
FOR LEASE

OFFICE SPACE AVAILABLE FOR LEASE IN TEMPE, AZ

6515 S RURAL RD.
TEMPE, AZ 85048



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. COFAC INTERNATIONAL

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About the Property

ADDRESS

6515 S Rural Rd
Tempe, AZ 85283

BUILDING SIZE

±20,390 SF

YEAR BUILT

2006

ZONING

R-O

PARKING RATIO

4/1,000

OF STORIES

2 (Elevator and Stair Access)

TENANCY

Multiple

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 06.03.24

Suite 101

±3,182 SF | \$24.00/SF/Yr MG

Layout includes:

Reception, 9 Offices, Conference Room, Break Room, 2 Rest Rooms, & Data/Storage Room

Suite 104

±2,481 SF | \$24.00/SF/Yr MG

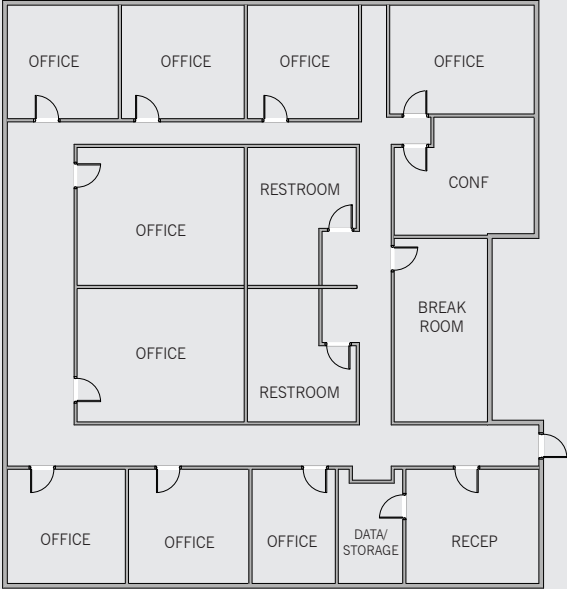
Layout includes:

Reception, 6 Offices, Conference Room, Break Room, 2 Rest Rooms, & Data/Storage Room

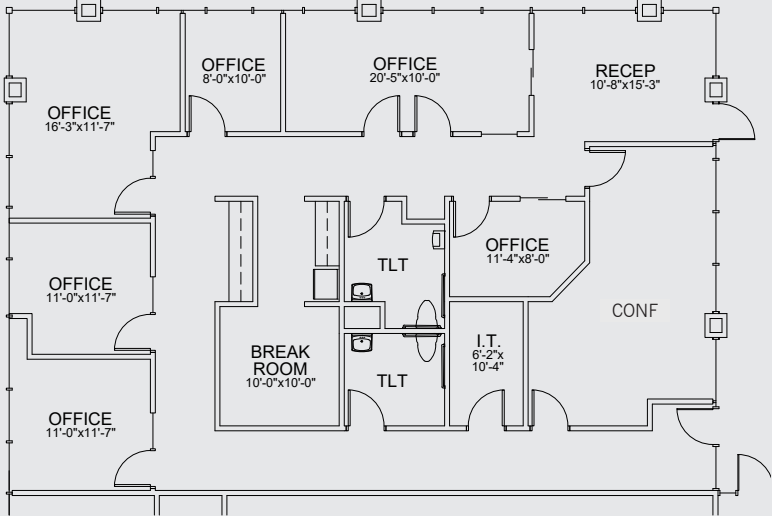


FIRST FLOOR

SUITE 101



SUITE 104



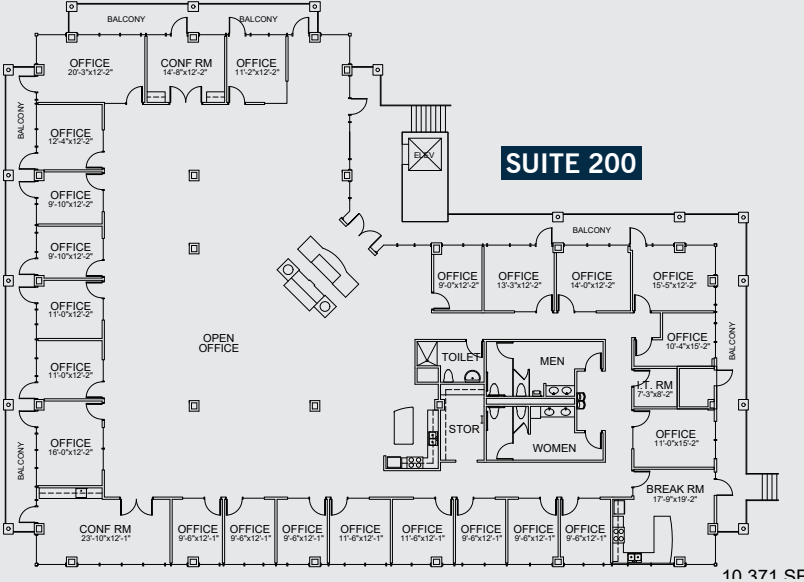
Suite 200

±10,371 SF | \$22.00/SF/Yr MG

Layout includes:

Reception, 25 Offices, Conference Room, 3 Rest Rooms, Storage/Data Rooms, Bull Pen Area, & Open Break Room

SECOND FLOOR



OFFICE SPACE AVAILABLE FOR LEASE

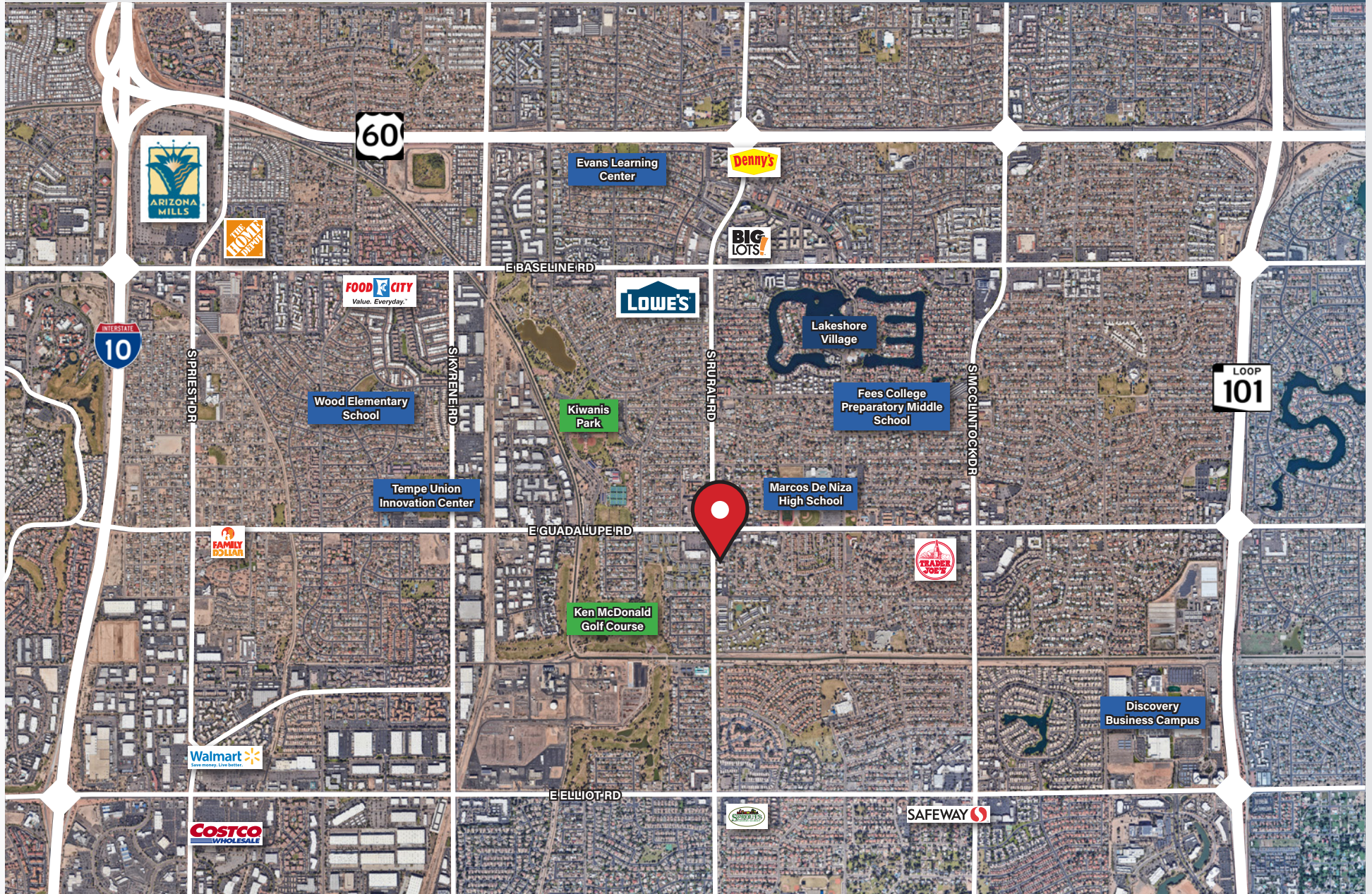
Property Photos



Site Plan



About the Area



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	11,938	121,370	369,024
2028 Population Projection	11,905	121,365	371,680
Annual Growth 2010-23	+0.2%	+0.3%	+0.7%
Median Age	40.6	37.9	36.1
Bachelor's Degree or Higher	44%	43%	39%
2023 Households	4,935	48,449	147,725
2028 Household Projection	4,899	48,449	148,705
Avg Household Income	\$98,529	\$98,246	\$87,331
Median Household Income	\$84,302	\$77,325	\$67,323
Median Home Value	\$322,962	\$327,717	\$304,401
Median Year Built	1977	1981	1984
Owner Occupied HHs	3,273	28,000	74,005
Renter Occupied HHs	1,626	20,449	74,700
Avg Household Size	2.3	2.4	2.4
Total Consumer Spending	\$171.5M	\$1.6B	\$4.6B
Daytime Employees	6,578	66,183	215,234
Businesses	676	6,837	19,652

South Tempe/ Ahwatukee- Leasing Trends

Vacancy in the South Tempe/Ahwatukee office submarket is 21.3% and has increased 1.8% over the past 12 months. Meanwhile, the rate of increase in the broader Phoenix market was 1.5%.

During this period, there has been 140,000 SF of negative absorption and no net deliveries. Total availability, which includes sublease space, is 21.5% of all inventory.

Space rated 3 Star is the most dominant subtype, with 4.8 million SF in this category. There is 1.4 million SF of 4 & 5 Star space, and 1.2 million SF of 1 & 2 Star space.

Rents are around \$28.00/SF, which is a 3.1% increase from where they were a year ago. In the past three years, rents have increased a cumulative 16.8%. This submarket is slightly more affordable than Phoenix as a whole, where average rents are \$29.00/SF.

-COSTAR 2023