

TEMPE OFFICE SPACE FOR SALE OR LEASE



SUBJECT
PROPERTY

4625 S. WENDLER DRIVE
TEMPE, AZ

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INTERSTATE 10 (157,000 CPD)

PROPERTY SUMMARY

4625 S. WENDLER DRIVE
TEMPE, AZ



PROPERTY OVERVIEW

- Tempe Office Space For Sale or Lease
- Call for Pricing
- I-10 Freeway access and visibility
- Located just off Interstate 10 and Baselines Road with more than 157,000 cars per day on I-10
- Covered parking
- 7: 1,000 parking ratio
- Turnkey space that has been recently updated
- Second floor elevator access

PROPERTY SUMMARY

ASKING RENT:	Call for Pricing
AVAILABLE SF:	+/- 22,000 SF
TOTAL SF:	44,000 SF
LAND AREA:	4.03 ACRES
RENOVATED:	2023
APN:	123-25-067

PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2023 Population:	17,751	109,698	282,636
2028 Population:	17,715	110,297	285,875
2023 Total Households:	6,958	43,033	109,586
Average Household Income:	\$63,675	\$79,068	\$84,155

INTERIOR PHOTOS

4625 S. WENDLER DRIVE
TEMPE, AZ



AERIAL OVERVIEW

4625 S. WENDLER DRIVE
TEMPE, AZ



ARIZONA STATE
UNIVERSITY

TEMPE DIABLO
STADIUM

SUBJECT
PROPERTY

ARIZONA MILLS
SHOPPING CENTER



CRE8
ADVISORS

The logo features the word "CRE8" in a bold, sans-serif font. The letters "C", "R", "E", and "A" are black, while the "8" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps, sans-serif font. The background is white with a large green triangle in the bottom-left corner and a grey, grid-patterned triangle in the top-right corner.

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com