

FOR LEASE

# Tempe River Healthplex

2155 E Conference Drive, Tempe, AZ 85284

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# Medical Office Building

2155 E CONFERENCE DRIVE, TEMPE AZ

±35,087 SF Freestanding Buildings on 2.62 Acres

For Lease | ±22,869 SF

## FOR LEASE

\$28.00 / SF Modified Gross - Office/Clinic Space

\$45.00 / SF Modified Gross - Surgery Center

Tenant Improvement Allowance Negotiable

### Property Description

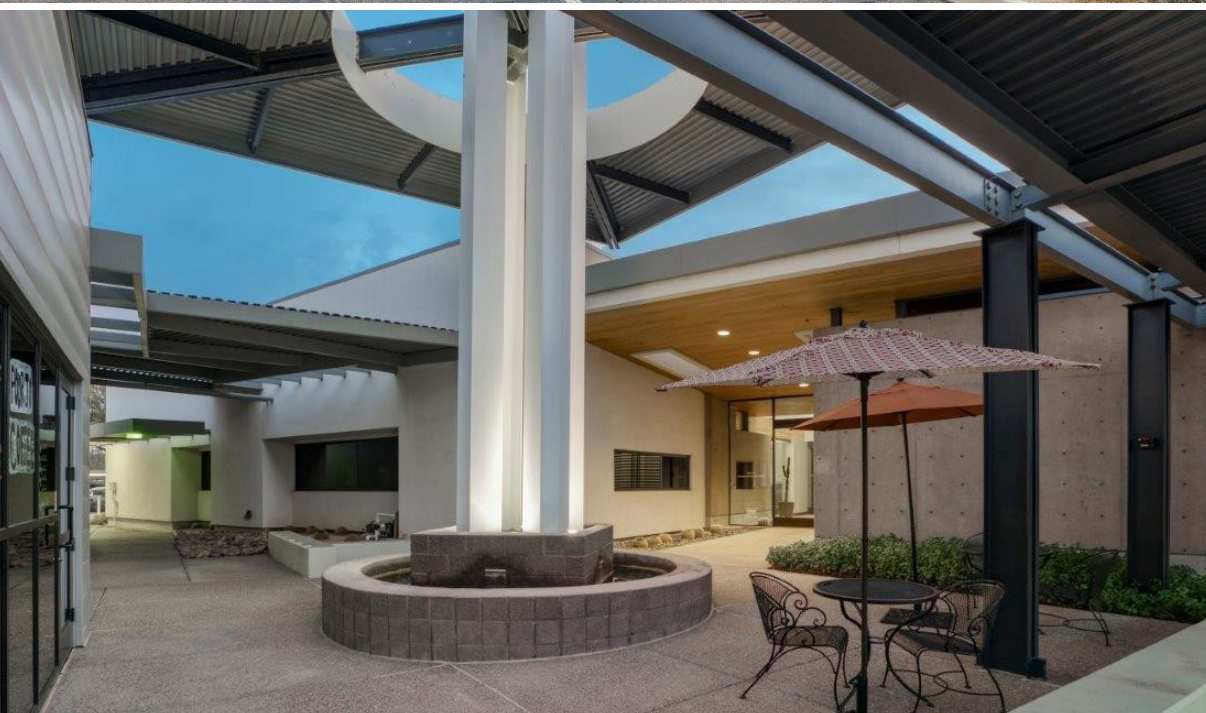
Tempe River Healthplex is a 35,087 SF medical campus located within the Arizona State University Research Park. The campus includes a three operating room ambulatory surgery center (ASC) for lease. The ASC can be used for orthopedic, cardiac or any single specialty outpatient surgeries or procedures.

Private medical campus is situated within the Arizona State University Research Park. The Research Park is a 320-acre campus that offers tenants and partners access to University services including cooperative research opportunities and patentable proprietary research contracts.

### Property Details

Gross SF	±35,087		
Available Space	Suite 101	12,340 SF	Coffee Shop } 101 & 102 contiguous to 12,641 SF
	Suite 102	301 SF	
	Suite 110	3,777 SF	Shell Turnkey 3 OR ASC } 110 & 111 contiguous to 10,228 SF
	Suite 111	6,451 SF	
Acreage	2.62 AC		
Year Built	2006		
Parking	3.76/1,000		
APN	301-53-317		

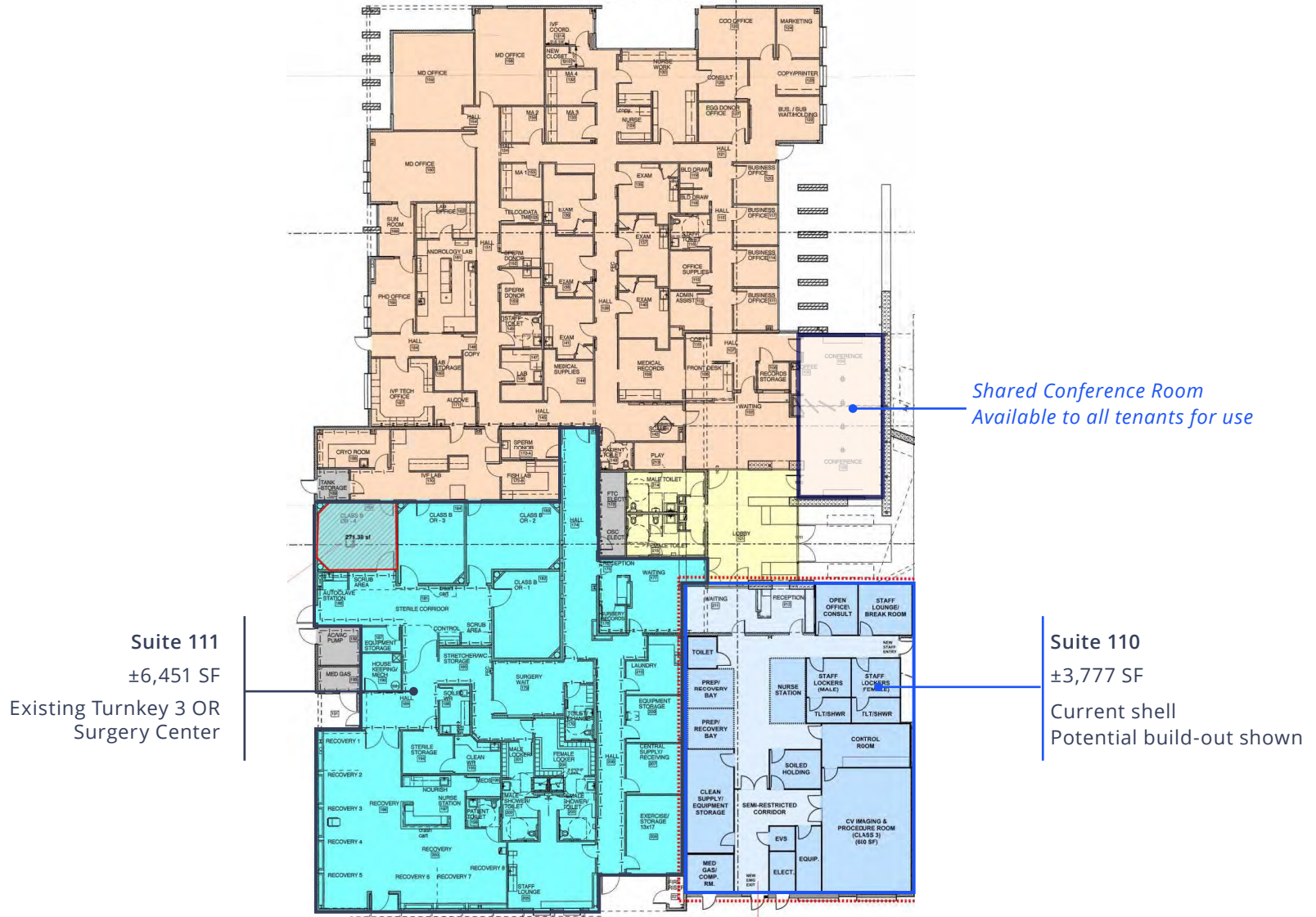




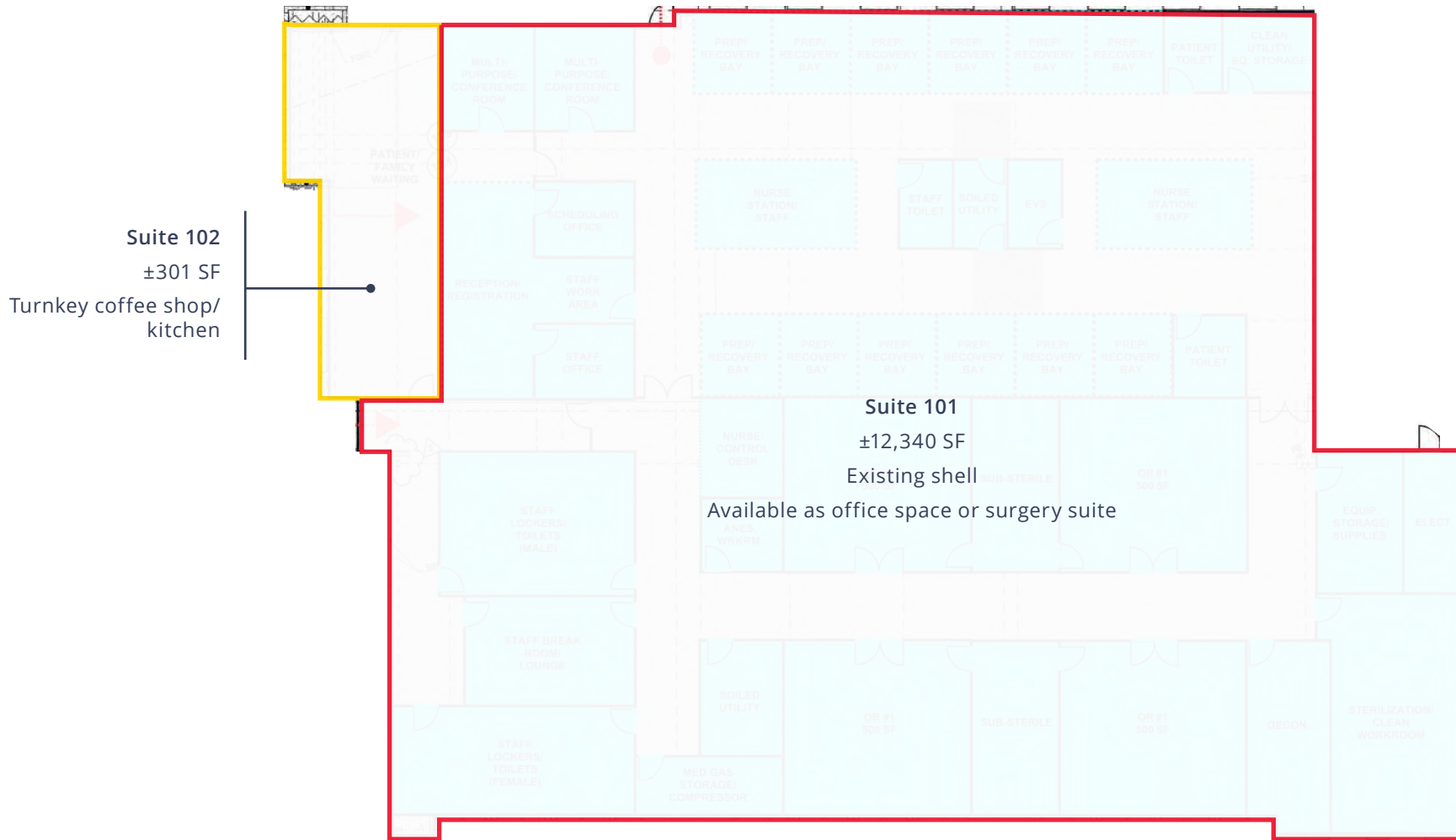
## Property Highlights

- Private medical campus located within Arizona State University Research Park
- Beautiful contemporary design in concrete by *Grace Design* (formerly *Orcutt Winslow*)
- Three operating room ambulatory surgery center on site and available for lease
- Perfect for all medical practices or physical therapy
- Right off Loop 101 and Elliot Rd in ideal Tempe/east valley location
- 1,000 SF conference space available for all tenants by reservation

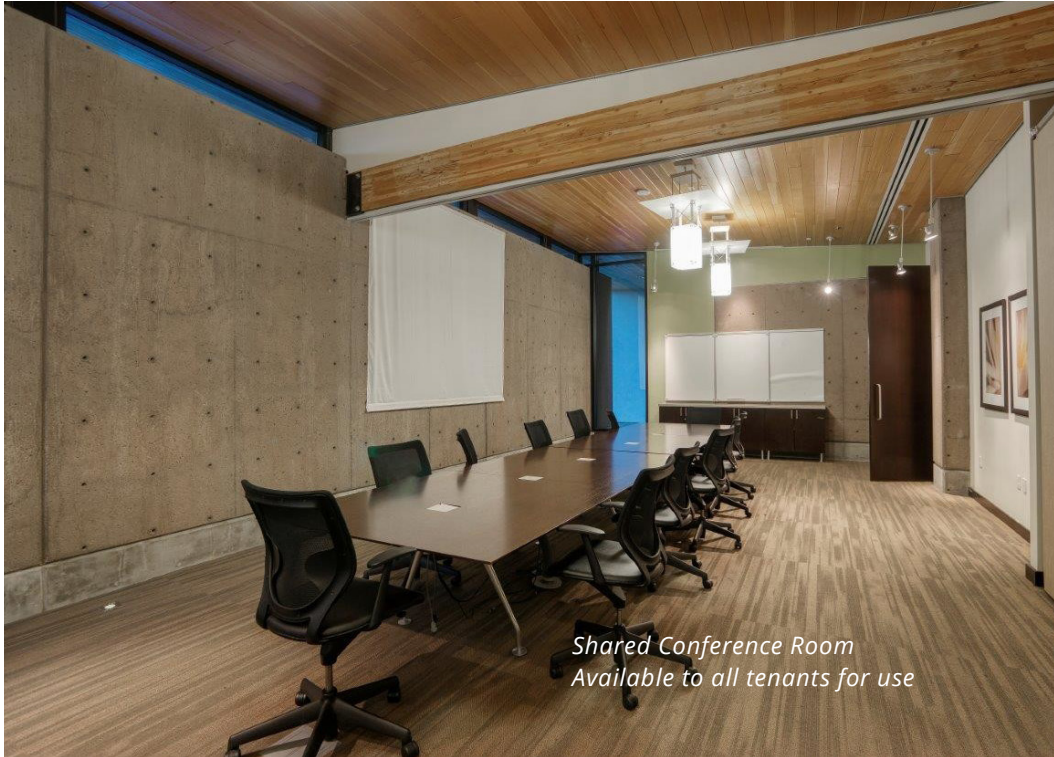
# Floor Plans



# Floor Plans



# Property Photos







For more information, contact:

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