



Property Description

Gorgeous 6,646 SF professional office condominium in Tempe, Arizona, conveniently located on the southwest corner of US 60 and Rural Road with easy access to the Loop 101 and I-10 freeways. Professionally managed upscale building in a serene, well-manicured setting with onsite property manager. Seller open to leasing back part of the property to help provide a strong investment for years to come. Entire space also available for an owner/user as leases are month to month.

Property Highlights

- 6,646 SF Professional Office Condo
- 4 Separate Suites Zoned PCC-1
- Easy access to freeways
- Seller leaseback available
- Investment or Owner/User

Location Description

The City of Tempe continues to attract both international and domestic corporate headquarters and is home to many large employers drawn to the diverse business environment, superior quality of life for employees, and deep employment pool. An array of attractions and amenities nearby include Arizona State University, Tempe Town Lake and the lively Mill Avenue District renowned for its diverse dining options, cultural venues, and recreational pursuits, making it an appealing destination for professionals seeking a stimulating work environment. Fortune 500 companies and exciting newcomers call Tempe home such as Cognite, State Farm, Insight, Medtronic, GoDaddy, Honeywell, Avnet and Viasat to name a few.

Offering Summary

Sale Price:	\$1,800,000
Number of Units:	4
Building Size:	6,646 SF



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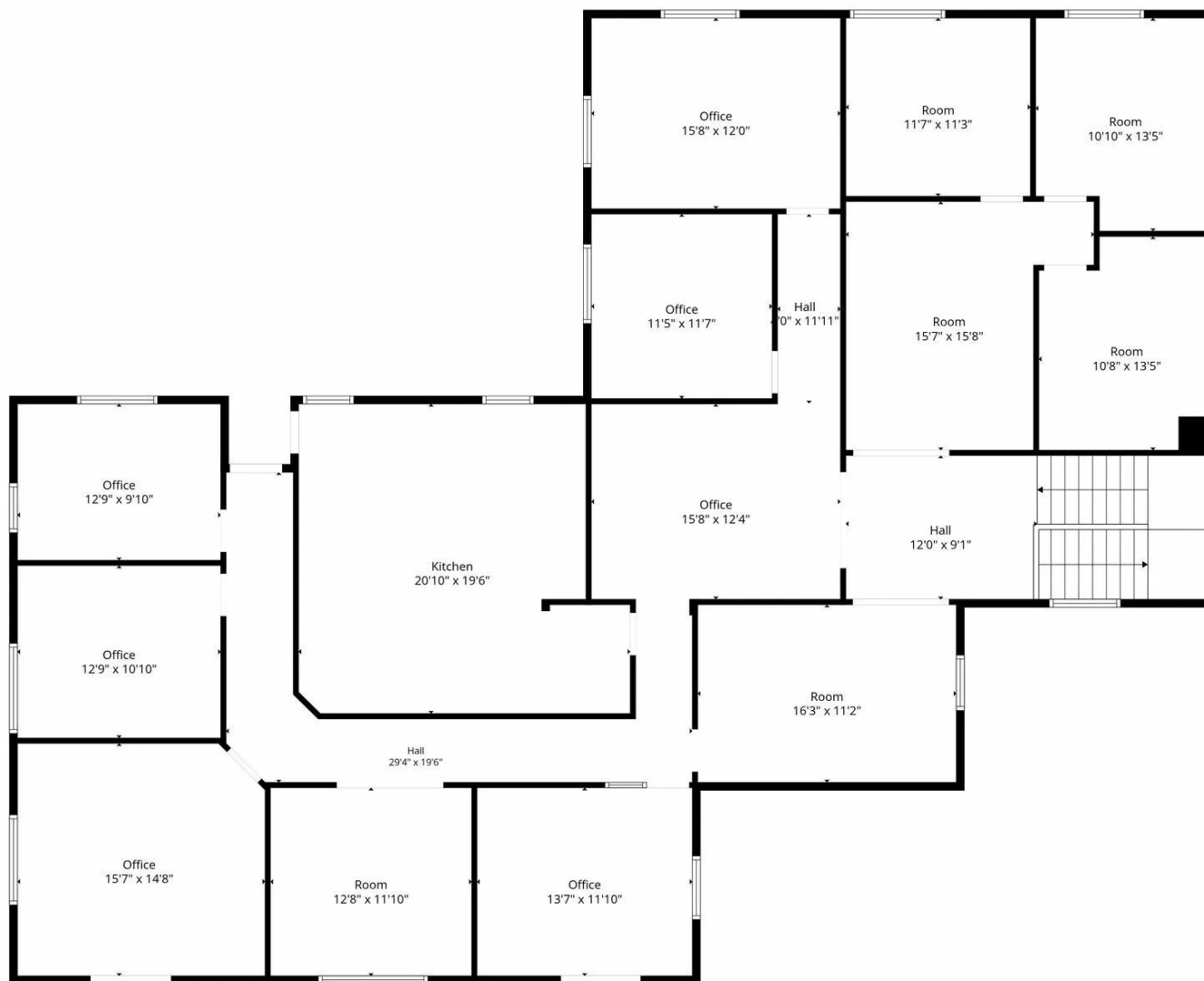
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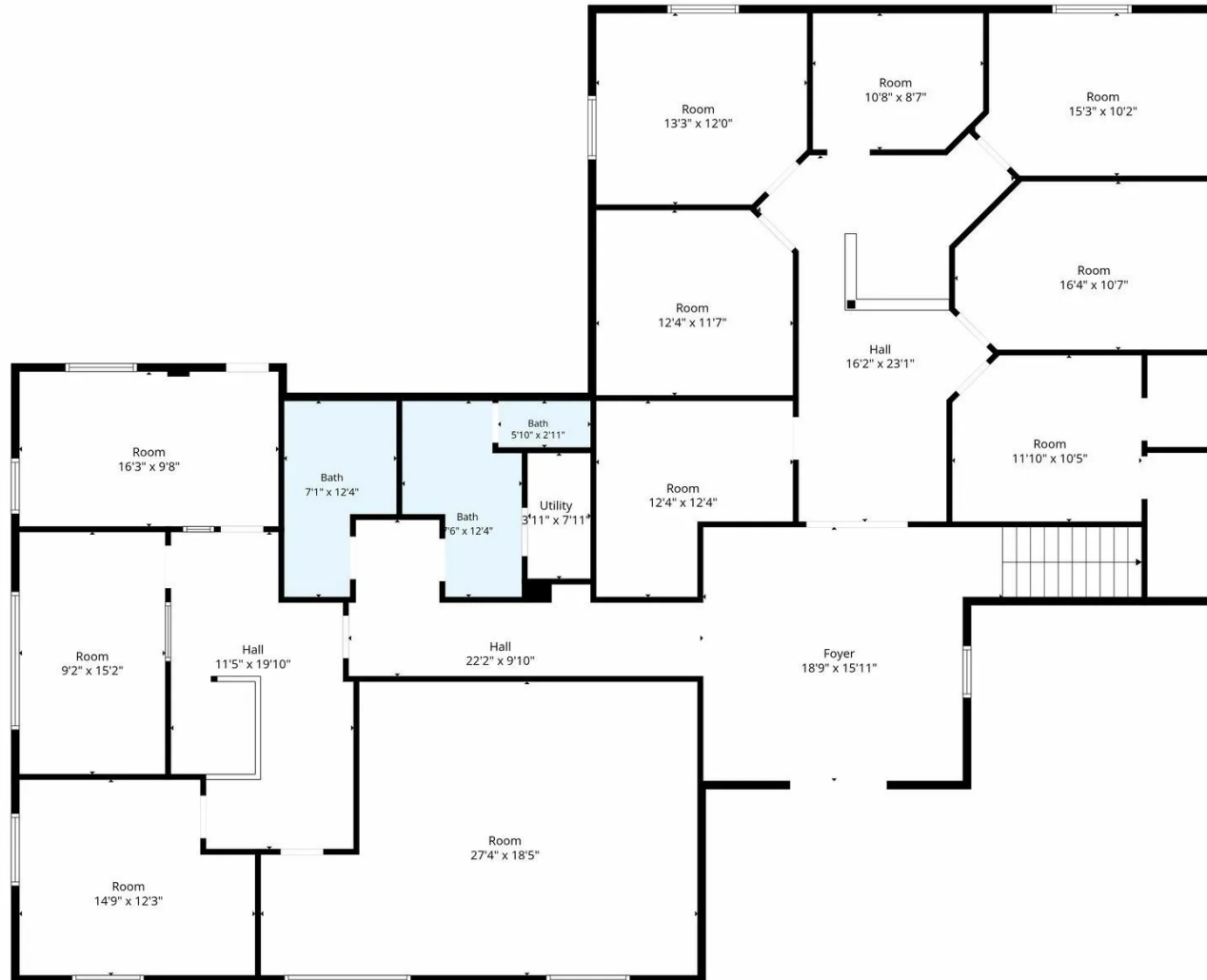


FIRST FLOOR



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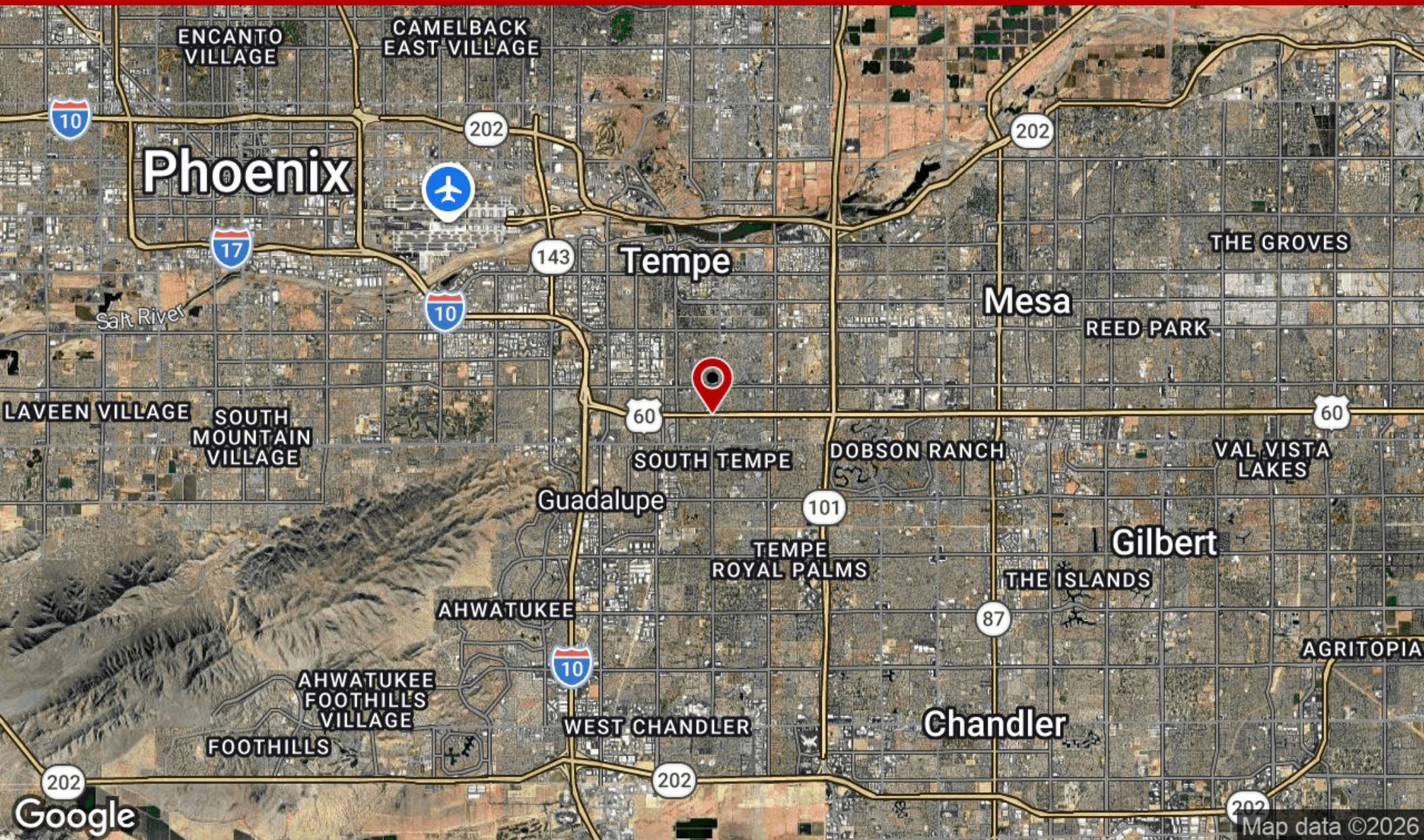


SECOND FLOOR



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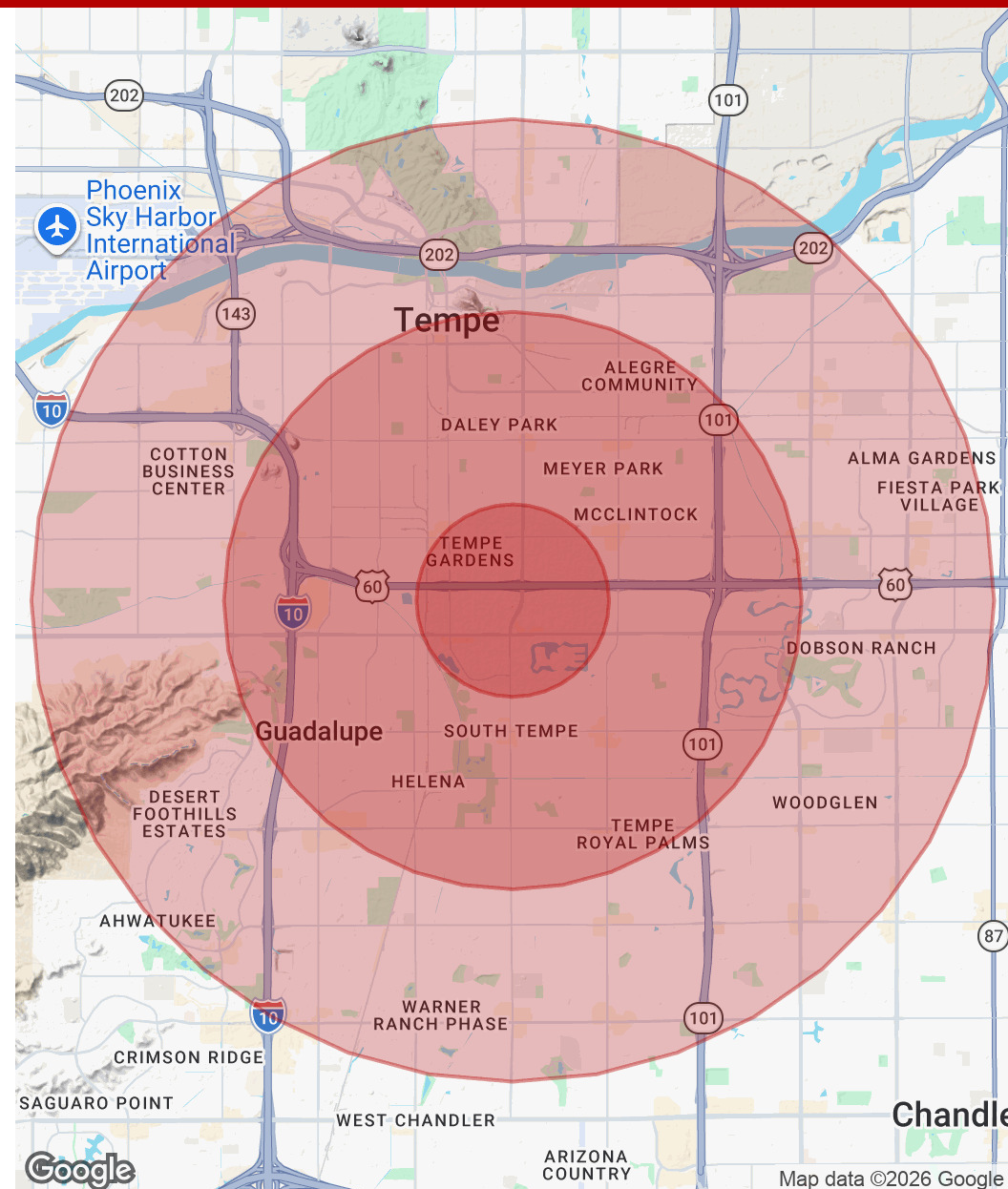
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Population	1 Mile	3 Miles	5 Miles
Total Population	20,177	160,677	356,108
Average Age	36.5	35.7	36.5
Average Age (Male)	35.7	35	35.8
Average Age (Female)	37.3	36.5	37.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,620	65,436	146,449
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$99,741	\$99,190	\$101,776
Average House Value	\$467,227	\$456,535	\$443,819

2025 CoStar estimates


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