



Tempe Corporate Center
4515 S McClintock Dr
Tempe, AZ 85282



Thomas Bean, CCIM

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Don Morrow

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Dylan Whitwer

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Property Details

Tempe Corporate Center
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Location

- Easy access to US-60 & Loop 101 Freeways
- Centralized location in Tempe
- Close to ASU, Banner Desert Hospital, Tempe St. Luke's, retail, and restaurants

Building

- General & medical office space
- TIs available based on terms, etc
- Parking — 8:1,000
- Recent property upgrades

Availabilities

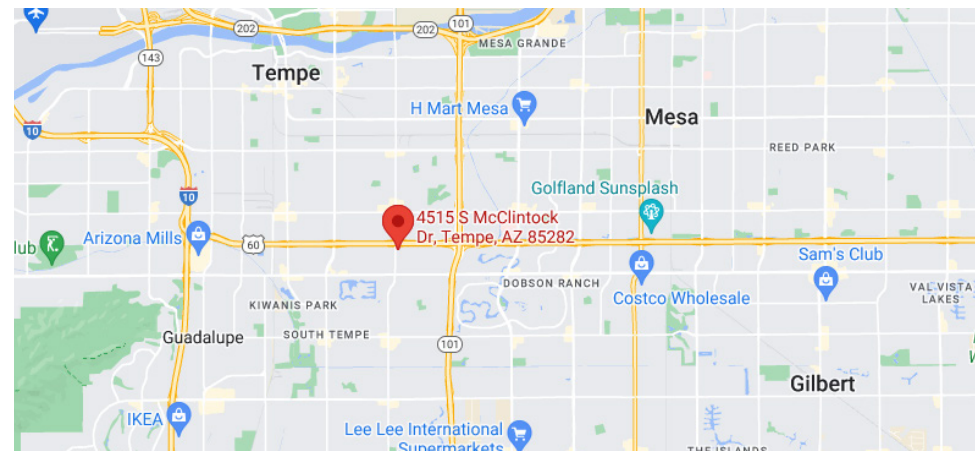
- Suite 116 | 1,142 SF — \$24.00 PSF | Available 3/1/26
- Suite 208 | 2,200 SF — \$24.00 PSF | General/Medical Office
- Suite 210 | 1,492 SF — \$24.00 PSF
- Suite 212 | 2,604 SF — \$24.00 PSF

Demographics

	1 Mile	3 Miles	5 Miles
Population	15,632	170,253	378,052
Average HH Income	\$82,763	\$60,130	\$63,041
Average Age	37.3	31.2	32.4

Traffic Counts

	VPD
Superstition Fwy (US-60)	324,912
S McClintock Dr	37,062



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Suite 116

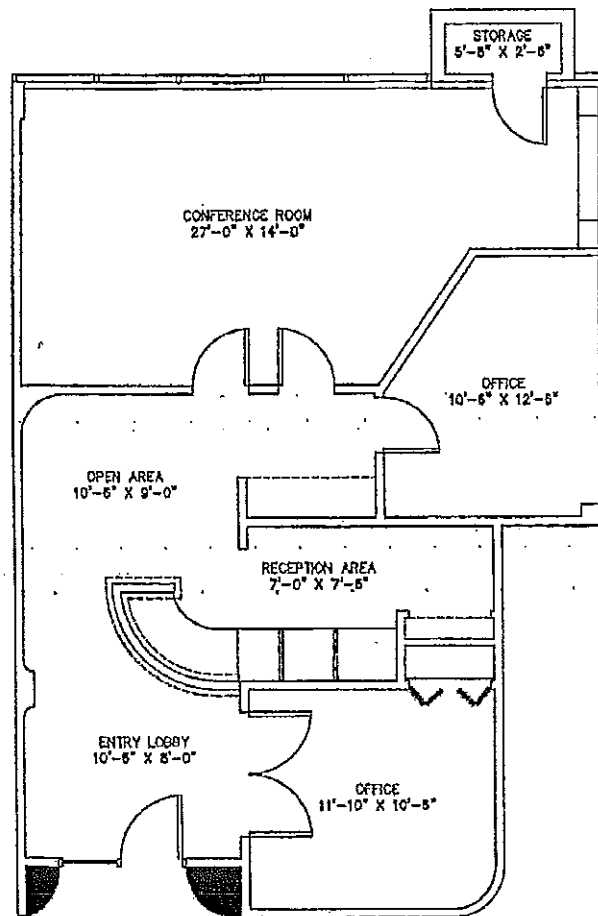
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Suite 116 | 1,142 SF | As-Built

Office

\$24.00/SF, Full Service

Available as of 3/1/2026



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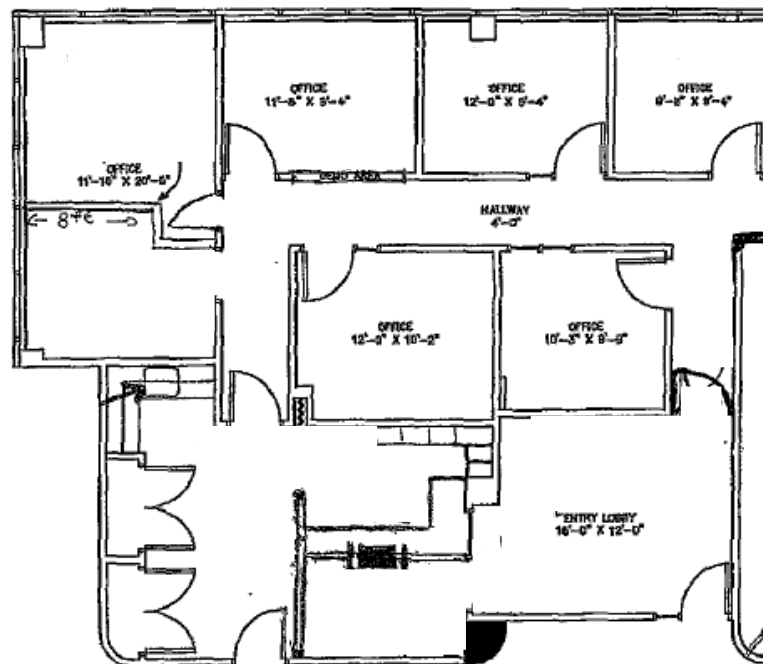
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Suite 208

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Suite 208 | 2,200 SF | As-Built

General Office/Medical Office
(Medical TI's to be negotiated)
\$24.00/SF, Full Service
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Suite 210

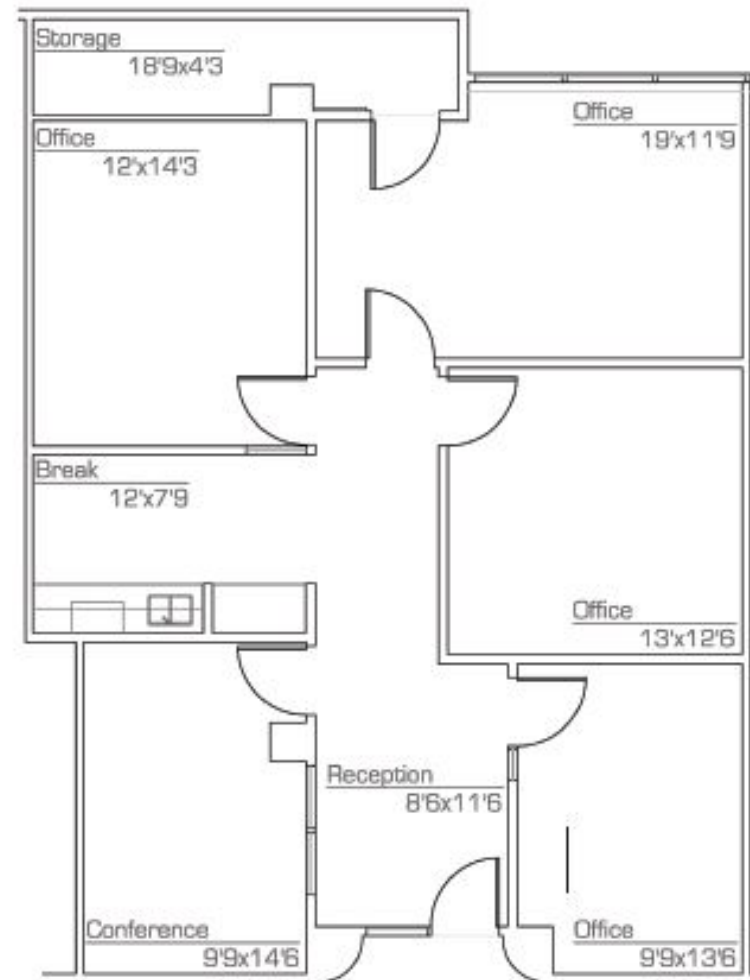
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Suite 212

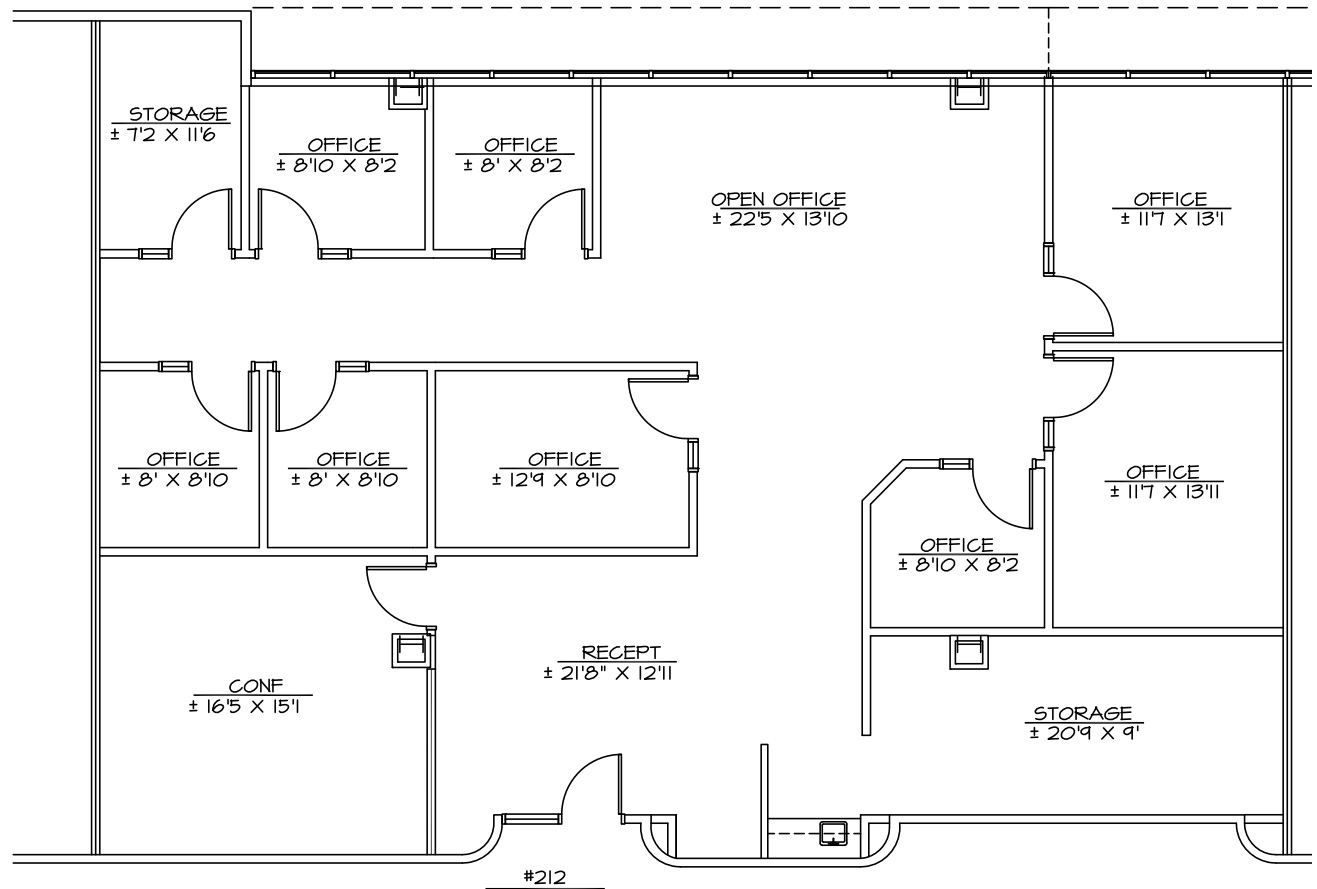
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Suite 212 | 2,604 SF | As-Built

Office

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Property Photos

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Property **Photos**

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