

2353

university

±24,430 SF OFFICE BUILDING FOR SALE



CBRE

property summary



2353 W University Drive
Tempe, AZ 85281

2-story office building with Class A finishes built in 2005. Central location minutes from Phoenix Sky Harbor Airport, ASU Campus and downtown Tempe.

The property is being offered for sale with furniture and fixtures included.

±24,430 SF

HIGHLIGHTS

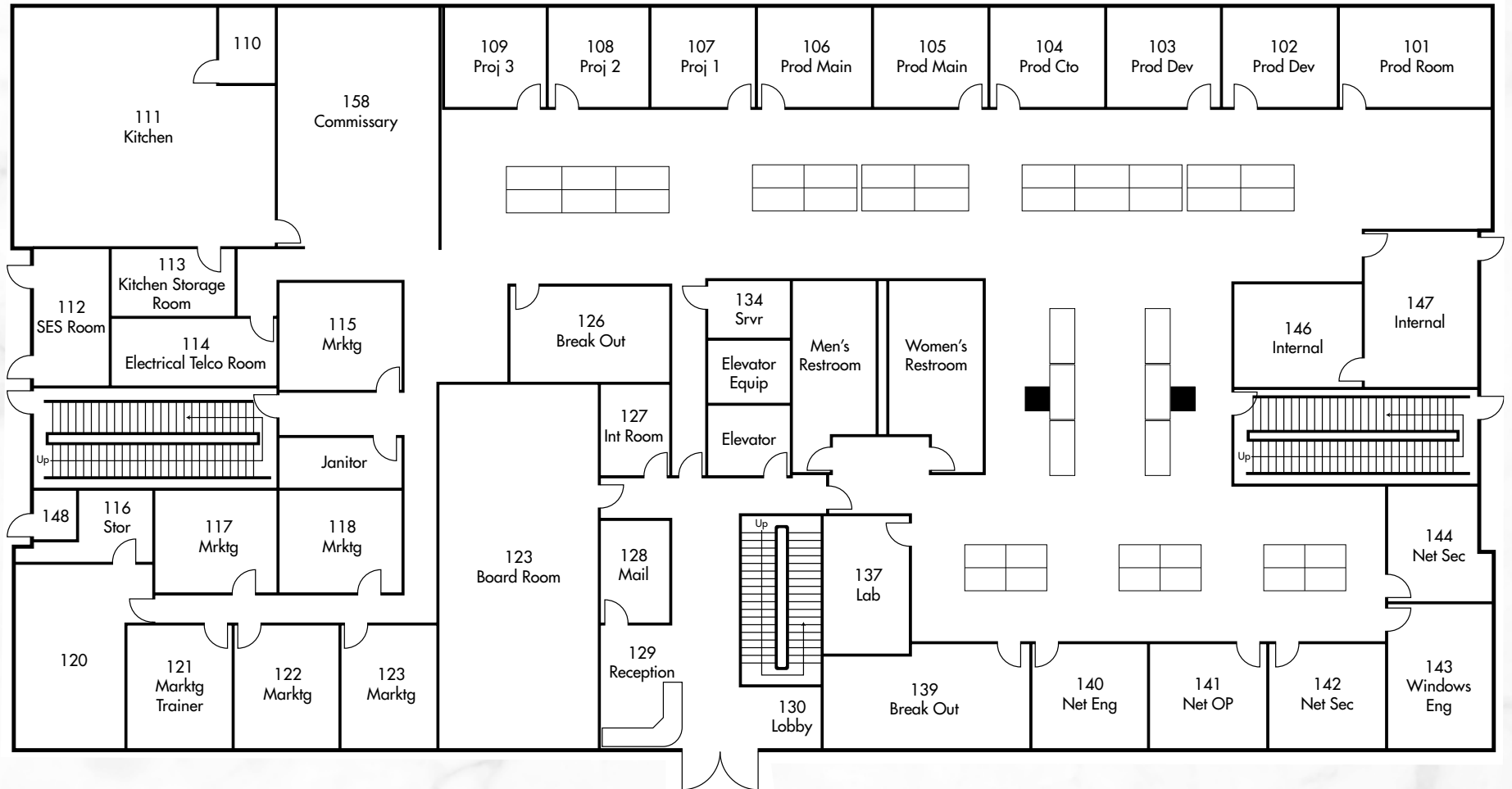
- › Spacious Lobby with Elevator to 2nd Floor
- › ±30 private offices and open bull pen areas
- › Large Boardroom with wet bar
- › Multiple conference rooms, game room
- › Commercial kitchen (seller is willing to leaseback approximately 2,500 SF)
- › 16 covered plus 50 surface parking spaces





floor plans

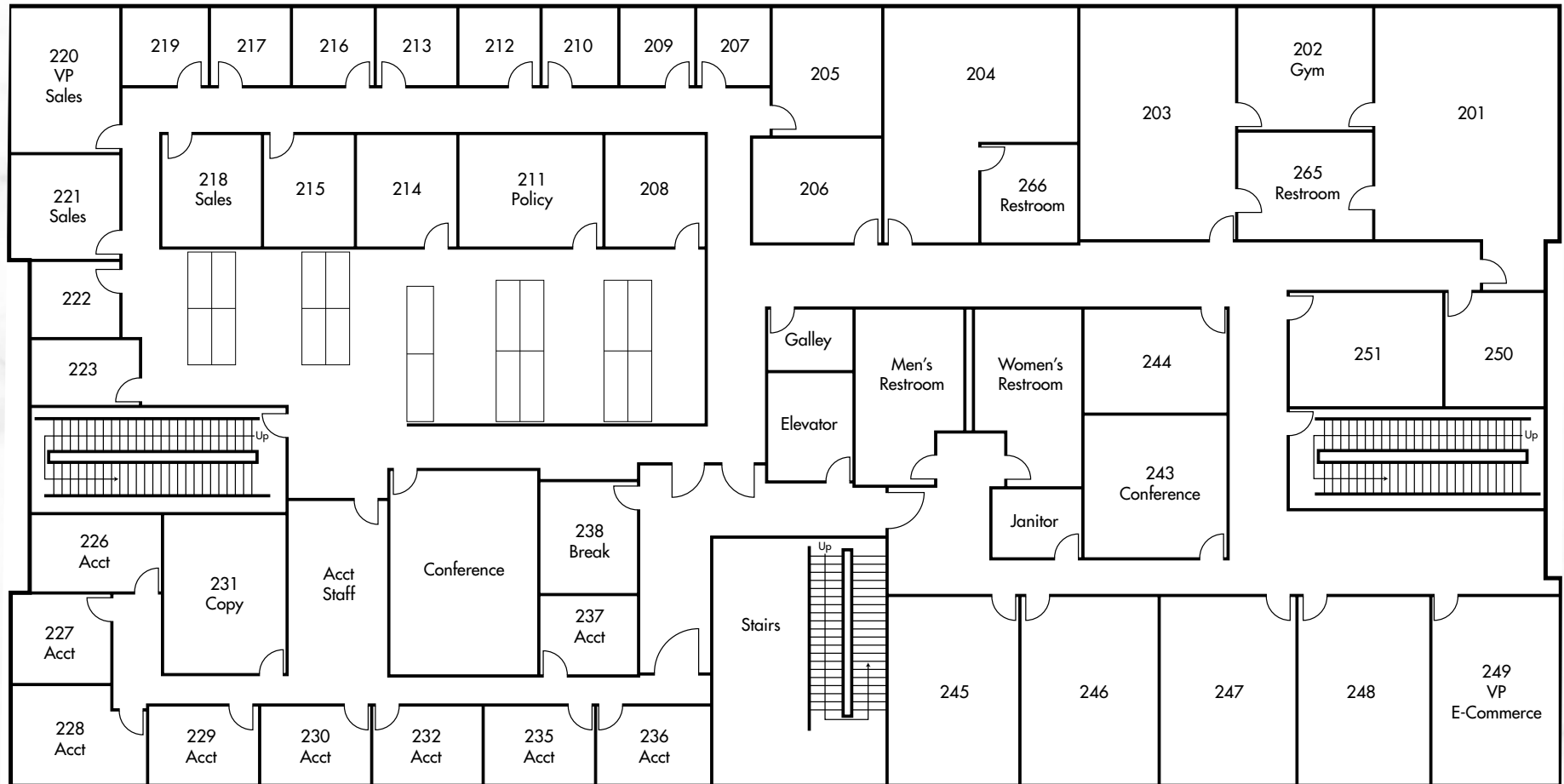
First Floor



Not to Scale

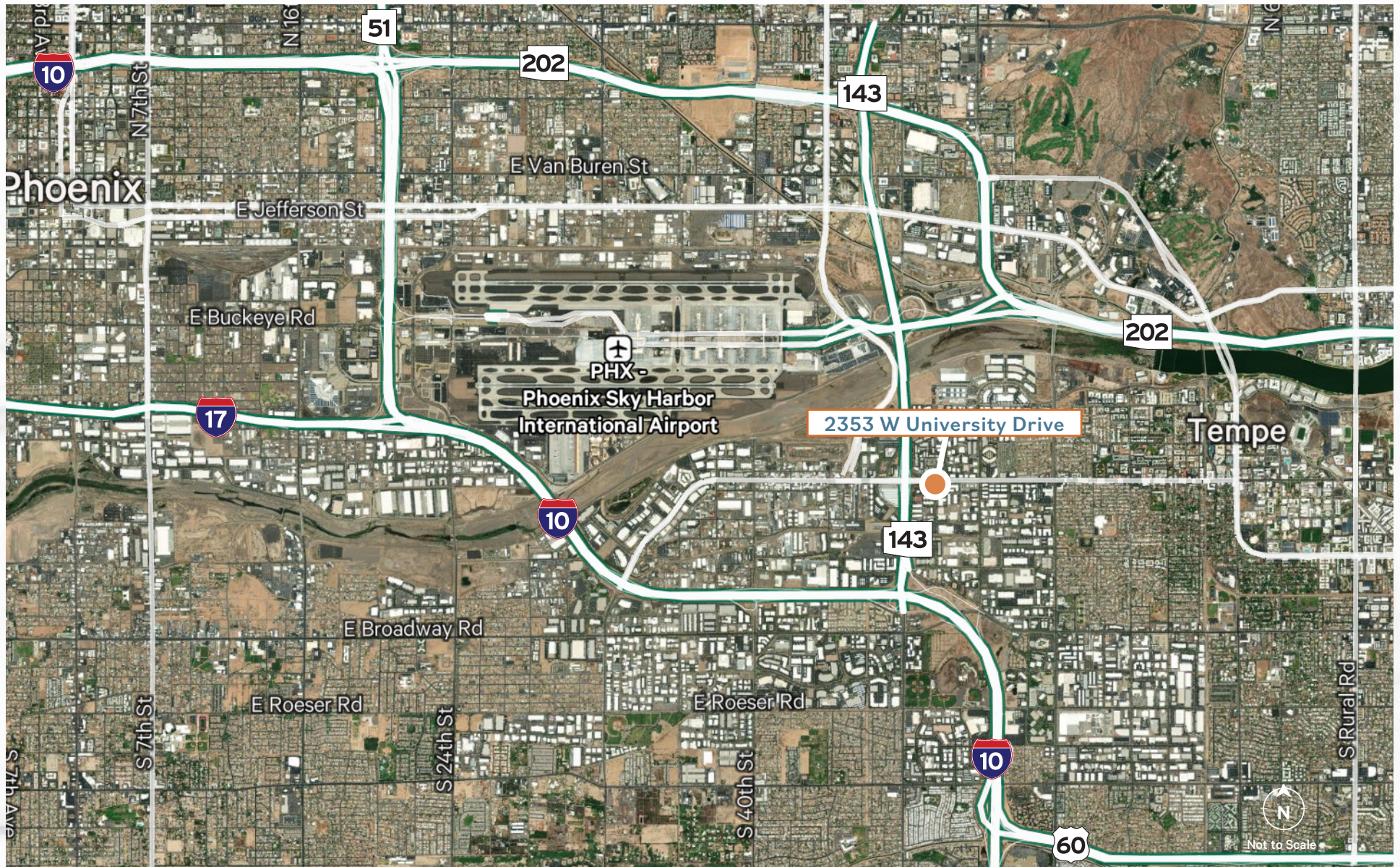
floor plans

Second Floor



Not to Scale

area map





Tempe has the most educated and technically-skilled workforce in Arizona, which is a testament to the strength of the city's higher education institutions.

- › 42 percent of Tempe residents have baccalaureate degrees
- › 18 percent have masters and above
- › More than 50 percent have post-secondary certifications
- › 92 percent have high school diplomas.
- › Median age of Tempe's resident base is 28.1 years
- › Tempe's Achieve 65 program is focused on facilitating post-secondary achievement for 65 percent of Tempe's residents.

SOURCE: TEMPE.GOV

DEMOGRAPHICS

POPULATION

	1 MILE	2 MILES	3 MILES
2020 Population Census	3,356	88,200	316,410
2023 Population Estimate	3,391	91,901	324,853
2028 Population Projection	3,967	95,211	337,565

HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
Average Household Income	\$78,683	\$77,913	\$85,351
Median Household Income	\$60,599	\$57,558	\$60,792

WORKPLACE

	1 MILE	2 MILES	3 MILES
2023 Businesses	1,149	6,228	14,791
2023 Employees	22,816	136,666	261,849

SOURCE: CBRE RESEARCH

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2353 W UNIVERSITY DR
TEMPE, AZ

ASKING PRICE:

\$7,939,750

\$325 / SF

CONTACT US

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