

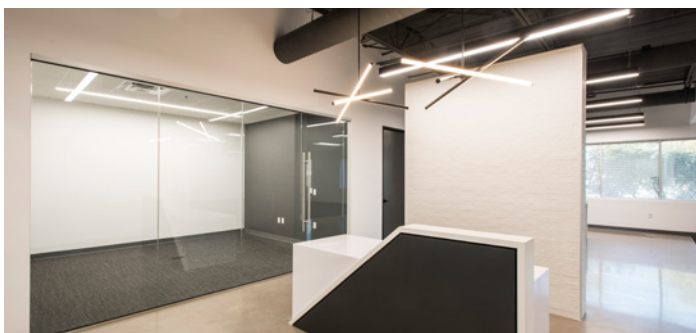


# ACACIA COURT

±105,281 SF TWO-BUILDING  
MULTI-TENANT OFFICE COMPLEX

## FACTS + STATS

<b>SPECS:</b>	Two-building, multi-tenant office complex with move-in ready suites	
<b>BUILDING SIZE:</b>	±105,281 Total SF — 950 W Elliot Rd: ±67,124 SF; 960 W Elliot Rd: ±38,156 SF	
<b>AVAILABILITY:</b>	<b>950 WEST ELLIOT ROAD</b>	<b>960 WEST ELLIOT ROAD</b>
	Suite 101/105: ±5,306 SF — Available 11/1/25	Suite 112: ±1,613 SF — Spec Available Now
	Suite 114: ±2,437 SF — Available 1/1/26	Suite 106: ±2,779 SF
	Suite 122: ±2,483 SF — Available 1/1/26	Direct-exterior entrance facing the parking lot, conducive to medical use
	Suite 212: ±8,199 SF — Spec Available 2/1/26	Suite 201: ±3,993 SF — Available w/ 30 days notice
<b>LEASE RATE:</b>	\$27.50 SF Full Service Gross	
<b>PARKING RATIO:</b>	4.0/1,000	
<b>YEAR BUILT:</b>	2000; Renovated 2020	



**HIGH-END FINISHES**  
with an attractive center courtyard



**EXTENSIVE WINDOW LINES**  
Two-story lobby entries



# PROPERTY HIGHLIGHTS

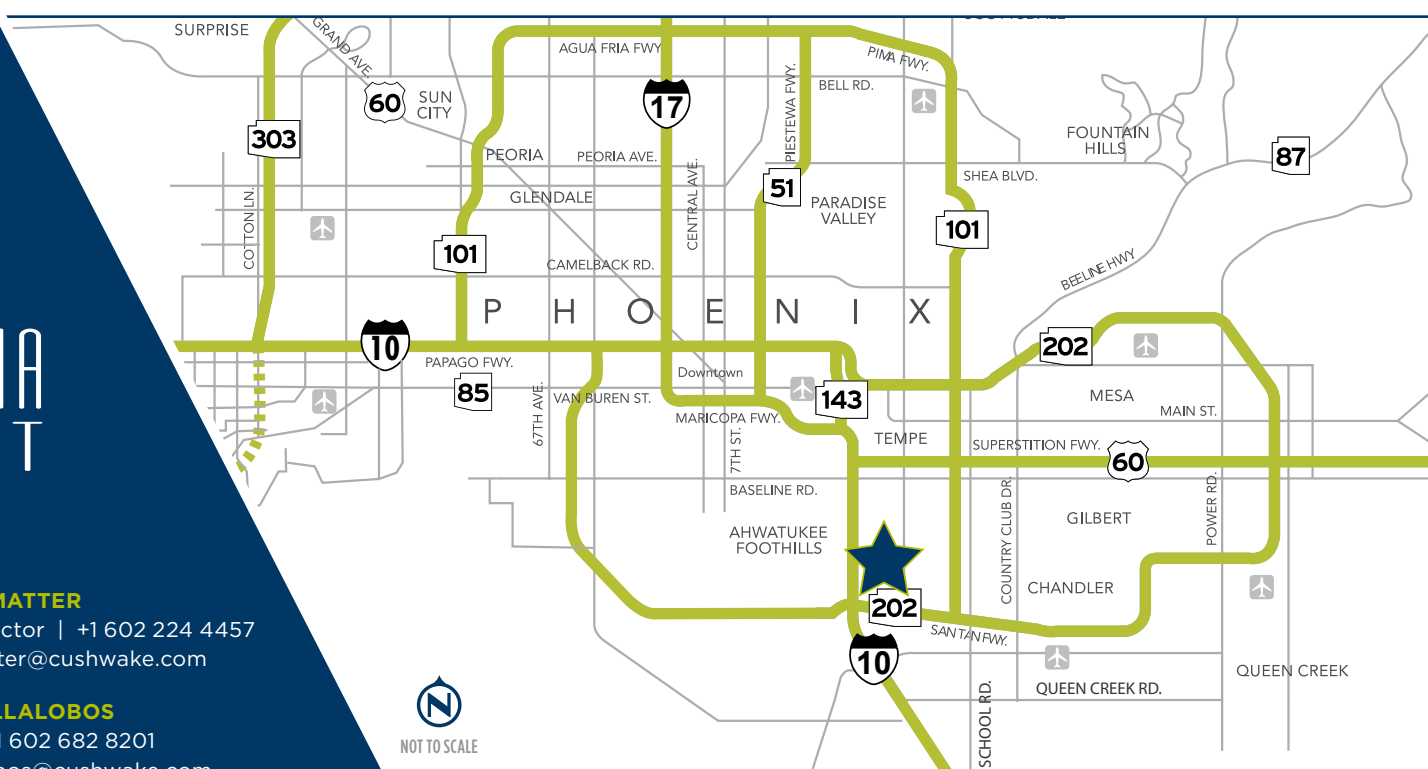
**2-MILE  
RADIUS:**

Source: Esri

 **130+**  
RESTAURANTS

 **800+**  
SHOPPING/RETAIL

 **30+**  
MULTI-FAMILY COMPLEXES



**ACACIA  
COURT**

**MIKE STRITTMATTER**

Executive Director | +1 602 224 4457  
mike.strittmatter@cushwake.com

**JENNIFER VILLALOBOS**

Associate | +1 602 682 8201  
jennifer.villalobos@cushwake.com

2555 East Camelback Road, Suite 400, Phoenix, AZ 85016  
+1 602 954 9000 | cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

## LOCATED IN THE SOUTH TEMPE/ AHWATUKEE SUBMARKET

Acacia Court benefits from its strategic location along Elliot Road, the primary east-west arterial through the East Valley cities of Tempe, Mesa, Chandler and Gilbert.

