suite 100, Phoenix, AZ 85004 - Option B Office Use

- Space for sublease for office use (3736 RSF interior)
- Shared space (restroom and kitchen, pit = 1890 RSF)

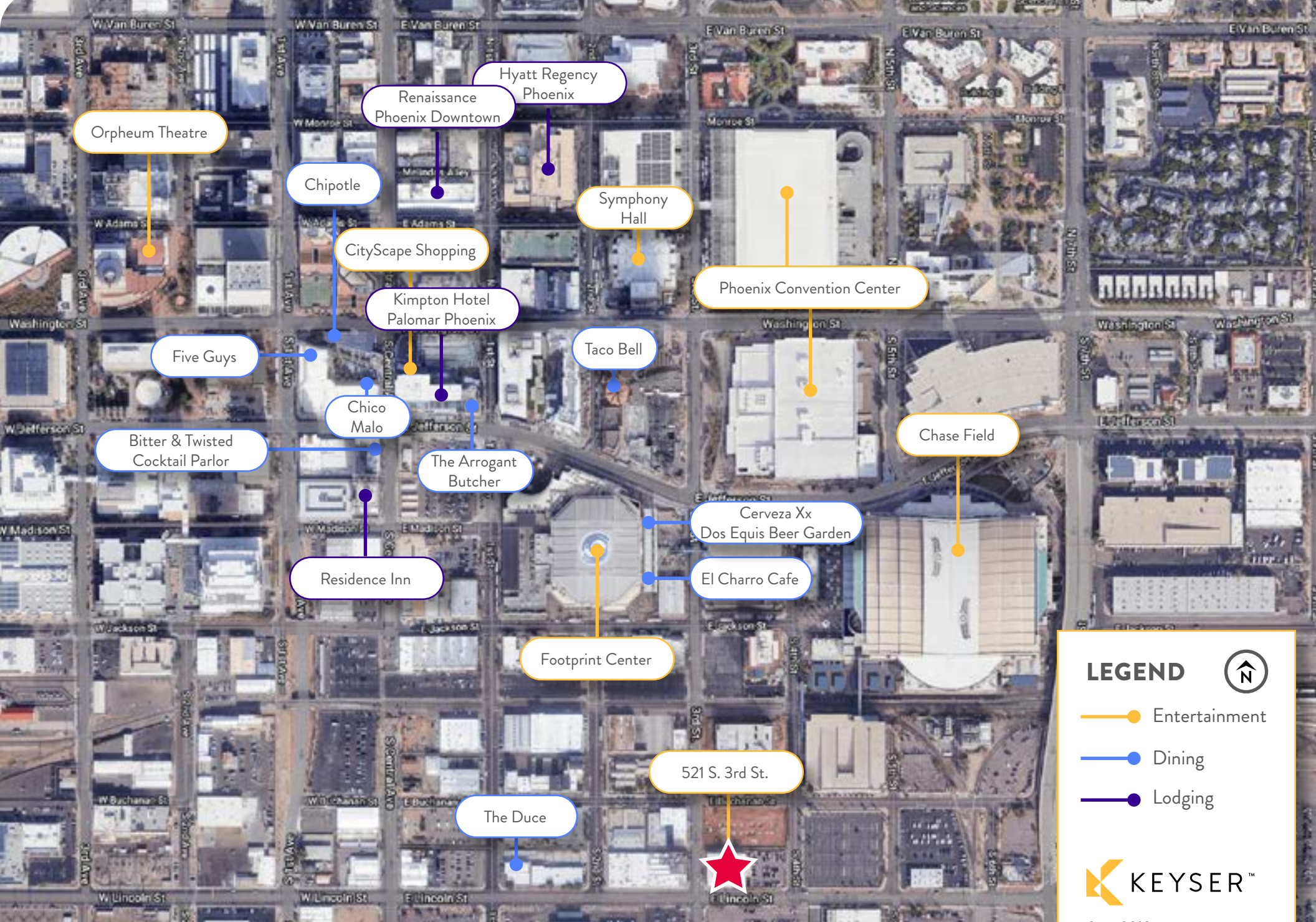
Partial  
Sublease  
Option B




**Janel Wangsness**  
 jwangness@keyser.com  
 480.540.3628

© 2025 Keyser, LLC. All rights reserved. Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.





**LEGEND** 

—●— Entertainment

—●— Dining

—●— Lodging



**Janel Wangsness**  
jwangsness@keyser.com  
480.540.3628