

425

S. MILL AVENUE  
TEMPE, AZ 85281

±11,425 SF OFFICE SPACE  
AVAILABLE FOR LEASE\*

\*DIVISIBLE TO ±5,472 RSF



NEWMARK

# PROPERTY HIGHLIGHTS



CREATIVE  
TECH DESIGN



WALKER'S PARADISE  
WALK SCORE 90



RENOVATED  
AMENITY PATIO



LOFT-STYLE  
MODERN OFFICE



EXPOSED  
CEILING & BRICK



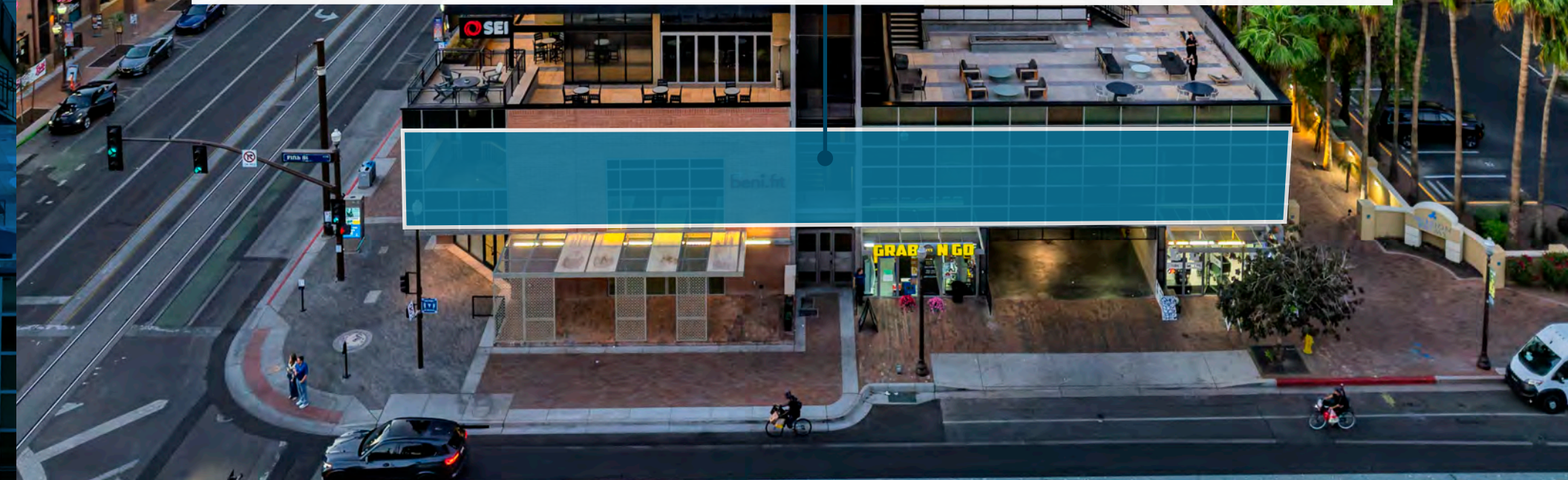
FLOOR TO  
CEILING GLASS

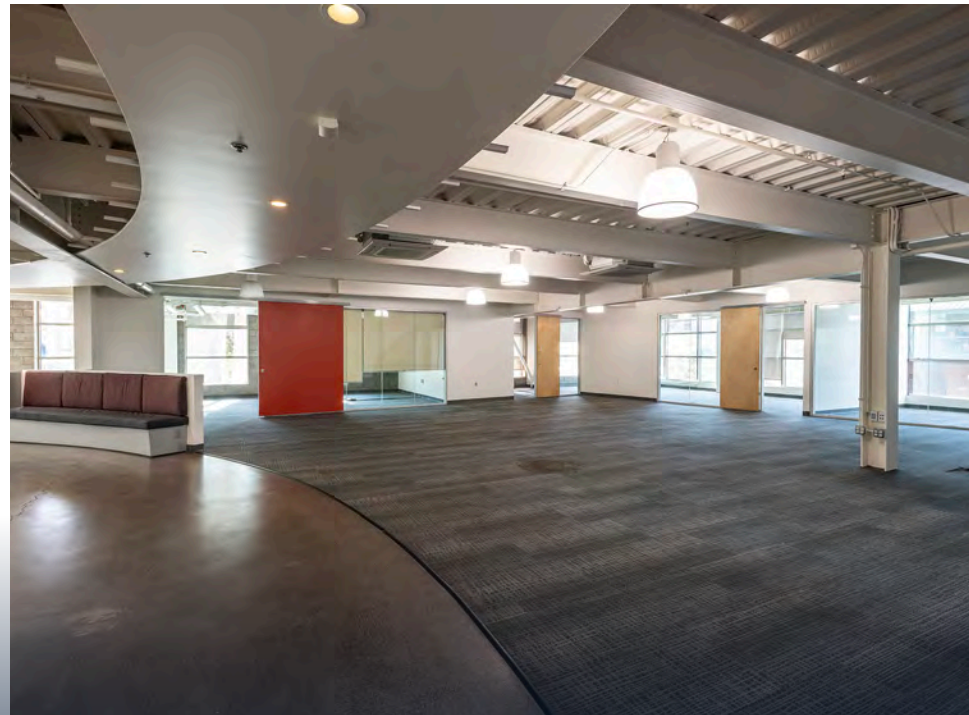
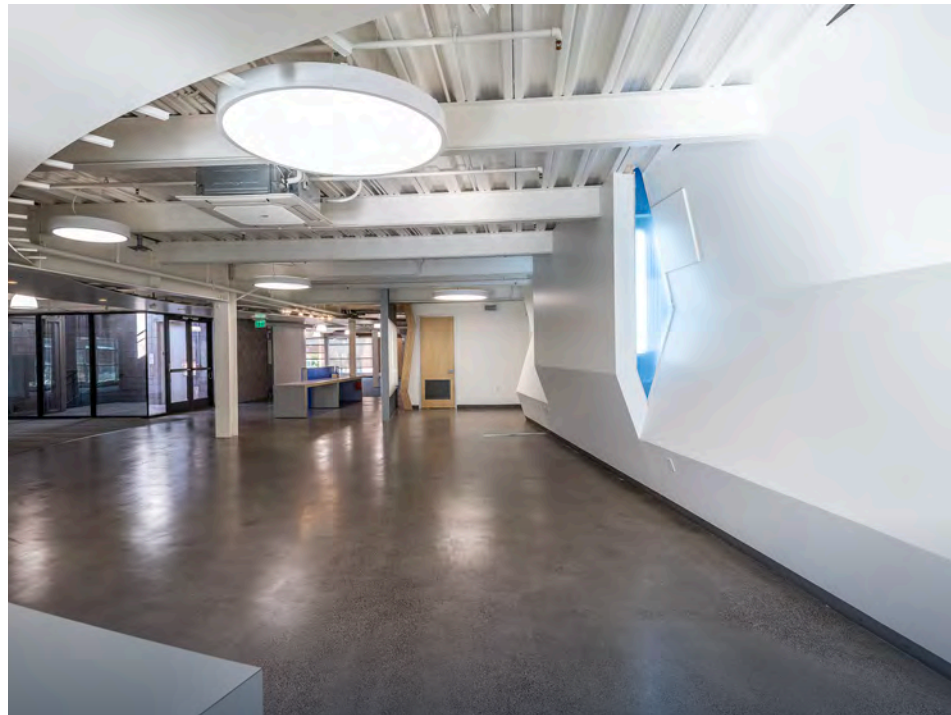
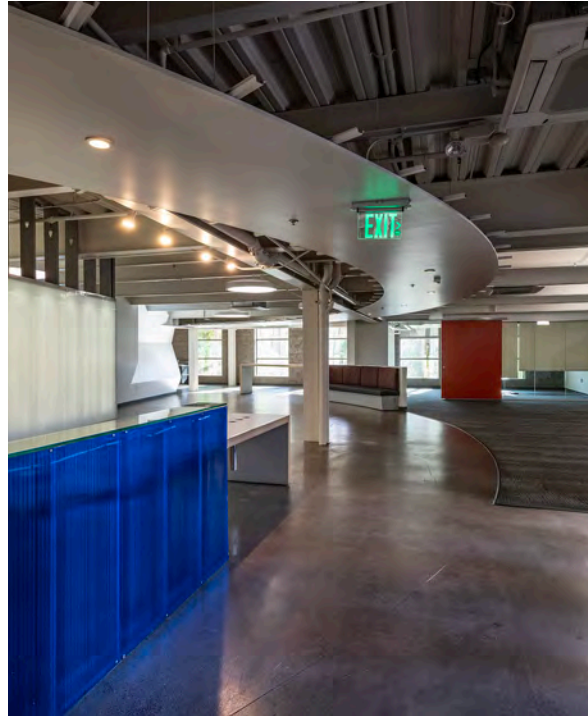


CONCRETE  
FLOORING



SUITE 201 - ±11,425 SF





# LOCATION HIGHLIGHTS



**WITH A 90 WALK SCORE**

Provides immediate walkability to more than 165 restaurants & bars, 12 hotels, and the nation's largest university, Arizona State University, home to over 57,000 students at the main Tempe campus!



**TEMPE STREETCAR**  
Stop located immediately adjacent



**LIGHT RAIL**  
Station within 0.4 miles



**BUS STOP**  
Immediately adjacent to property



**RETAIL**  
700,000+ Square Feet of retail within 1 mile



**DINING**  
More than 165 restaurants within 1 mile



**HOTELS**  
12 Hotels within 1 mile, 2,142 rooms available

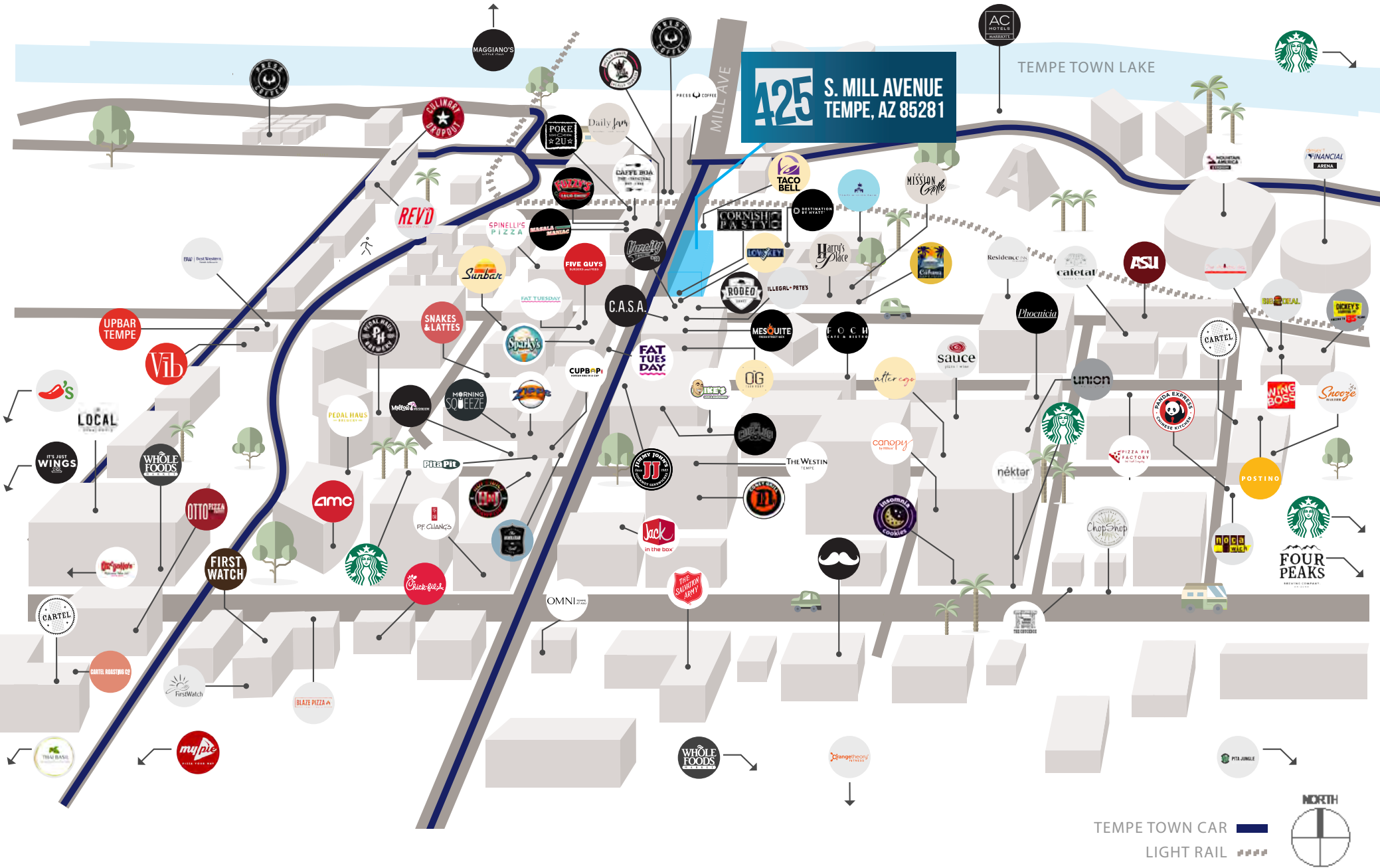


**MULTIFAMILY**  
5,854 Existing Residential Units within 1 mile



**AIRPORT**  
5-Minute Drive to Phoenix Sky Harbor International Airport

# NEARBY AMENITIES



# 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:

- 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



## DEMOGRAPHICS

 <p><b>77,929</b> Businesses Within 10-Mile Radius</p>	 <p><b>1,165,672</b> Population Within 10-Mile Radius</p>	 <p><b>\$14,846,629,748</b> Consumer Spending Within 10-Mile Radius</p>
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FOR OFFICE INFORMATION,  
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