

425

S. MILL AVENUE  
SUITE 201  
TEMPE, AZ 85281

OFFICE SPACE  
AVAILABLE FOR LEASE

NEWMARK

For retail information, please contact:

Chris Speciale  
t 614-284-5524  
chris.speciale@openra.com

For office information, please contact:

Chris Latvaaho  
t 602-616-7978  
chris.latvaaho@nmrk.com

Chris Beall  
t 602-459-5634  
chris.beall@nmrk.com



# PROPERTY HIGHLIGHTS



CREATIVE  
TECH DESIGN



WALKERS PARADISE  
WALK SCORE 90



RENOVATED  
AMENITY PATIO



LOFT-STYLE  
MODERN OFFICE



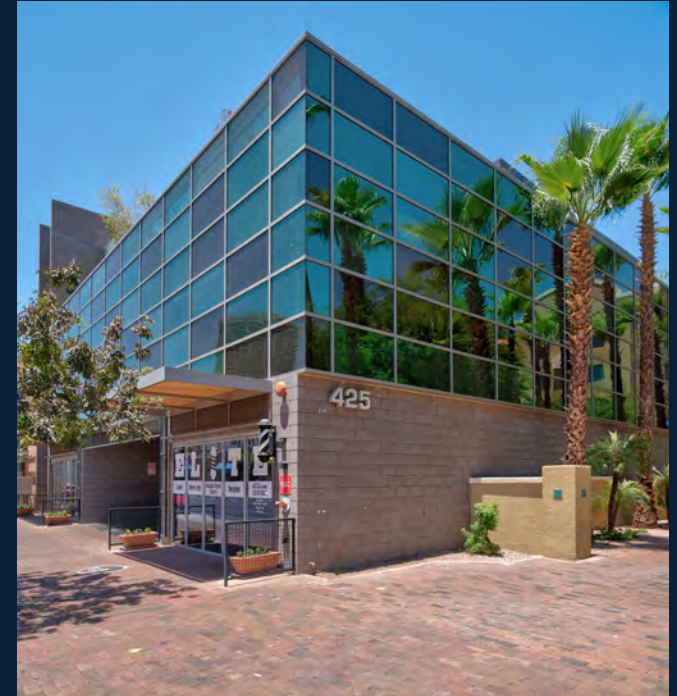
EXPOSED  
CEILINGS & BRICK



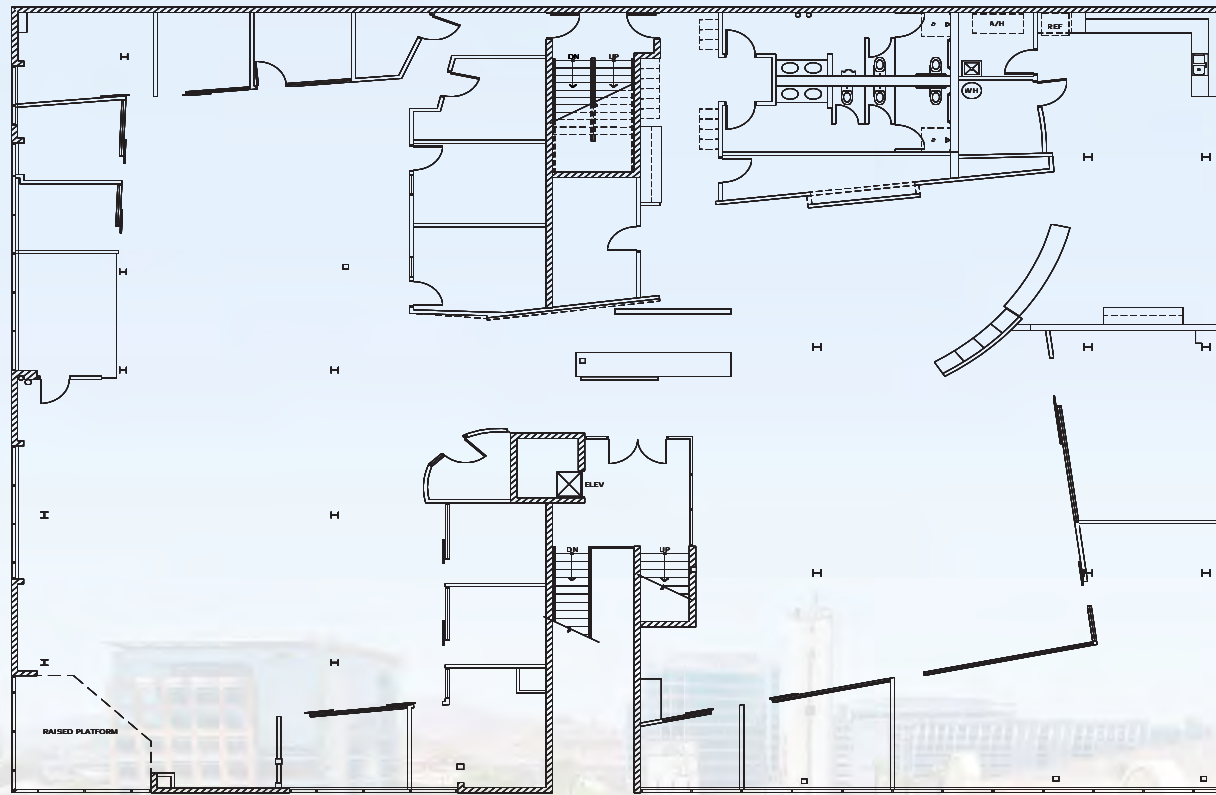
FLOOR TO  
CEILING GLASS



CONCRETE  
FLOORING







±11,425 SF

SUITE 201







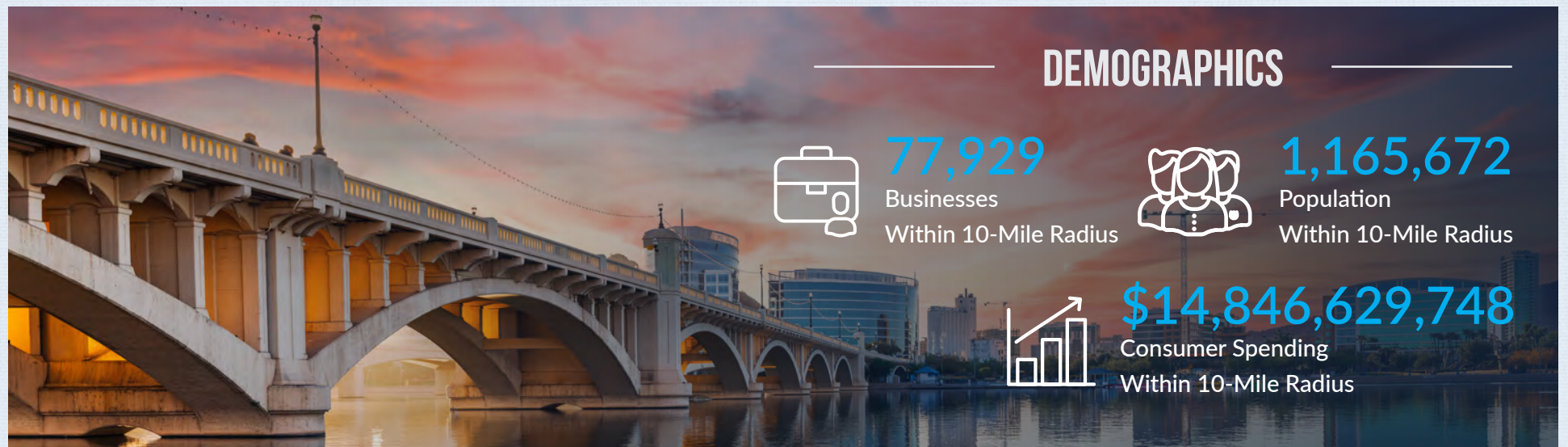


# WHY TEMPE

Situated on the prominent northeast corner of 5th Street & Mill Avenue in the heart of Downtown Tempe, the property offers immediate walkability to premier dining, retail, and entertainment.

Additional highlights include:

- Recently renovated tenant amenity patio
- Mill Avenue corridor undergoing a major streetscape refresh
- Immediate access to I-10, Loop 202 & Loop 101
- ±10 minutes to Downtown Phoenix and Downtown Scottsdale
- Steps from 30+ restaurants and eateries
- Less than one mile to Tempe Town Lake
- Within a 3-minute walk of Arizona State University's Tempe campus





## TEMPE HIGHLIGHTS





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