

## OFFICE SPACE FOR LEASE

# 1631

E GUADALUPE RD

TEMPE, AZ



**CBRE**

# 1631

E GUADALUPE RD

TEMPE, AZ



**±8,302 SF**

Multi-Tenant  
2-Story Office



**Lease Rate**

\$17.00 - \$22.50/SF  
Modified Gross



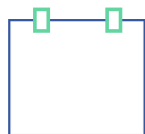
**Parking Ratio**

3.9/1,000 SF



**Amenities**

Shopping, Dining,  
Lodging & Entertainment



**Monument**

Signage Available



**Easy access**

from Loop 101,  
US 60 & I-10

## Space Available FOR LEASE

| SUITE   | SQ. FT.   | LEASE RATE                                                                                      |
|---------|-----------|-------------------------------------------------------------------------------------------------|
| 100/102 | ±2,610 SF | \$22.50/SF Modified Gross<br>Tenant pays electric and janitorial<br><i>Available 12/01/2027</i> |
| 200     | ±1,543 SF | \$17.00/SF Modified Gross<br>Tenant pays electric and janitorial                                |
| 202     | ±1,543 SF | \$17.00/SF Modified Gross<br>Tenant pays electric and janitorial                                |

- ◆ Suites move-in ready with own restroom
- ◆ Walk up access to suites
- ◆ Parking lot and landscaping recently renovated
- ◆ Ideal Tempe location with easy access from major freeways
- ◆ High Traffic Counts
  - Guadalupe Rd - ±20,902 vpd
  - McClintock Rd - ±26,791 vpd
- ◆ Vibrant economic environment surrounded by service-oriented amenities and educational institutions
- ◆ Diverse selection of dining with a variety of restaurants and cafes
- ◆ Entertainment options including movie theaters, parks, and cultural attractions
- ◆ Retail stores, shopping centers and boutique shops



**FOR LEASE** 1631 E Guadalupe Rd | Tempe, AZ

**CBRE**









Surrounded by retail, dining, entertainment, healthcare and educational institutions

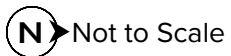
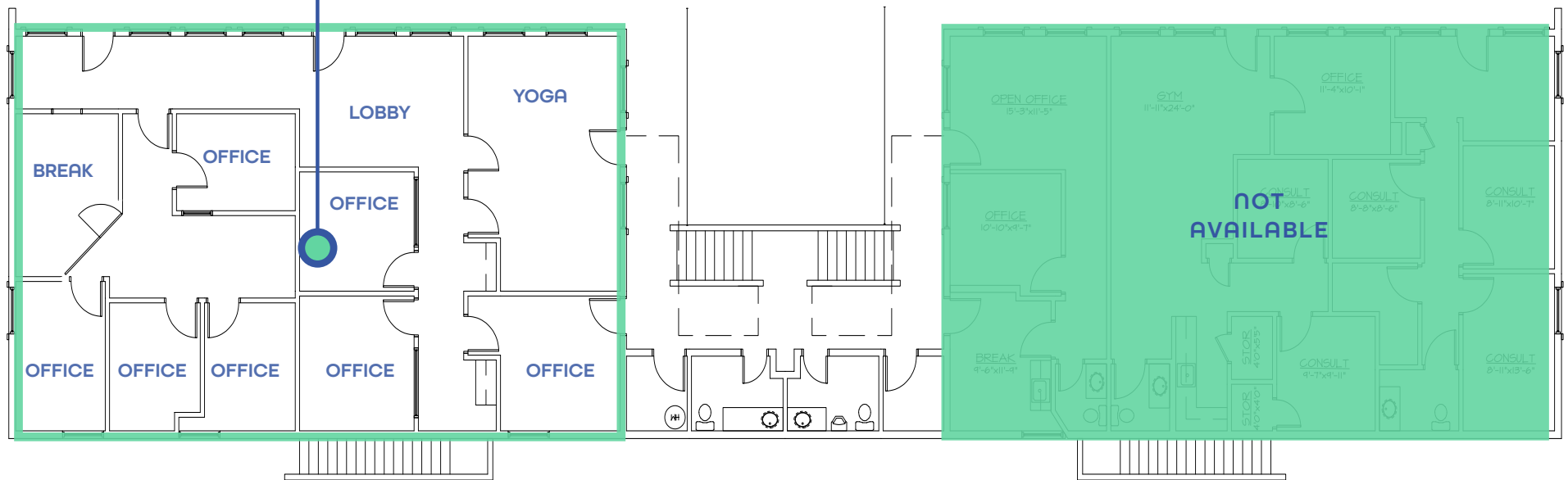
**1631**  
E GUADALUPE RD  
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McClintock Dr

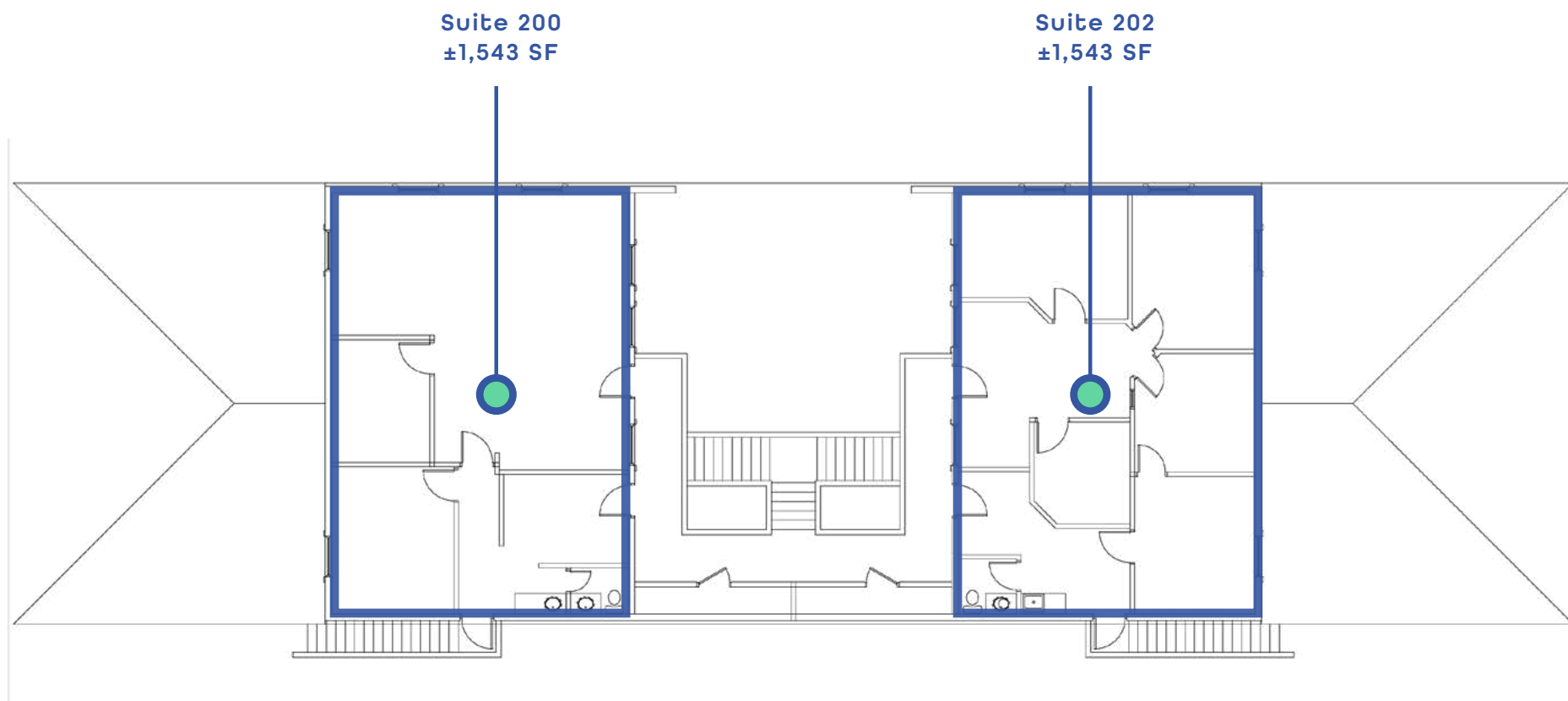
Guadalupe Rd

N Not to Scale

## A decorative background pattern consisting of a grid of overlapping hexagons. The hexagons are outlined in thin lines, with some in a muted blue and others in a light green. The pattern is dense and covers the entire width of the slide.



## 2nd Floor



**N** Not to Scale

# 1631

E GUADALUPE RD

TEMPE, AZ

## C O N T A C T S

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