



Property Description

Subleasing opportunity in Tempe, Arizona, conveniently located on the northwest corner of the US 60 and Rural Road. Offering flexible terms through July, 2027. Professionally managed upscale building in a serene, well-manicured setting backing up to a park. Position your business for success with the other professionals in the building and top research firms, Fortune 500 companies and exciting newcomers that call Tempe home such as Cognite, State Farm, Insight, Medtronic, GoDaddy, Honeywell, Avnet and Viasat to name a few.

Property Highlights

- Competitive terms
- Easy access to I-10, US 60 and Loop 101 freeways
- Monument signage available
- 5 covered parking spaces
- Lots of natural light and multiple exit points

Location Description

The City of Tempe continues to attract both international and domestic corporate headquarters and is home to many large employers drawn to the diverse business environment, superior quality of life for employees, and deep employment pool. An array of attractions and amenities nearby include Arizona State University, Tempe Town Lake and the lively Mill Avenue District renowned for its diverse dining options, cultural venues, and recreational pursuits, making it an appealing destination for professionals seeking a stimulating work environment.

Offering Summary

Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,802 SF
Lot Size:	79,070 SF
Building Size:	22,232 SF



Hani Aldulaimi

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Each Office Independently
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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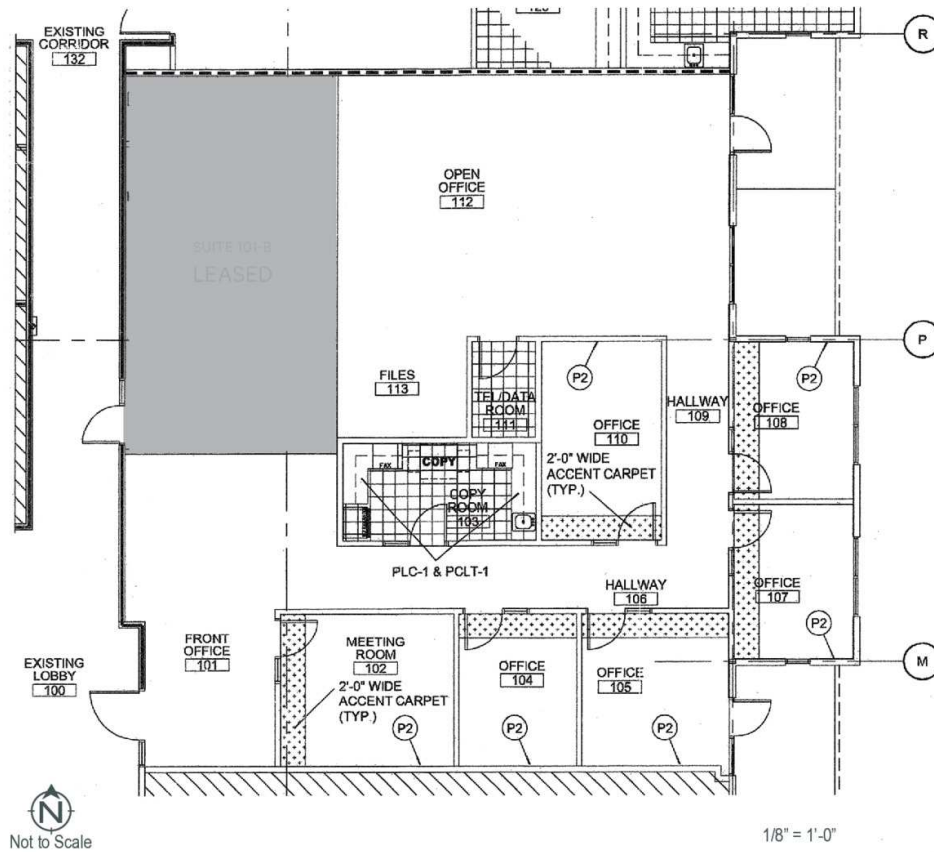
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Floor Plan Suite 114

±2,802 SF



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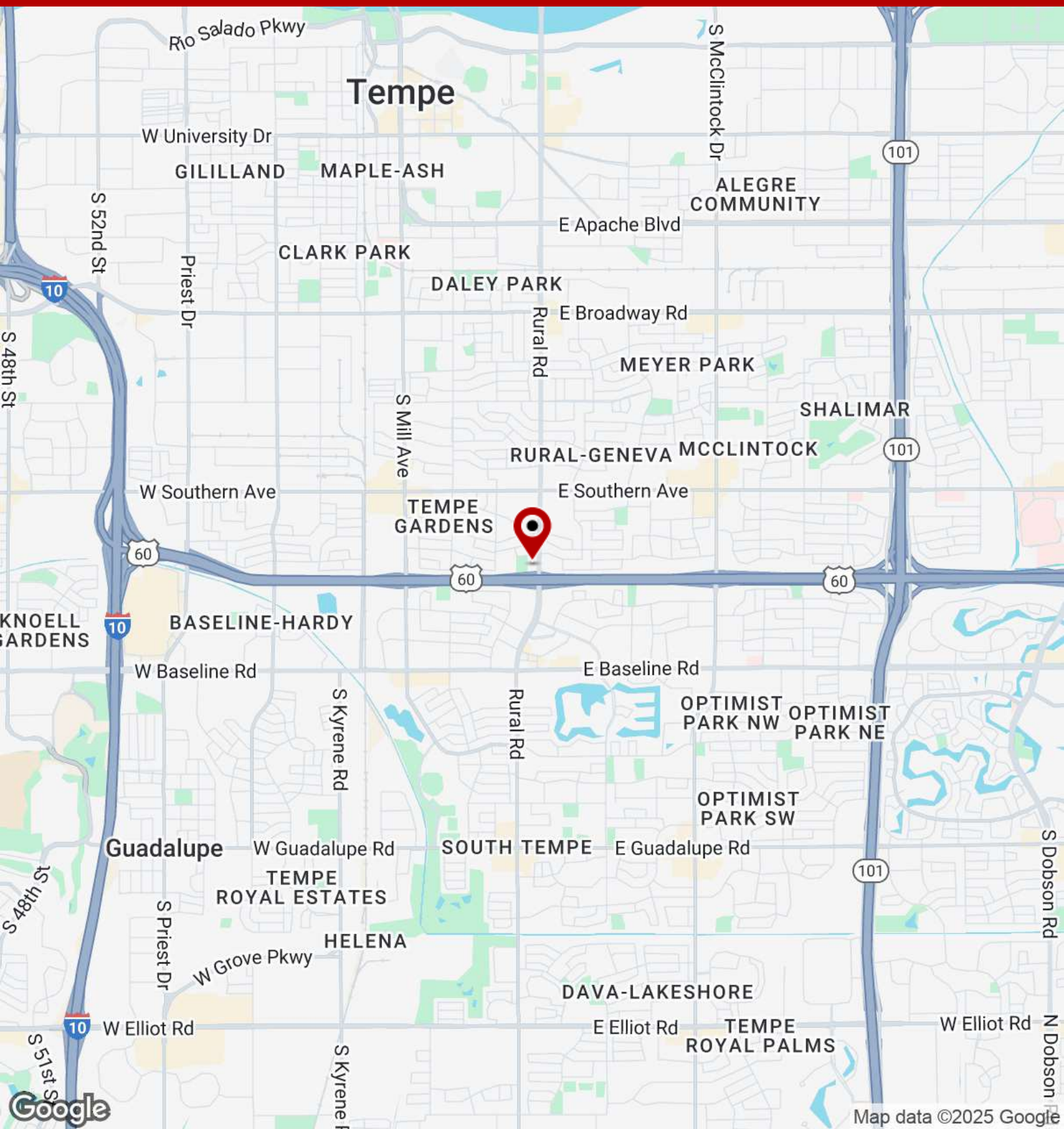
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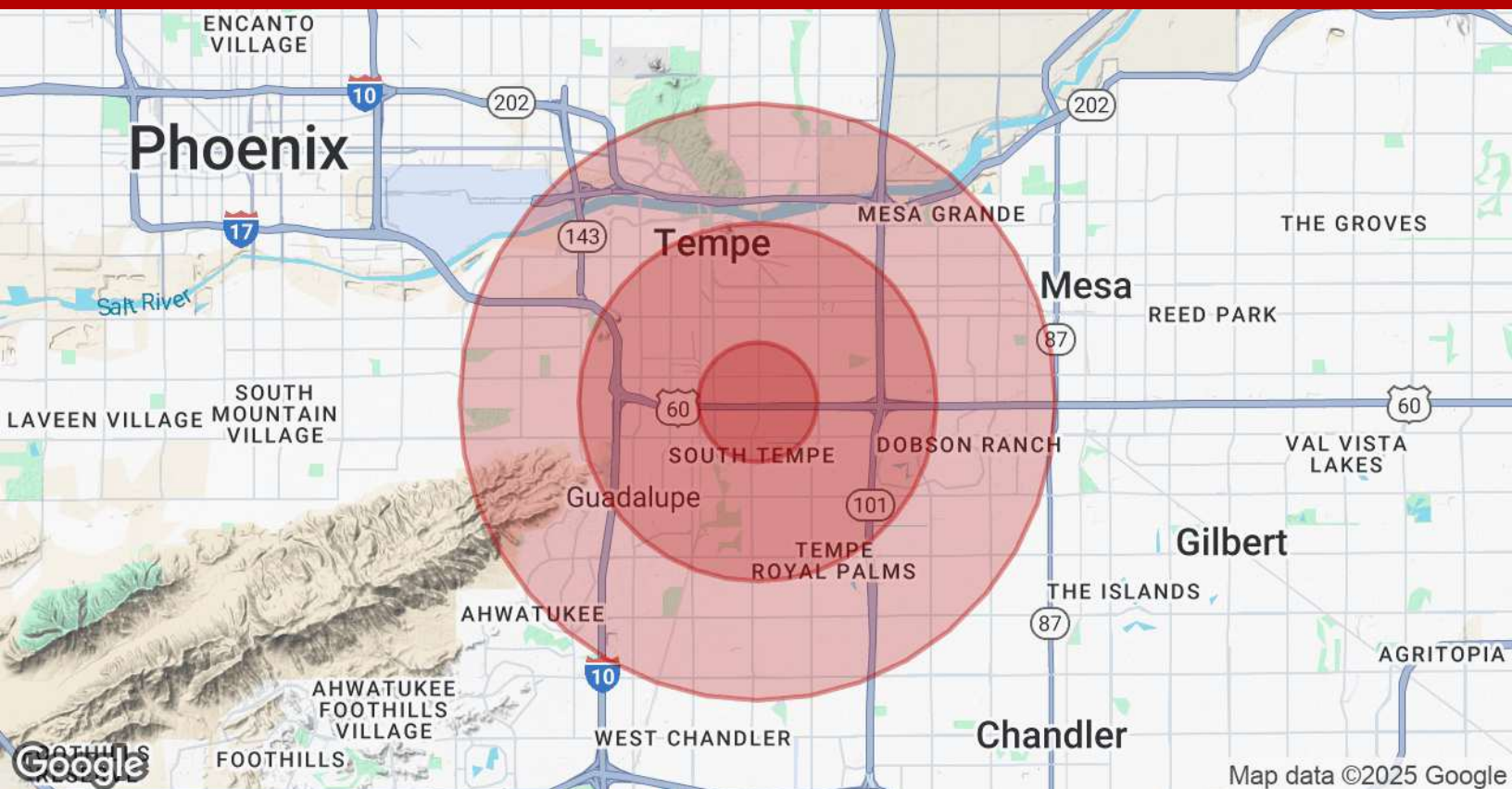
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Population	1 Mile	3 Miles	5 Miles
Total Population	20,556	157,868	348,671
Average Age	35.4	35.2	36.1
Average Age (Male)	34.6	34.4	35.4
Average Age (Female)	36.4	36	36.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,623	64,233	143,403
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$82,130	\$83,243	\$87,416
Average House Value	\$382,038	\$366,168	\$355,689

Demographics data derived from AlphaMap



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