

# OFFICE SPACE AVAILABLE FOR LEASE

## TEMPE PROFESSIONAL PLAZA

6101 S RURAL RD, TEMPE, AZ 85283

BUILDING SIZE

**±15,334 SF**



Contact Us:

**TYSON BREINHOLT**  
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, 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. July 11, 2025 10:43 AM

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC  
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr, Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

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<b>Building</b>	15,334 SF
<b>Suite Sizes</b>	820 SF up to 2,888 SF
<b>Lease Rate</b>	\$19.50 PSF/YR Full Service
<b>Parking Ratio</b>	4.24/1,000
<b>Parcel</b>	301-91-457A
<b>Zoning</b>	RO



Prime Location with High Visibility



Accessible to US-60 & Major Freeways



Ample Parking Space for Tenants and visitors



Proximity to retail, restaurants, and shopping



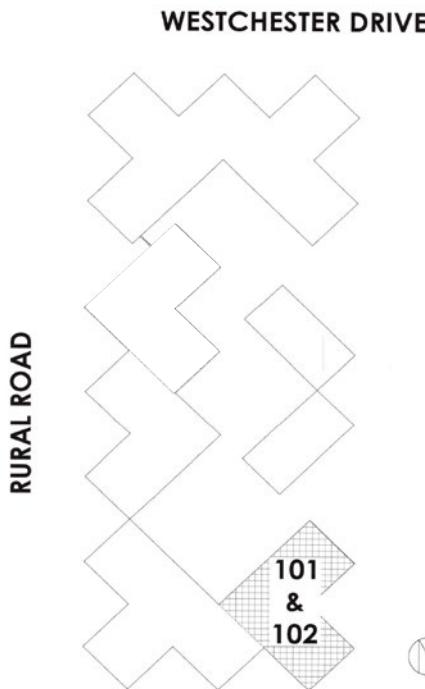
Modern and Well-Maintained Building

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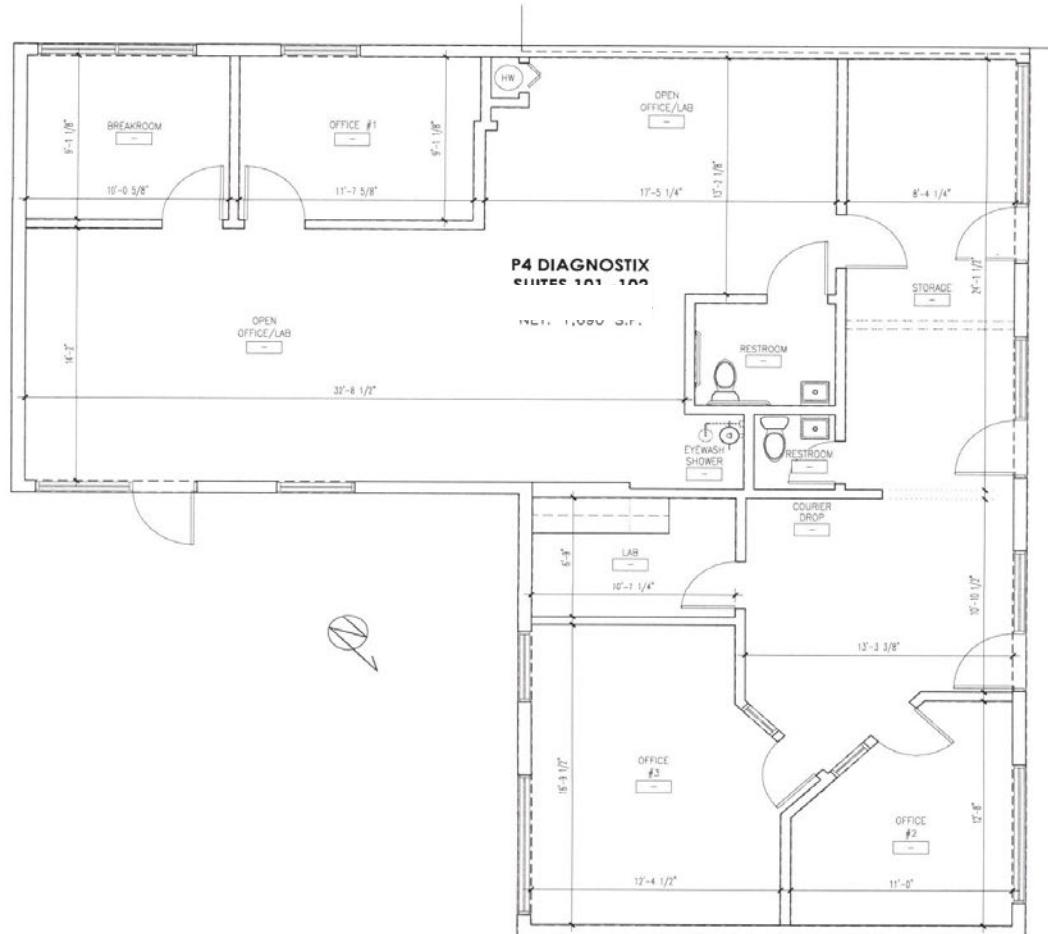


## AVAILABILITY

SUITE #	LEASE RATE	SIZE
101, 102	\$19.50/SF/YR Full Service	±2,016 SF

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# PROPERTY PHOTOS



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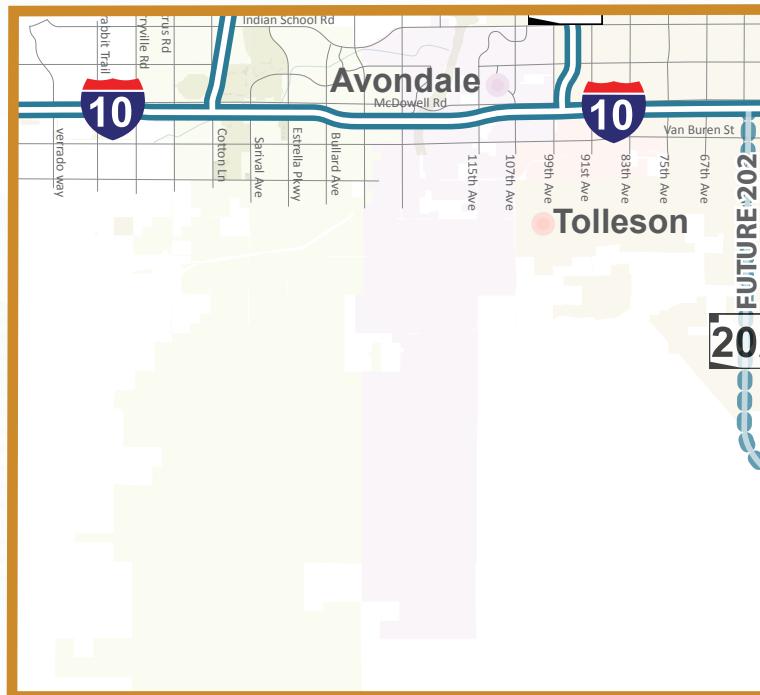
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# LOCATION HIGHLIGHTS

Tempe is a vibrant and strategically positioned area nestled between the I-10 and 101 freeways. The area features a mix of urban development, with residential neighborhoods, commercial spaces, and a variety of local amenities such as shopping centers, dining options, and entertainment venues. The proximity to the freeways ensures that you're just minutes away from downtown Tempe, the Arizona State University campus, and other key areas like Chandler and Mesa, offering both suburban tranquility and city access.

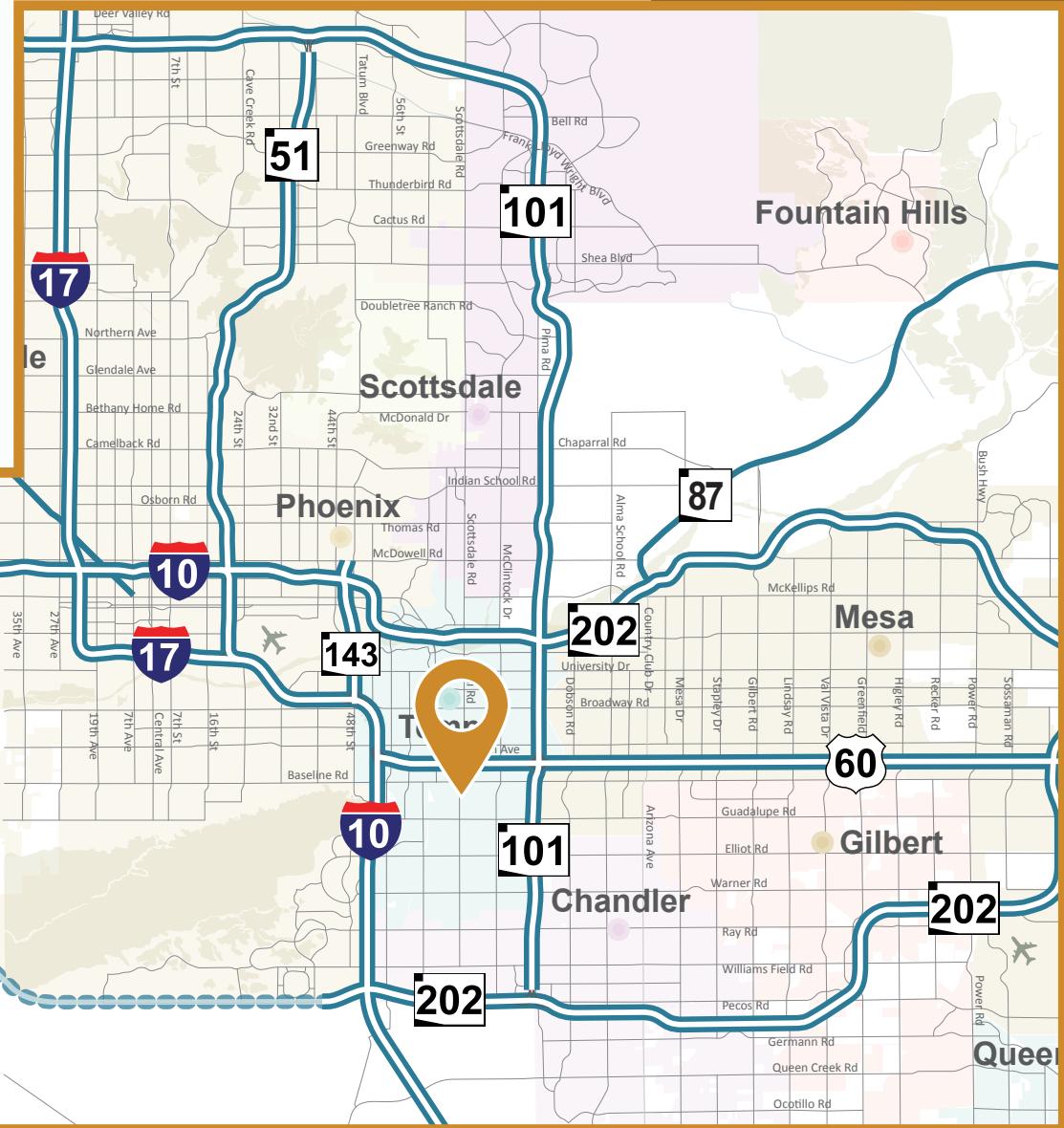


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