

OFFICE SPACE FOR LEASE

1631

E GUADALUPE RD

TEMPE, AZ



CBRE

1631

E GUADALUPE RD

TEMPE, AZ



±8,282 SF

Multi-Tenant
2-Story Office



Lease Rate

\$22.50/SF
Modified Gross



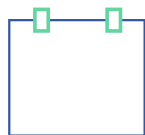
Parking Ratio

3.9/1,000 SF



Amenities

Shopping, Dining,
Lodging & Entertainment



Monument

Signage Available



Easy access

from Loop 101,
US 60 & I-10

Space Available FOR LEASE

- ◆ Suite 100 ±1,218 SF*
- ◆ Suite 102 ±1,392 SF
- ◆ *Contiguous to ±2,610 SF
- ◆ Lease Rate \$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

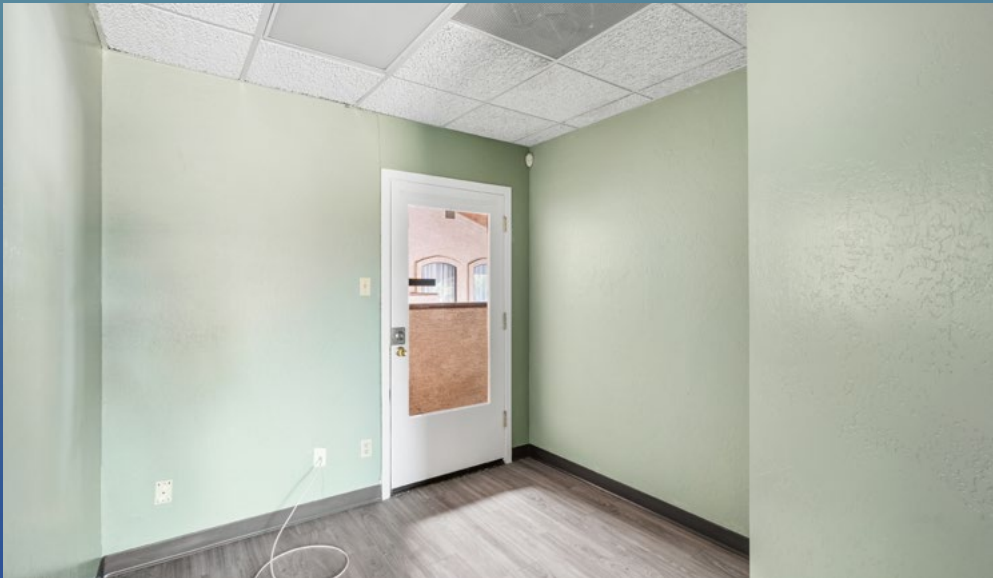


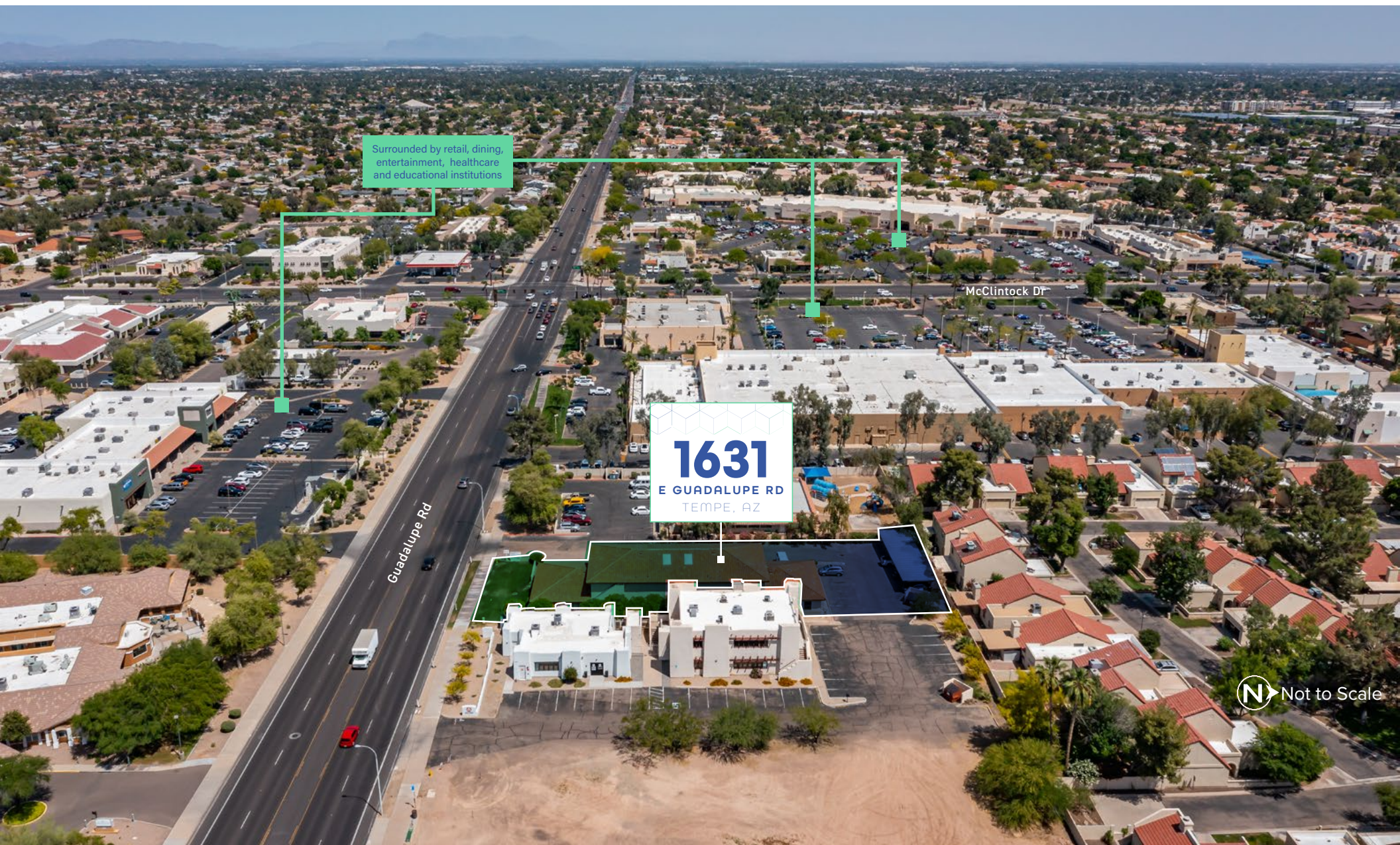
FOR LEASE 1631 E Guadalupe Rd | Tempe, AZ

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Surrounded by retail, dining, entertainment, healthcare and educational institutions

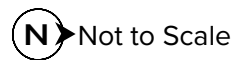
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McClintock Dr

Guadalupe Rd

N Not to Scale

A decorative background pattern consisting of a grid of overlapping hexagons. The hexagons are outlined in thin lines, with some in a muted blue color and others in a light green color, creating a subtle, modern geometric design.



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C O N T A C T S

Jamie Swirtz

+1 602 735 5630

jamie.swirtz@cbre.com

Joe Pequeno

+1 602 735 5613

joe.pequeno@cbre.com

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