

Plug & Play Sublease Available

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Hayden Park

**410 S Perry Ln & 425 S McClintock Dr
Tempe, AZ 85281**

Property Information & Building Features

Building:	410 S Perry Lane, Suite 1-2	425 S McClintock Drive, Suite 7
Premises:	±11,835 SF (Can be demised to ±5,916 SF)	±1,427 SF
Build Out:	35% Office/65% Warehouse – 7 Private Offices, 1 Conference Room, 2 bullpen areas, Breakroom, Storage Room, 3 Private Restrooms	15% office/85% Warehouse – 1 Reception/Office, common area restroom
Loading:	Two (2) Grade Level Doors	One (1) Grade Level Door
Term:	Through 04/30/2026	Through 04/30/2026
Available:	05/01/2025	05/01/2025
Rent Rate:	\$1.18 SF NNN	\$1.18 SF NNN
Building Class:	Class B Industrial Flex	Class B Industrial Flex
Parking:	2/1,000 SF	2/1,000 SF
Power:	400A/120 - 208V 3P	400A/120 - 208V 3P
Clear Height:	16'	16'

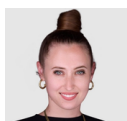
Highlights

- The spaces can be leased together or separately
- Excellent Freeway Access (Loop 101 & 202, US-60)
- Minutes to Phoenix Sky Harbor International Airport
- Existing cubicles and desks are available to remain in the space

For More Information



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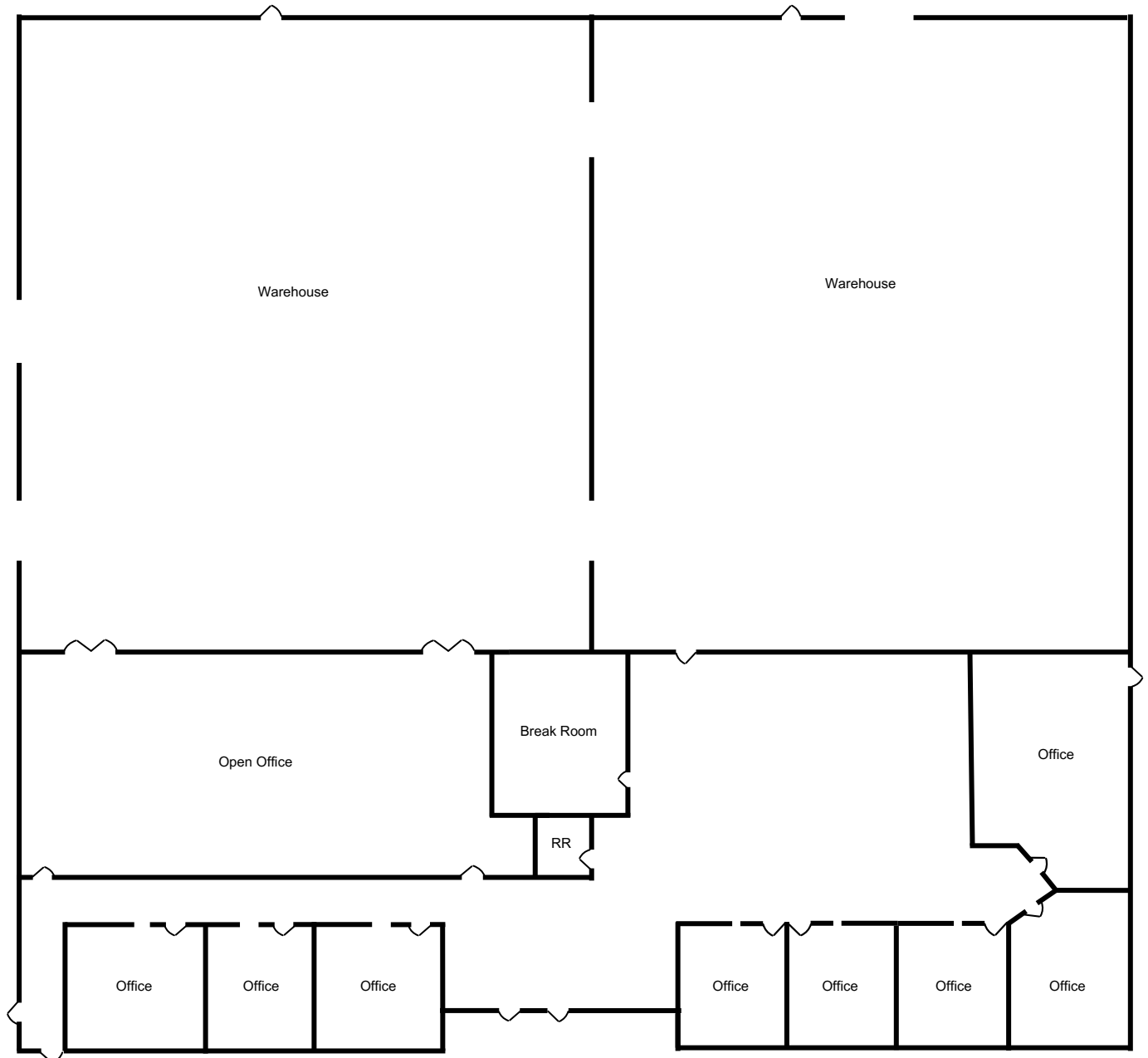
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Note: This space plan is a close representation but not exactly to scale. It includes three (3) restrooms, not all of which are shown on this space plan.

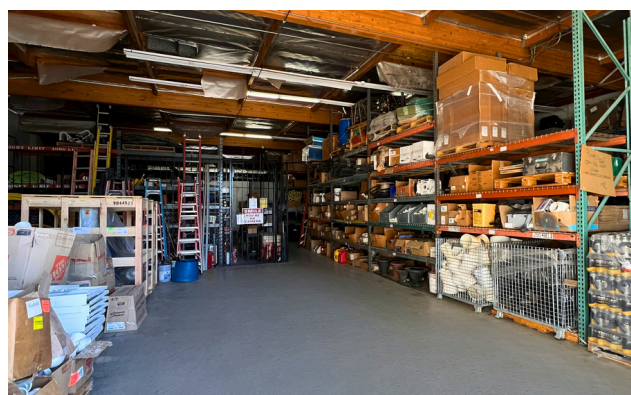
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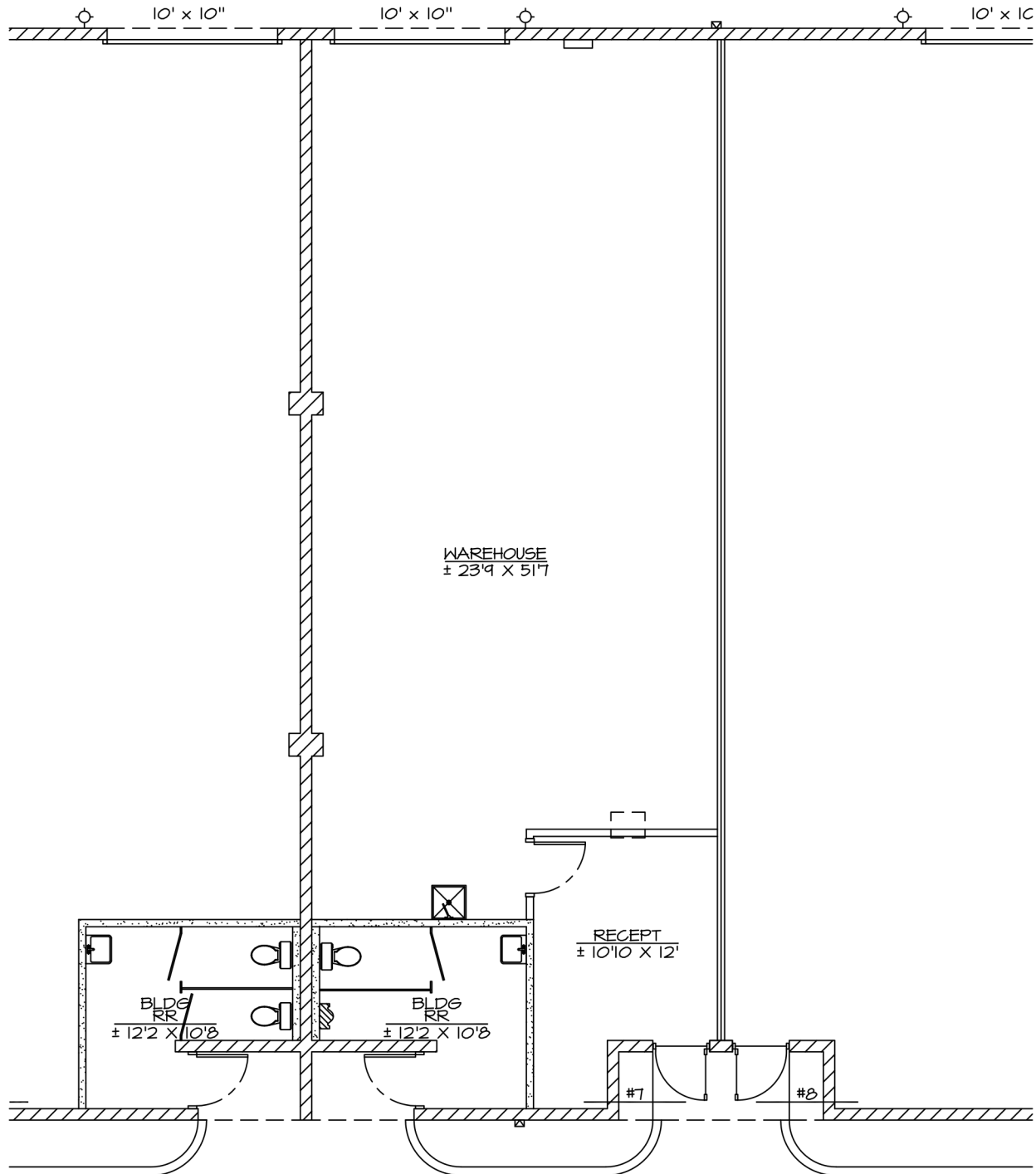
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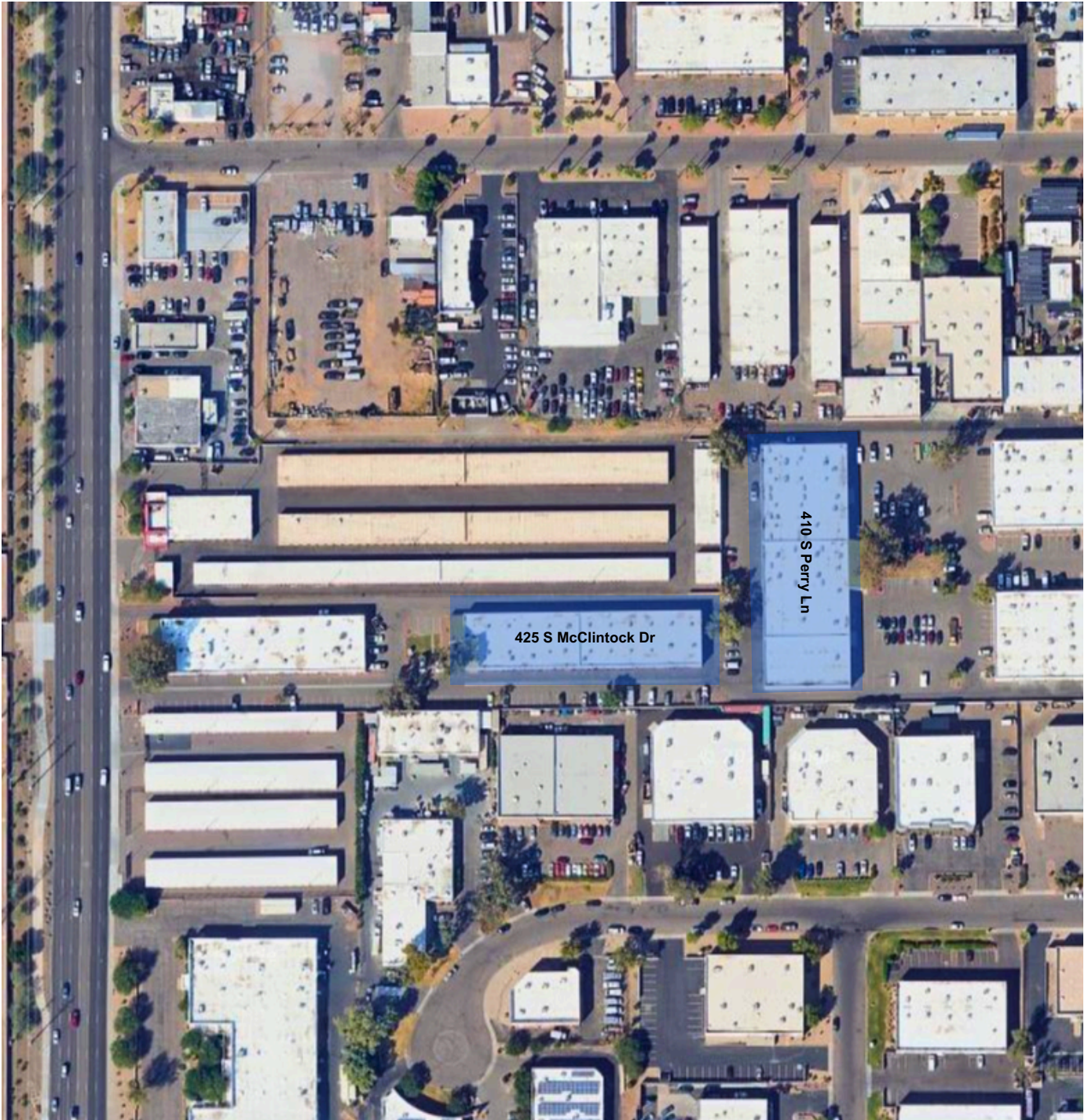
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