

FLEX

INDUSTRIAL

CONVERSION

8140

8140 SOUTH HARDY

8140 SOUTH HARDY DRIVE • TEMPE, ARIZONA

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ASSOCIATES**
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A UNIQUE **MULTI-USE BUILDING** OFFICE OR FLEX INDUSTRIAL WITH **±61,997 RSF** AVAILABLE.



**MULTIPLE
USES
=
MULTIPLE
OPPORTUNITIES**



BACK OFFICE



GENERAL
WAREHOUSE
OPPORTUNITY



LIGHT
MANUFACTURING

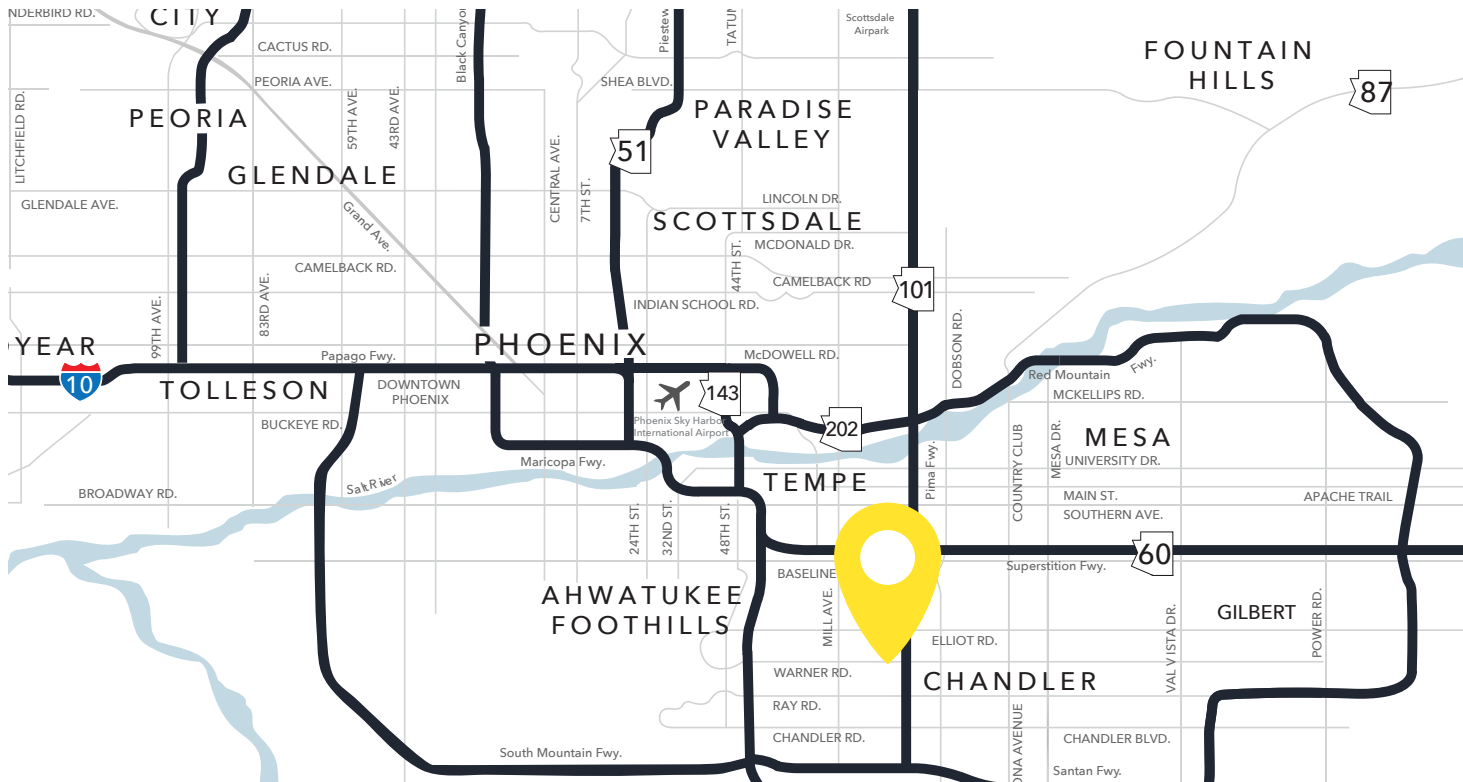


RESEARCH &
DEVELOPMENT

HIGHLIGHTS

8140 S Hardy's building quality and location offers the following advantages:

- ±18' Clear Heights
- Abundant 11:1000 Parking
- Options for retail & restaurant amenities are close by
- Conveniently located by the I-10 Freeway
- Prime location close to ASU campus
- Flex Industrial Conversion Potential



8140 SOUTH HARDY

HIGH PARKING RATIO

 11.23:1000

 154 UNCOVERED

 542 COVERED

18 FOOT CEILING DECK



FLEX-USE OPPORTUNITY



±61,997 RSF

**OF OFFICE/
FLEX SPACE**

**GREAT
ACCESSIBLE
LOCATION**



74 RESTAURANTS & 11 HOTELS
WITHIN A 2.5 MILE RADIUS

8140 SOUTH HARDY

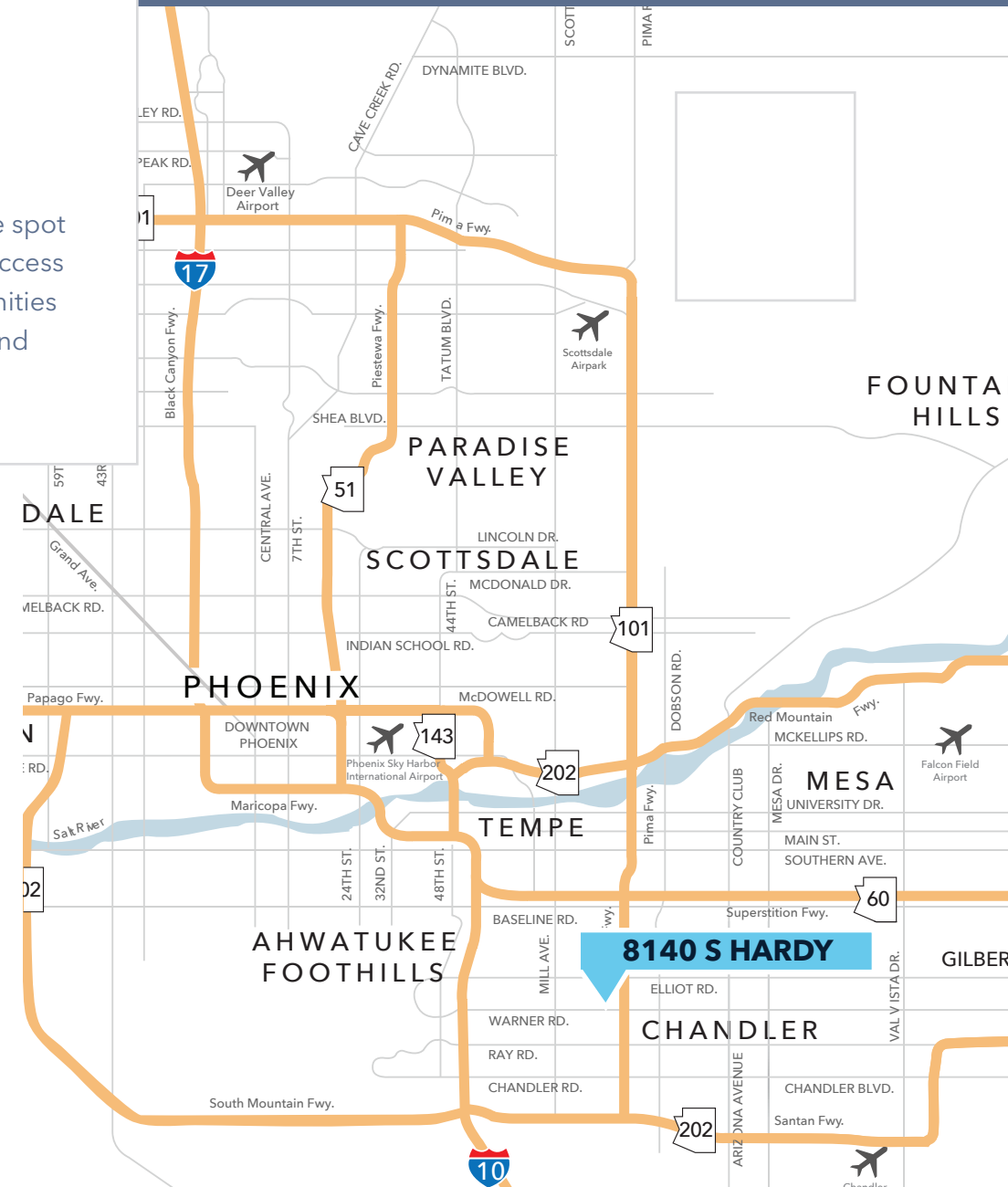
PROXIMITY

At 8140 you can have access to the ideal workforce, be less than a mile from **major freeway systems**, only **fifteen minutes from an international airport** and call the hippest downtown in the greater Phoenix area home. Tempe is home to **Arizona State University**, the spot for numerous events, parks, **restaurants and nightlife**. 8140 offers access to over 500,000 square feet of restaurant, shopping and fitness amenities within a 2.5 mile radius. The location is ideal for business attraction and employee retention.

427,000
POPULATION

147,149
WHITE COLLAR
WORKERS

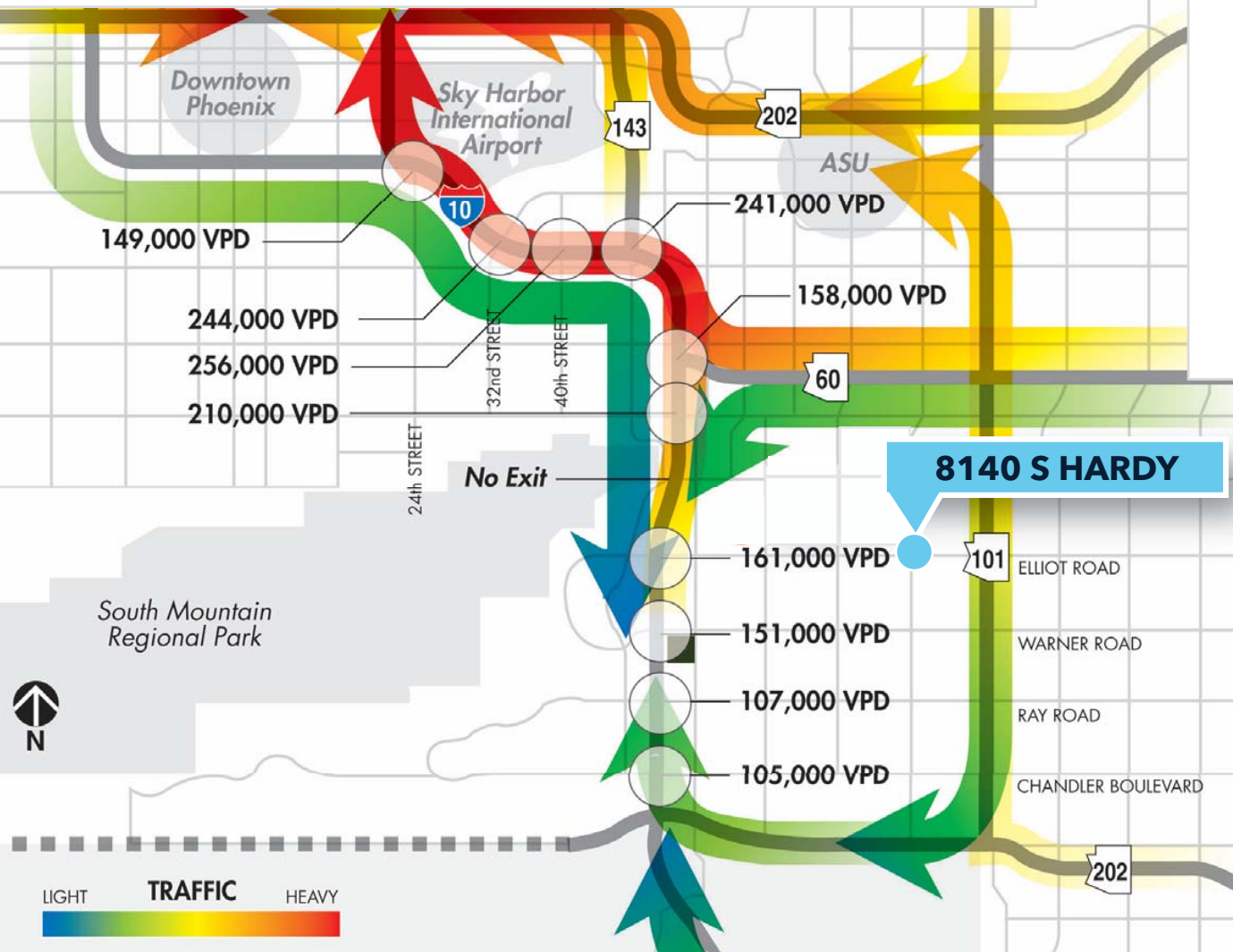
**WITHIN A
20-MINUTE
DRIVE
TIME**



8140 SOUTH HARDY

ACCESSIBLE LOCATION

8140 offers access to four major freeways within minutes. It is situated several miles south of the Broadway curve, offering tenants an efficient, low congestion commute.



REVERSE COMMUTE TRAFFIC PATTERNS

8140 SOUTH HARDY

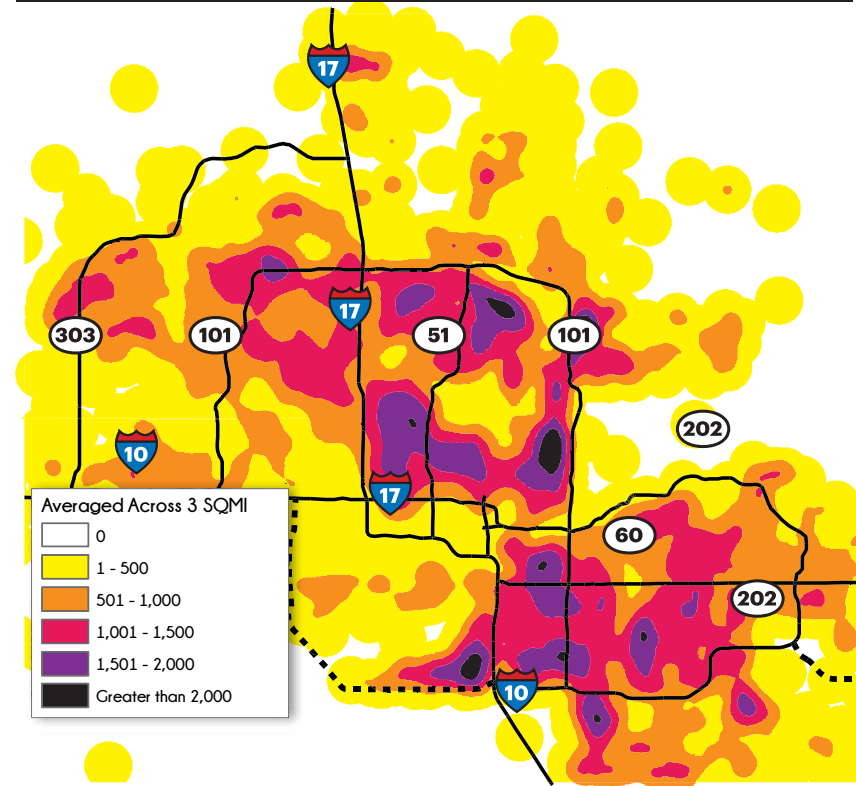
CULTURE

8140 is surrounded by a young, **well-educated workforce**. Located just 6-miles South of Arizona State University, tenants have access to a **large talent pool**. The surrounding area boasts **88% more post-secondary education degrees** than the Maricopa County average.

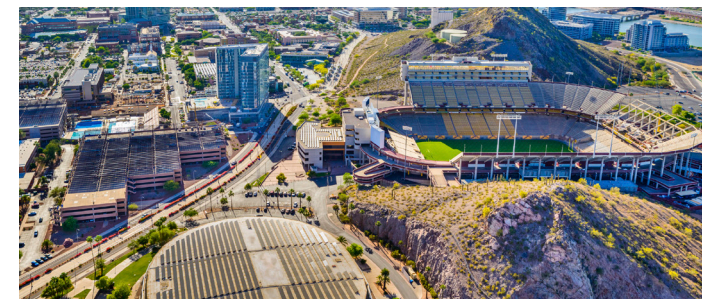
44%

OF THE TEMPE
POPULATION ARE
BETWEEN THE AGES
OF 18-34

CONCENTRATION OF COLLEGE DEGREES AMONG ADULTS AGE 25+



ELLIOT CENTER



LOCATION:

Situated just 1.3 miles east of the I-10 and within a short drive to Loop 101, Loop 202, and the US-60, 8140 has a strategic location that offers effortless navigation throughout Metro Phoenix.

Residing in the Southeast Valley, known as the technology corridor the space is located in one of Arizona's fastest growing communities. 8140 offers a quick 15-minute commute to Arizona State University as well as Sky Harbor Airport



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