

# OFFICE SPACE FOR LEASE

# 1631

E GUADALUPE RD

TEMPE, AZ



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## Space Available FOR LEASE

- ◆ Suite 100 ±1,218 SF\*
- ◆ Suite 102 ±1,392 SF\*
- ◆ Suite 105 ±1,099 SF
- ◆ Lease Rate \$22.50/SF modified gross  
*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



**±8,282 SF**  
Multi-Tenant  
2-Story Office



**Lease Rate**  
\$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

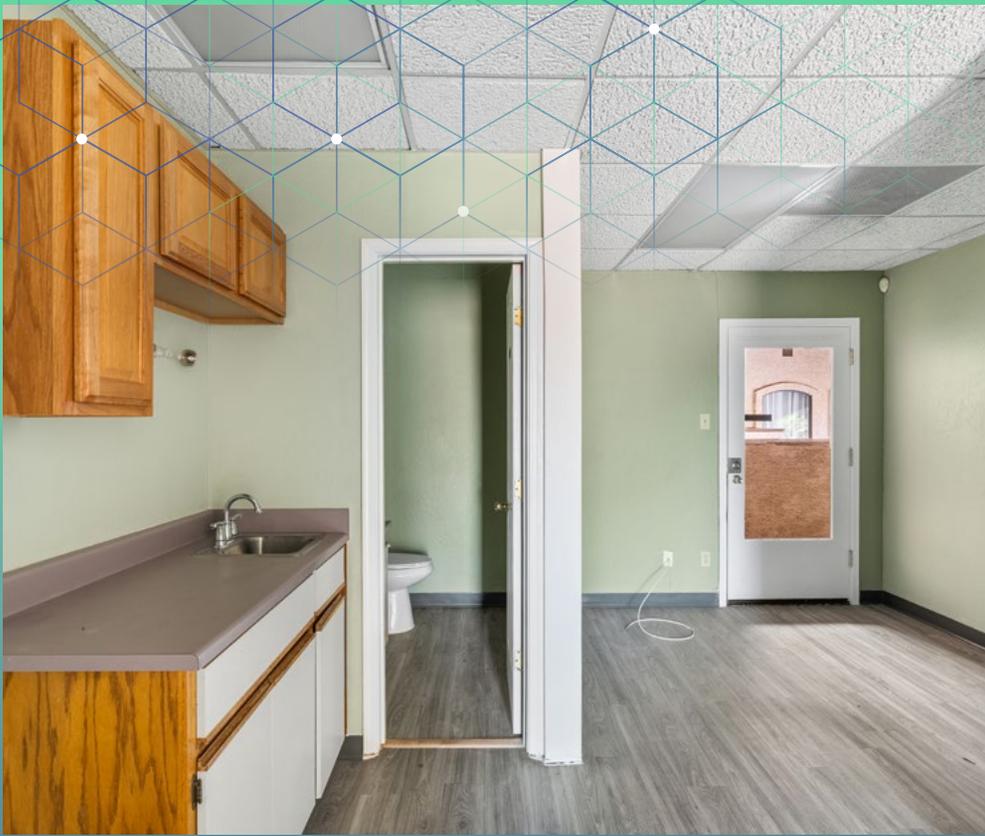


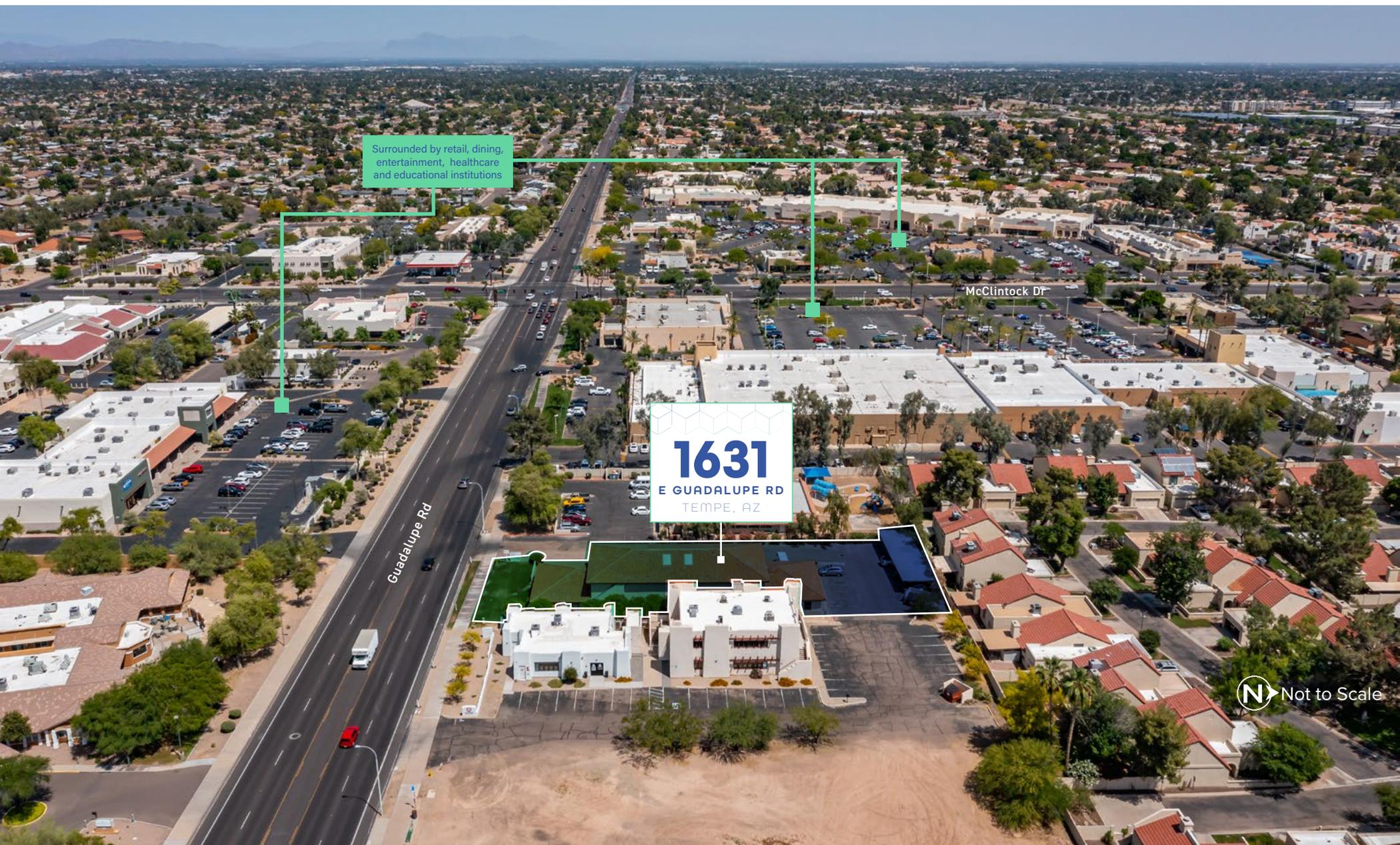
**FOR LEASE** 1631 E Guadalupe Rd | Tempe, AZ

**CBRE**









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

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N Not to Scale



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## C O N T A C T S

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