



THE
ARROYO
1255

1255 W WASHINGTON ST, TEMPE, AZ

FLEX/OFFICE BUILDING
FOR SALE OR LEASE

±90,000 RSF | ±9.6 Acres

BUILDING INFO



±128,037 RSF



Sale Asking Price:
\$19,000,000 \$211.11 PSF

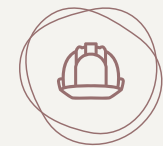
Lease Rate:
\$1.35/SF NNN



±9.6 Acres



Power: 3600 amps



Base Building Improvements:

- Exterior Façade upgrades recently completed
- Cross access with new amenity building
- Interior shell demo



Ceiling Height:

Office:

- 1st floor deck is 19'8" to bottom of deck
- 2nd floor deck is 18'7" at peak and 15'6" at low point

Warehouse:

- ±35' to bottom of deck



Loading:

- 2 loading docks
- 1 grade garage bay



Floor Load:

- Live load of 2nd floor for offices is 50 #/SF plus a 15 #/SF partition load

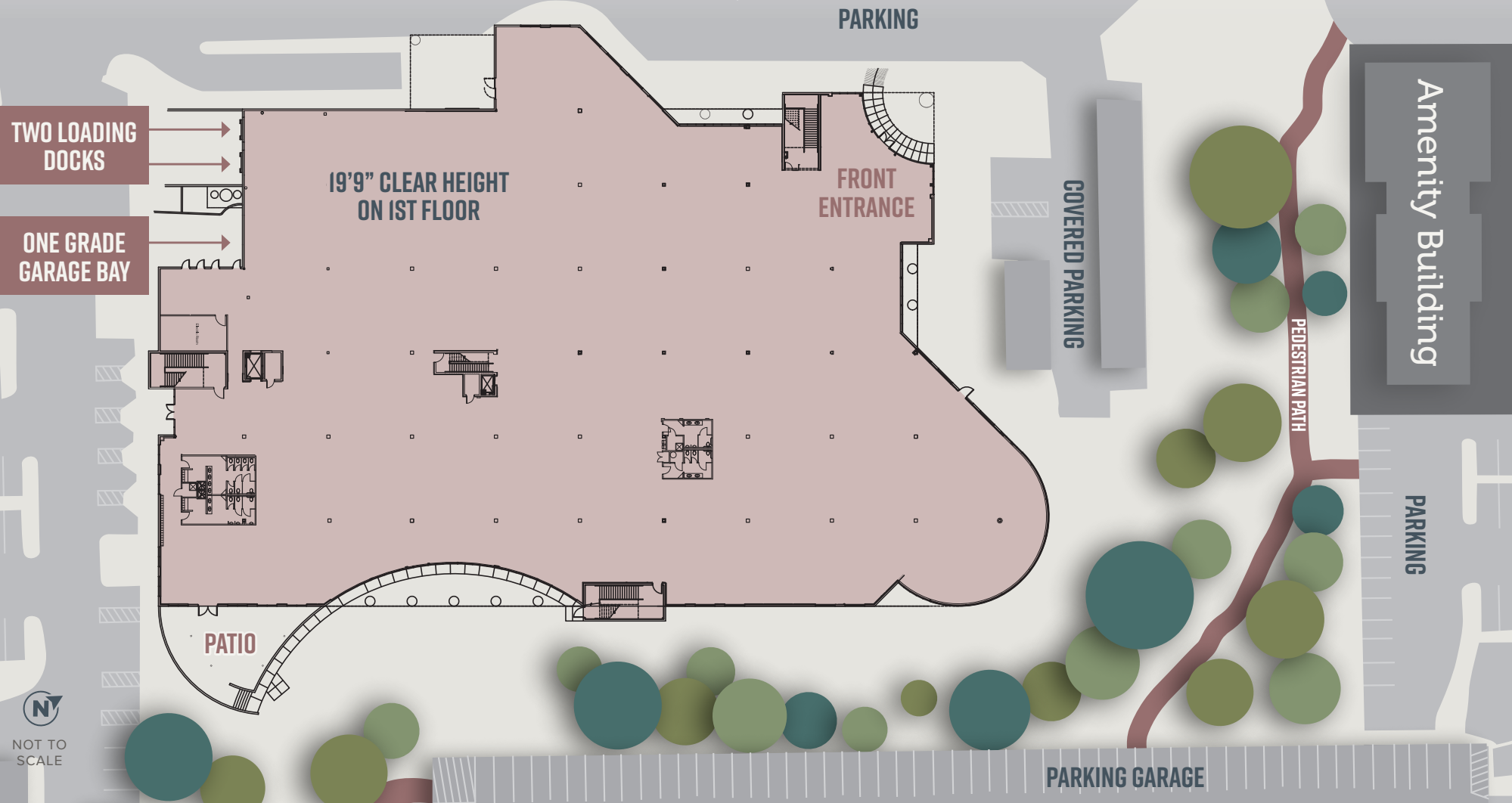


FLOOR PLANS

1ST FLOOR ±61,802 SF

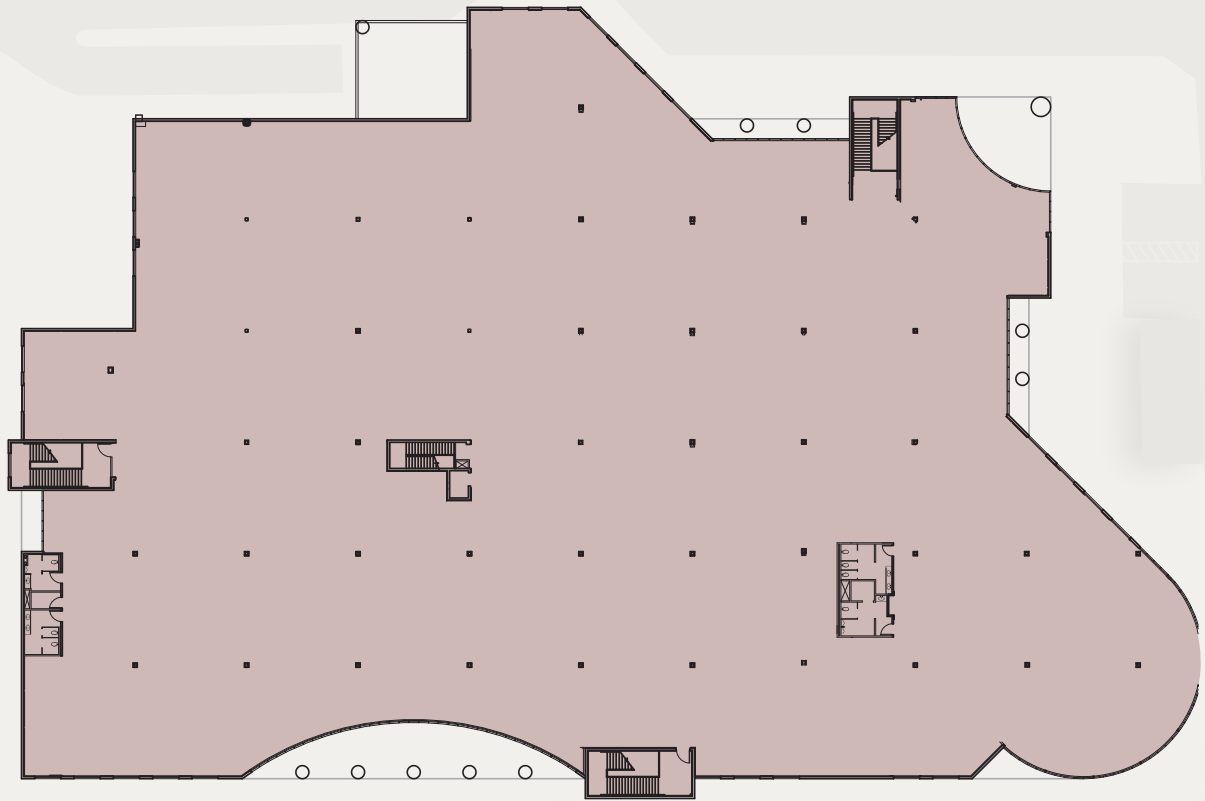
2ND FLOOR ±62,966 SF

*All measurements are approximate

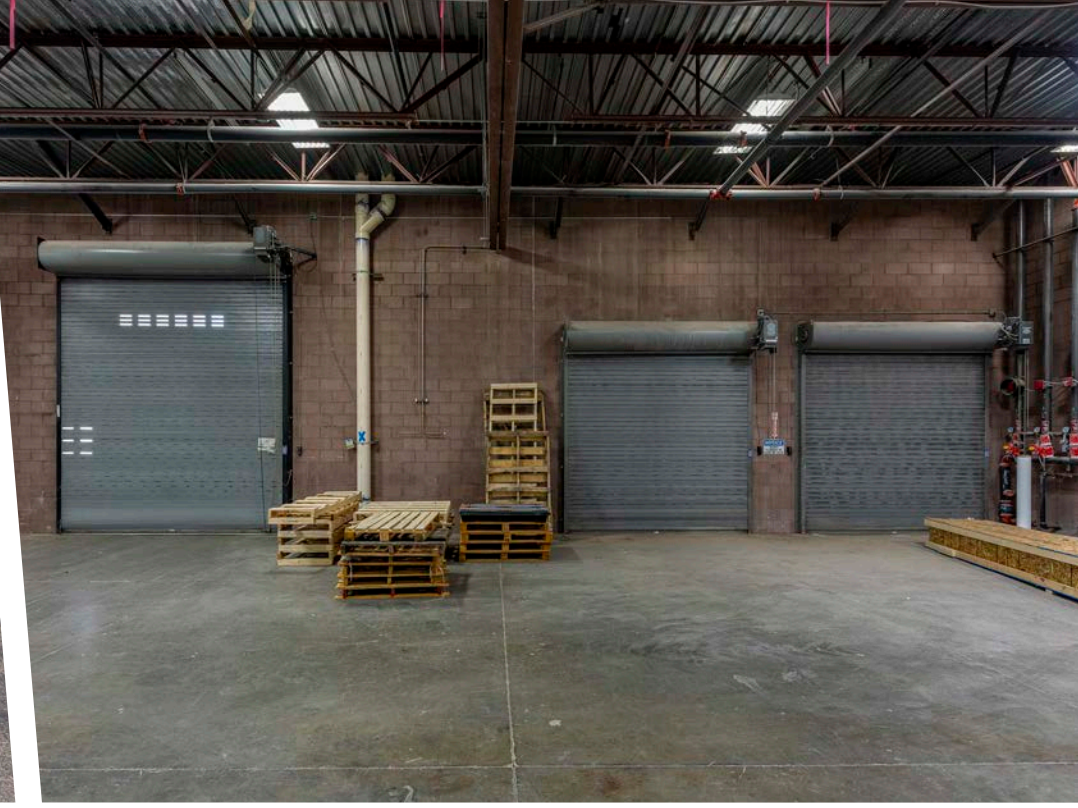


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FOR MORE INFORMATION

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CBRE