

BROADWAY CENTER

1800 W Broadway Rd, Suite 4 | Tempe, AZ 85281

AVAILABLE FOR SALE OR LEASE

±2,865SF



Exclusive Contacts:

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COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

BROADWAY CENTER



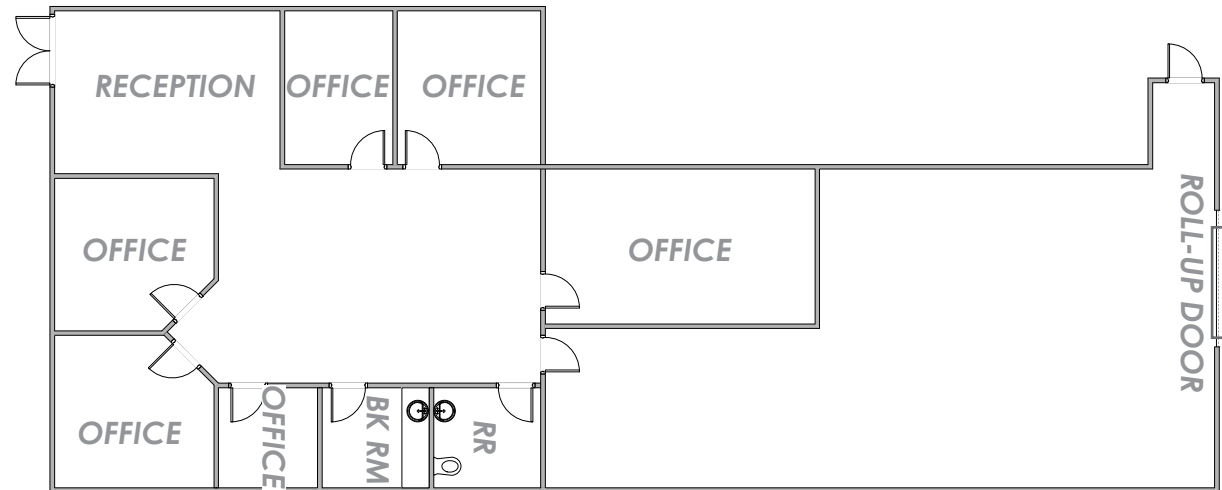
Flex Space Available For Sale Or Lease

Address	1800 W Broadway Rd Suite 4 Tempe, AZ 85281
Suite Size	±2,865 SF
Property Type	Flex

OFFERING HIGHLIGHTS

- Frontage on Broadway Rd
- Covered Parking
- Prime Location Right Next to Broadway Curve
- Immediate Access to the US-60, I-10, and SR-143 Freeways

SUITE 4 | ±2,865 SF



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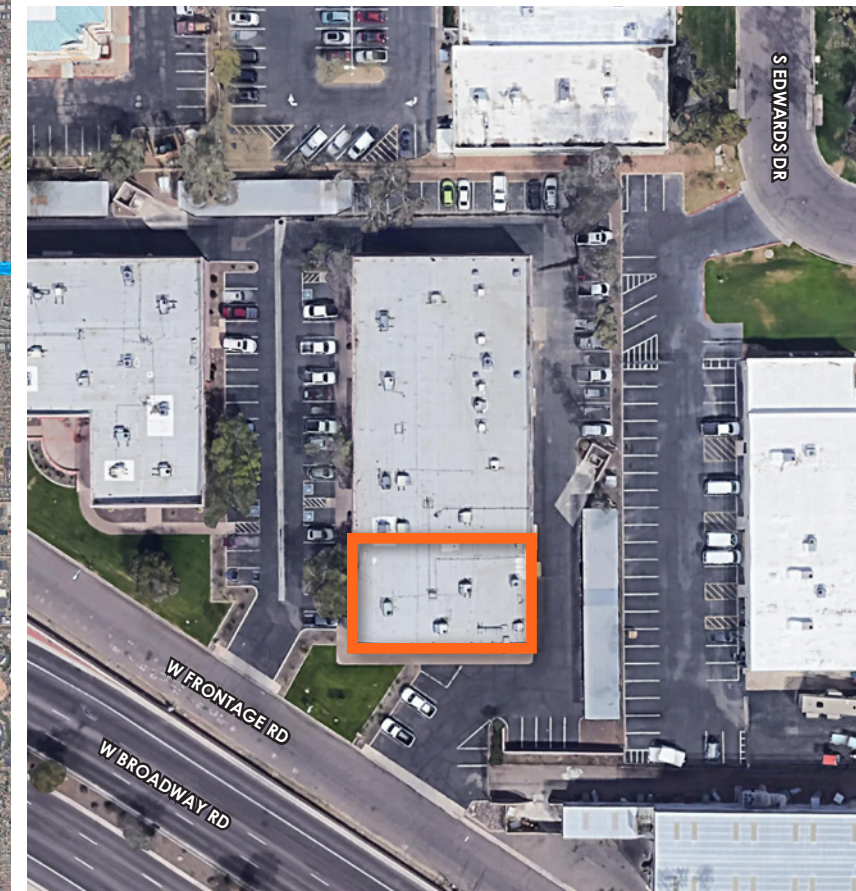
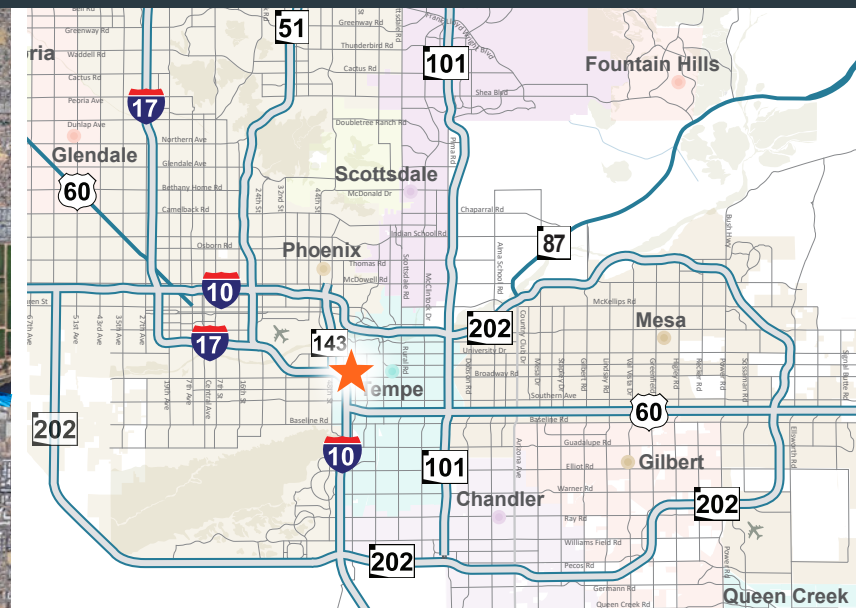
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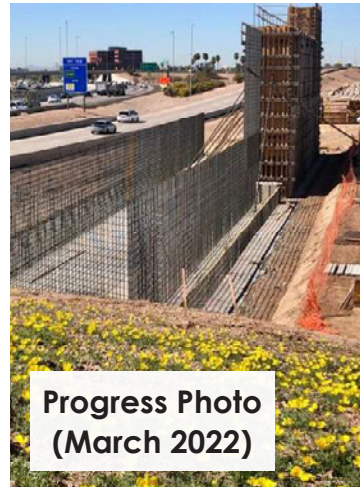
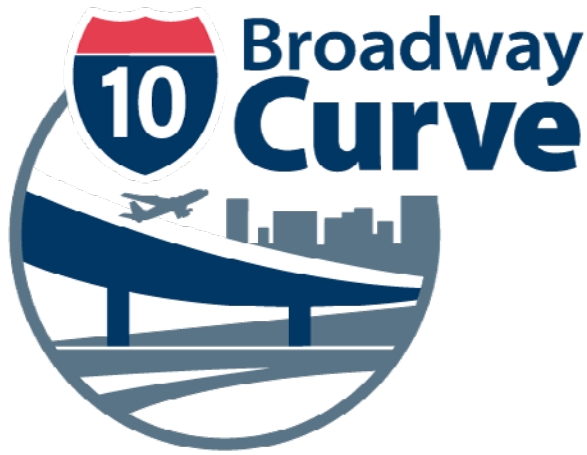
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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BROADWAY CENTER



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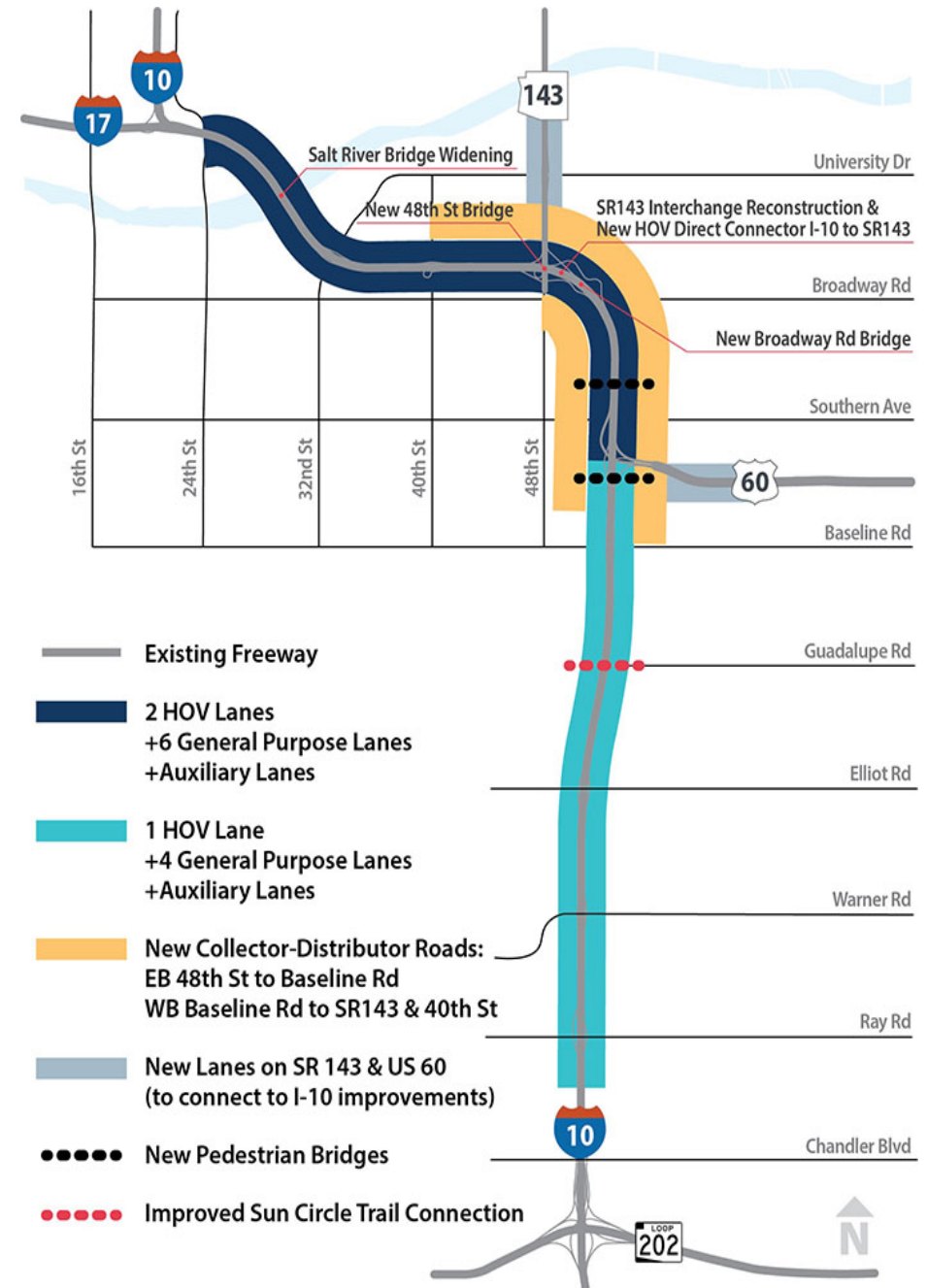
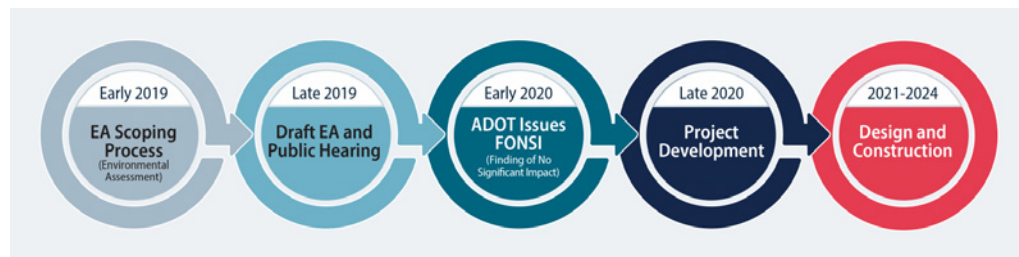


Progress Photo
(March 2022)

About This Project

Overview

The I-10 Broadway Curve Improvement Project runs along 11 miles of Interstate 10 between the Loop 202 (San Tan/South Mountain Freeway) and I-17 near Phoenix Sky Harbor International Airport. Additional work will occur on approximately one mile of east and westbound US 60 between I-10 and Hardy Dr and on approximately one mile of north and southbound State Route 143 between I-10 and the southern end of the SR 143 bridge over the Salt River. This is ADOT's largest urban freeway reconstruction project.



TEMPE



The **Phoenix Zoo** opened is the largest privately owned, non-profit zoo in the United States.[5] Located in Phoenix, Arizona, the zoo operates on 125 acres of land in the Papago Park area of Phoenix. The zoo has over 1,400 animals on display and contains 2.5 miles of walking trails.

Tempe Town Lake is Arizona's second-most visited public attraction. The more than 2-mile long lake was created by damming a portion of the dry Salt River and adding water. Today, the lake continues to act like a river to convey rainwater and snow run-off by lowering the dam when needed and raising it again to maintain the water within the lake.



Hole-in-the-Rock is a natural geological formation in Papago Park, a municipal park of Phoenix and Tempe, Arizona. Hole-in-the-Rock is a series of openings (tafoni) eroded in a small hill composed of bare red arkosic conglomeritic sandstone. The sandstone was first formed some 6-15 million years ago from the accumulation of materials eroding from a Precambrian granite, long since eroded away.

To appreciate how lush and vibrant the desert can be, pay a visit to the **Desert Botanical Garden**, 140 serene acres set amid the red rocks of the Papago Buttes. It's the result of tireless conservation efforts to maintain the desert ecology—and suggests what the area here has had to offer since long before our arrival. Stroll through the DBG's winding paths and be entranced by the 50,000 specimens, including wildflowers, succulents and, of course, majestic cacti.



ASU is one of the largest public universities by enrollment in the U.S. As of fall 2019, the university had nearly 90,000 students attending classes across its metro campuses, more than 38,000 students attending online, including 83,000+ undergraduates and more nearly 20,000 postgraduates. The university is organized into 17 colleges, featuring more than 170 cross-discipline centers and institutes. ASU offers 350 degree options for undergraduates students, as well as more than 400 graduate degree and certificate programs.