



# For Lease!



## NOW AVAILABLE FOR LEASE

This 7,959 sf building, Located on Rural Road in Tempe, is situated near Arizona State University, Downtown Tempe, US 60, and the Valley Metro Light Rail. The building features a modern architectural style and is surrounded by desert landscaping. Suites have been recently updated and boasts an industrial interior design. One of the available suites faces Rural Road, providing excellent visibility, while the other suite includes a private restroom. This location offers convenience and accessibility for businesses looking for a prime location in Tempe.

PROPERTY TYPE: **OFFICE**  
YEAR BUILT: **2005**  
BUILDING CLASS: **B**  
TENANCY: **MULTIPLE**  
NO. STORIES: **2**

## AMENITIES:

- Building Located on Rural Road Near ASU and US-60
- Directly on Bus Route
- 1 Mile from Valley Metro Light Rail
- Contemporary Architecture
- Industrial Finishes with Exposed Duct Work Ceilings
- Breezeway Office Entries
- Security Gates

<b>Suite 103</b>	<b>1,479 SF</b>	<b>\$2.42/SF</b>
<b>Suite 201</b>	<b>2,471 SF</b>	<b>\$2.42/SF</b>
SUITES AVAILABLE	SF AVAILABLE	CAM

<b>.56 Acres</b>	<b>7,959 sf</b>	<b>32</b>
LOT SIZE	BUILDING SIZE	PARKING



"

MY INNOVATIVE APPROACH  
TO REAL ESTATE MARKETING  
GIVES ME A COMPETITIVE  
ADVANTAGE.

"

# Meet RENEE ROJAS

We're the Agent Collective team, based out of Scottsdale, Arizona. We specialize in commercial real estate properties ranging from retail, office, multifamily, land, industrial and more. With a combined 30+ years of experience, we have all the tools needed to help you find your next property.

Miss Rojas's dedication to client satisfaction is unmatched. She effortlessly connects with clients, grasps their distinct requirements, and customizes services to meet their needs. Her exceptional interpersonal skills and genuine care for her clients' success make her a highly regarded and trusted advisor in the commercial real estate industry.

**20+**  
TEAM  
MEMBERS

**30+**  
HOMES  
SOLD (2021)

**\$10B**  
GENERATED  
REVENUE (2021)

**100%**  
SUCCESS  
RATE

UNTRADITIONAL. UNCONVENTIONAL.  
WE ARE REALTY**ONE**GROUP

LET'S TALK. CONTACT ME TODAY.  
602-920-8200

## RENEE A. ROJAS

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