

OFFICE SPACE FOR LEASE

1631

E GUADALUPE RD

TEMPE, AZ



CBRE

1631

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TEMPE, AZ

Space Available FOR LEASE

◆ Suite 100

±1,218 SF*

◆ Suite 102

±1,392 SF

◆ Lease Rate

*Contiguous to ±2,610 SF

\$22.50/SF modified gross

Tenant pays electric and janitorial

◆ Suites move-in ready with own restroom

◆ Walk up access to suites

◆ Parking lot and landscaping recently renovated

◆ Ideal Tempe location with easy access from major freeways

◆ High Traffic Counts

- Guadalupe Rd - ±20,902 vpd

- McClintock Rd - ±26,791 vpd

◆ Vibrant economic environment surrounded by service-oriented amenities and educational institutions

◆ Diverse selection of dining with a variety of restaurants and cafes

◆ Entertainment options including movie theaters, parks, and cultural attractions

◆ Retail stores, shopping centers and boutique shops



±8,282 SF
Multi-Tenant
2-Story Office



Lease Rate
\$22.50/SF
Modified Gross



Parking Ratio
3.9/1,000 SF



Amenities
Shopping, Dining,
Lodging & Entertainment



Monument
Signage Available



Easy access
from Loop 101,
US 60 & I-10



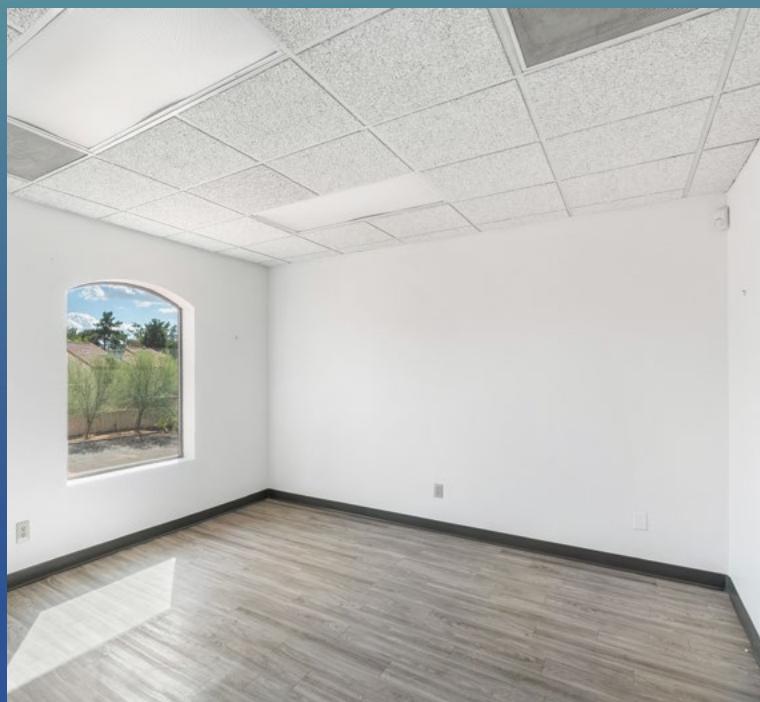
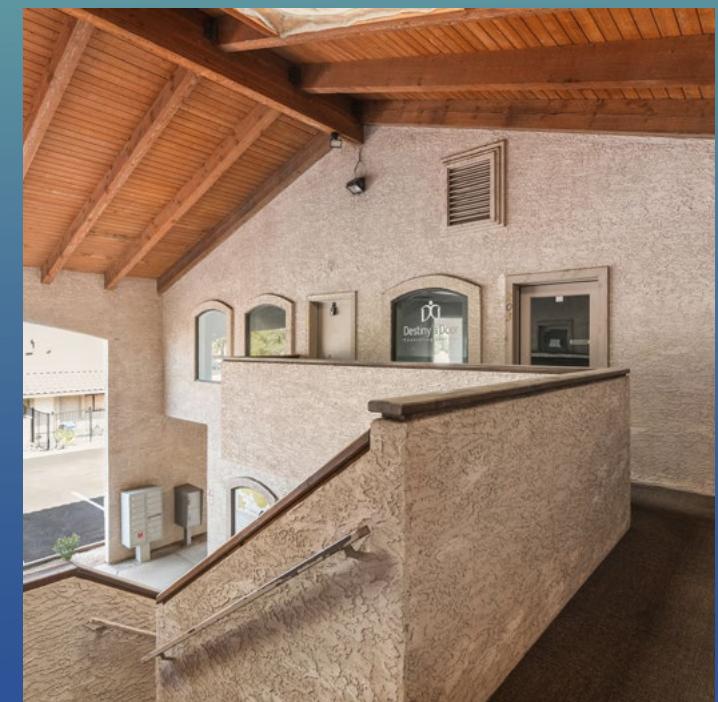
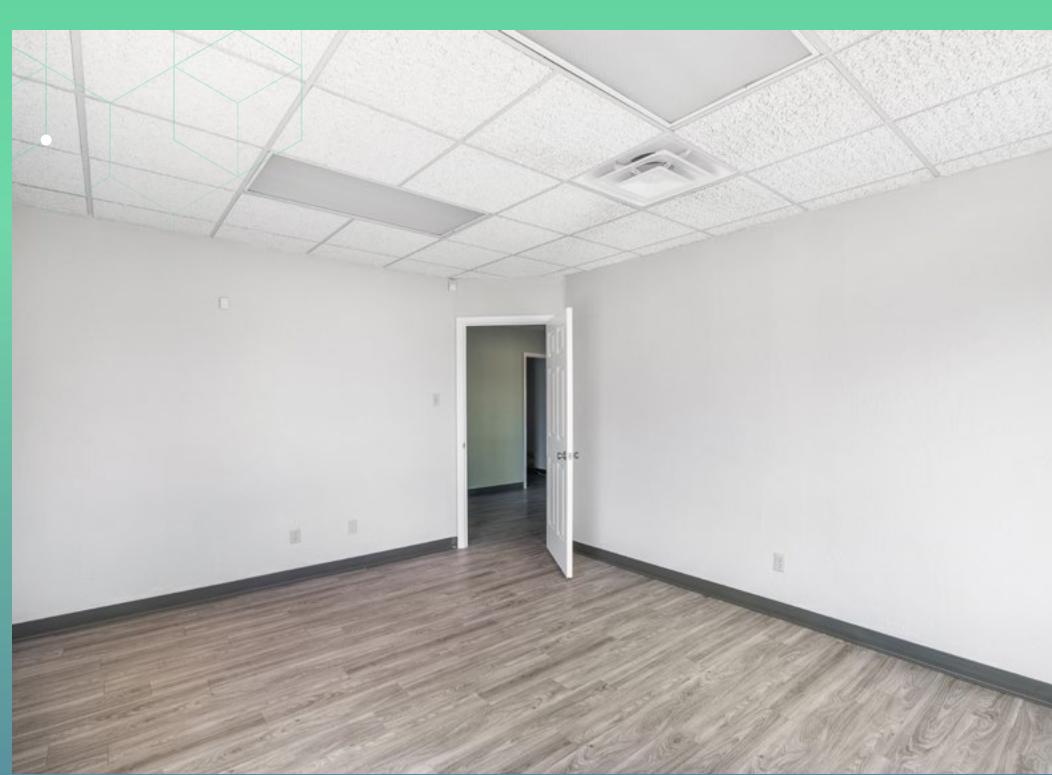
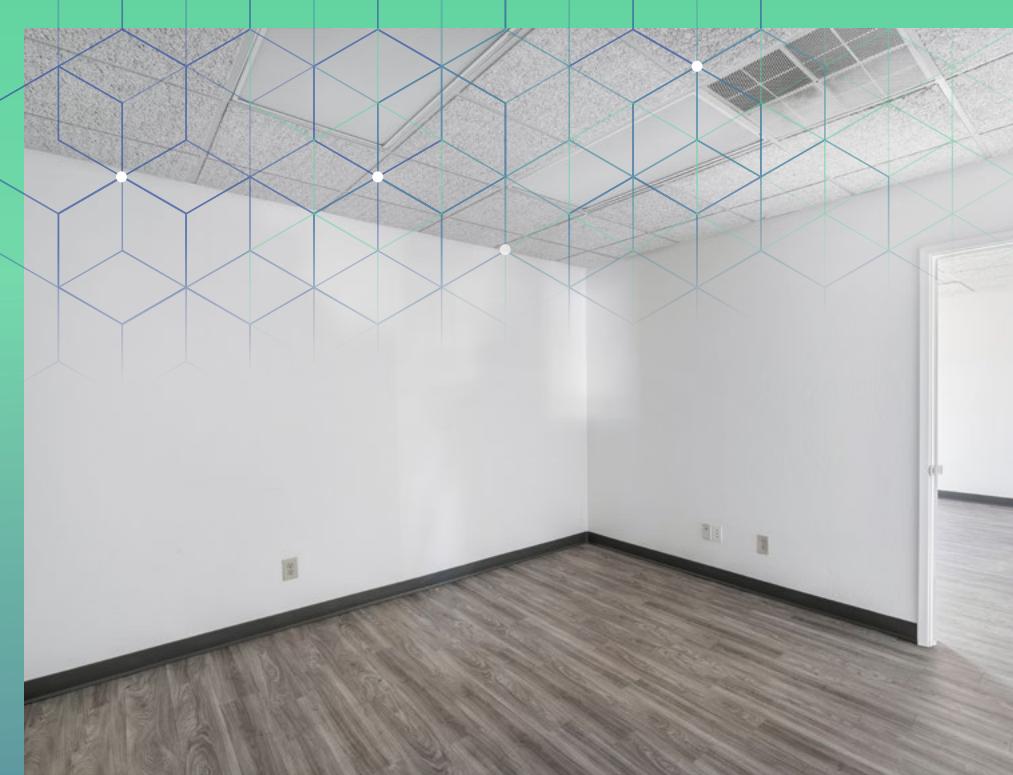
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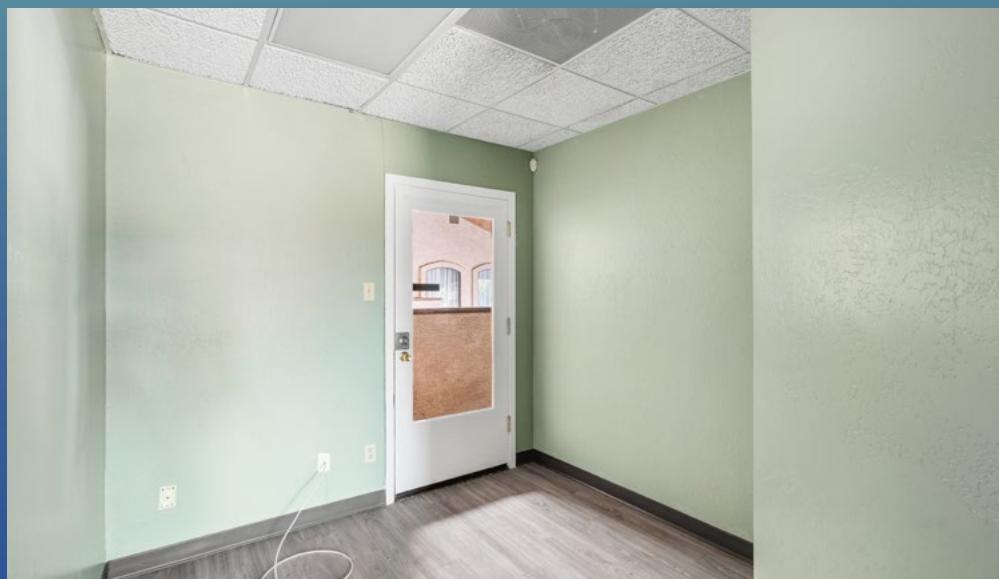
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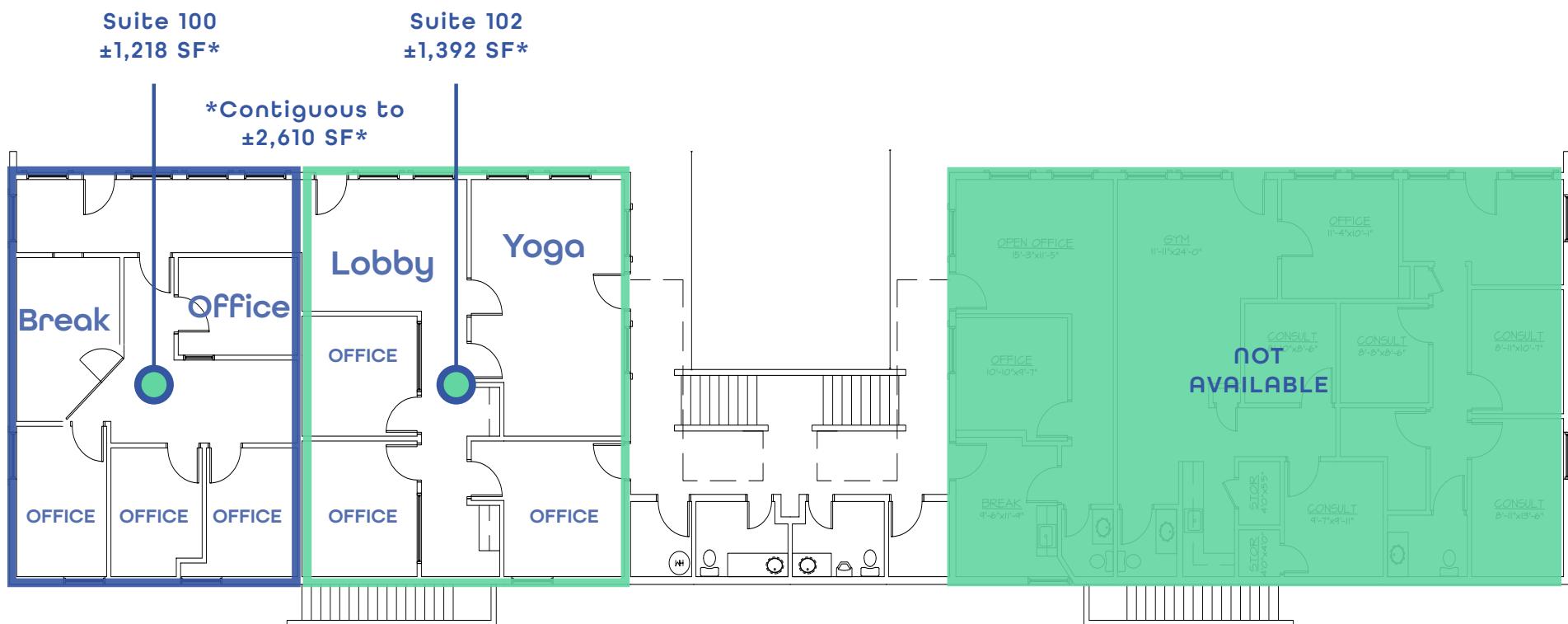
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FLOOR PLANS

1st Floor



Not to Scale

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