

CBRE



UNIVERSITY DR

WORKSPACE
TEMPE

1505 - 1575 W UNIVERSITY DR | TEMPE, AZ

Available for Lease

Property Overview

The area surrounding **Workspace Tempe** presents a compelling location for office, industrial and R&D leasing, distinguished by its strategic position, robust accessibility, and vibrant local amenities. Its proximity to ASU and major transportation arteries contributes to a dynamic environment suitable for a range of businesses.



EASY ACCESS

University Drive Frontage;
Park & Enter in Front of Suite

SIGNAGE

Available on Building
Above Suite

AMENITIES

5 Minutes to Sky Harbor
3 Minutes to Arizona State University

SPEC SUITES

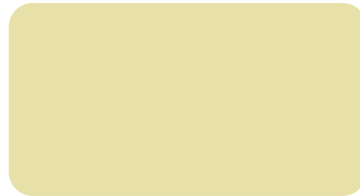
2 Brand New
Office Spec Suites

FLEXIBLE USE

Office & Flex Industrial Complex for
Different Business Needs

LUSH LANDSCAPING

Garden Courtyard
Environment



Property Highlights

	BUILDING 1505	BUILDING 1515	BUILDING 1525	BUILDING 1565	BUILDING 1575
PROJECT	Office Building	R&D Flex Building	R&D Flex Building	Office Building	Office Building
AVAILABLE SPACE	Suite 105: ±1,829 SF ¹ Click Here for Virtual Tour Suite 106: ±1,598 SF ¹ Click Here for Virtual Tour	Suite 104: ±5,622 SF Click Here for Virtual Tour	Suite 101: ±2,225 SF Click Here for Virtual Tour	Suite 103: ±6,408 SF Available 07/01/2026	Suite 107: ±4,736 SF Available 07/01/2026 Suite 111: ±1,052 SF
LEASE RATE	\$19.00/SF NNN Annually	\$1.45/SF Modified Gross Monthly	\$1.45/SF Modified Gross Monthly	\$1.45/SF Modified Gross Monthly	Suite 107: Negotiable Suite 111: \$19.00/SF NNN Annually

¹Contiguous to ±3,427 SF

ZONING

General Improvement District (GID) Tempe

PARKING

4.5/1,000; Covered Parking Available

INDUSTRIAL SPACES

Fully A/C With Rollup Door

Amenities



Demographics

DOWNTOWN TEMPE/ MILL AVENUE DISTRICT

- » An urban and walkable experience on the shores of Tempe Town Lake
- » Retail, restaurants & bars, public art, transportation options
- » 160+ businesses; 60% locally owned & operated

ASU TEMPE CAMPUS

Approximately 642 acres with a main campus, numerous colleges (Engineering, Business, Education, Honors College) and research institutes. Over 55,000 students. Hundreds of undergraduate and graduate degrees offered.



1 MILE

3 MILES

5 MILES

POPULATION

2025 Population	12,125	107,139	339,029
2030 Total Population	12,965	117,950	356,623

DAYTIME POPULATION

2025 Daytime Population	26,020	196,752	446,777
Daytime Workers	21,925	151,237	297,980

HOUSEHOLD INCOME

2025 Avg Household Income	\$82,190	\$87,295	\$100,621
2030 Avg Household Income	\$90,732	\$97,425	\$112,041

HOUSING VALUE

2025 Median Value	\$449,215	\$409,131	\$450,991
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HOUSING UNITS

2025 Owner Occupied Housing Units	1,404 (22.8%)	12,237 (24.9%)	56,364 (35.9%)
2025 Renter Occupied Housing Units	4,178 (68.0%)	32,561 (66.2%)	87,183 (55.6%)

Source: ESRI 2024

Traffic Counts

Source: City of Tempe 2022 Counts

UNIVERSITY DRIVE

E: 11,320 VPD
W: 11,653 VPD



PRIEST DRIVE

N: 13,583 VPD
S: 15,141 VPD

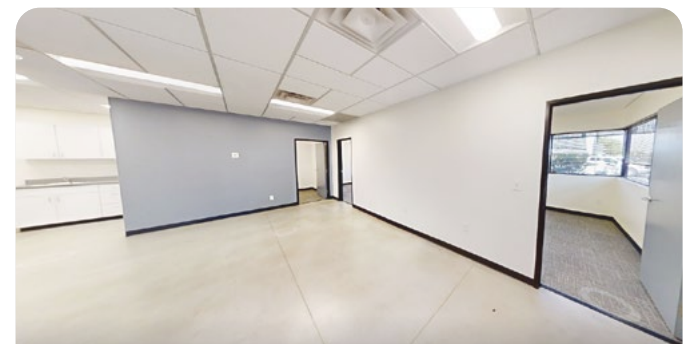
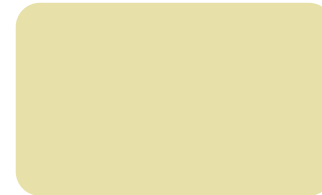
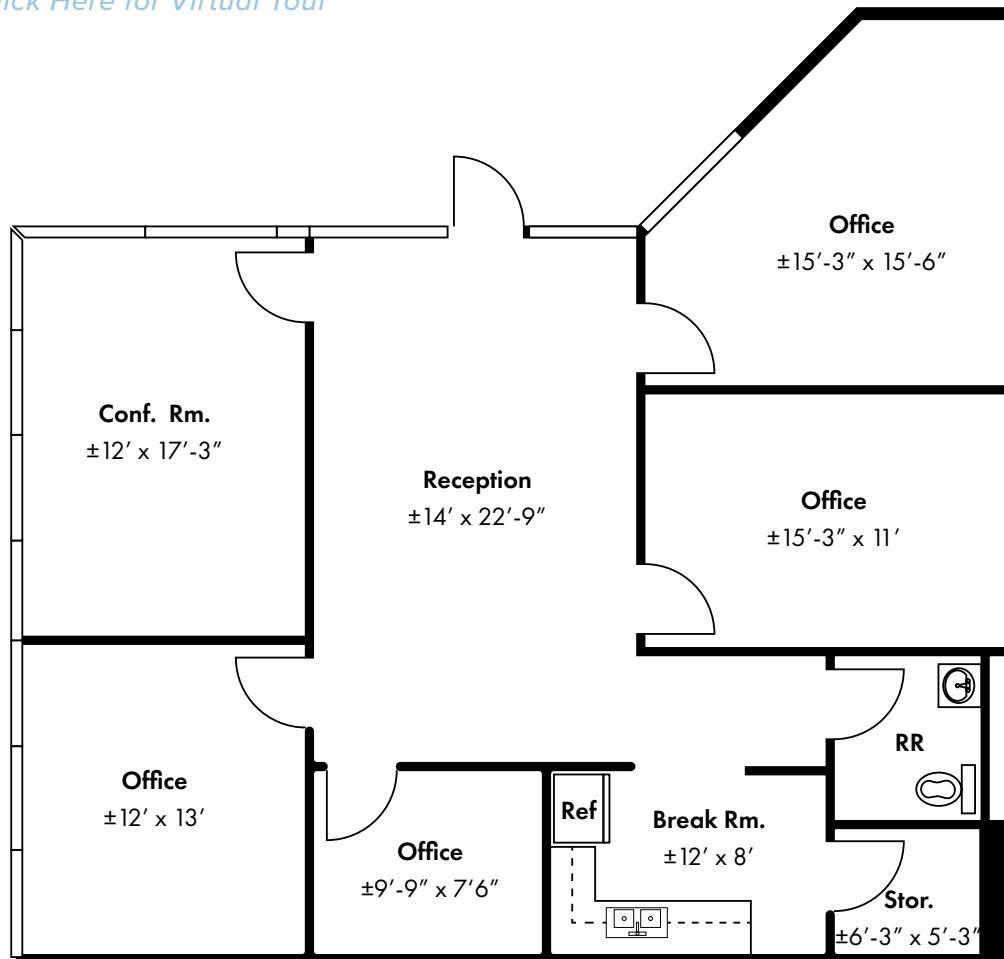


Bldg 1505 | Suite 105

±1,829 SF

Lease Rate: \$19.00/SF NNN

[Click Here for Virtual Tour](#)

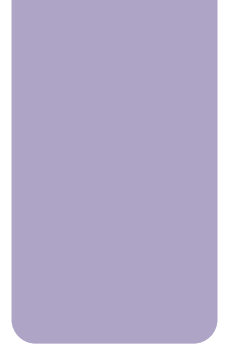
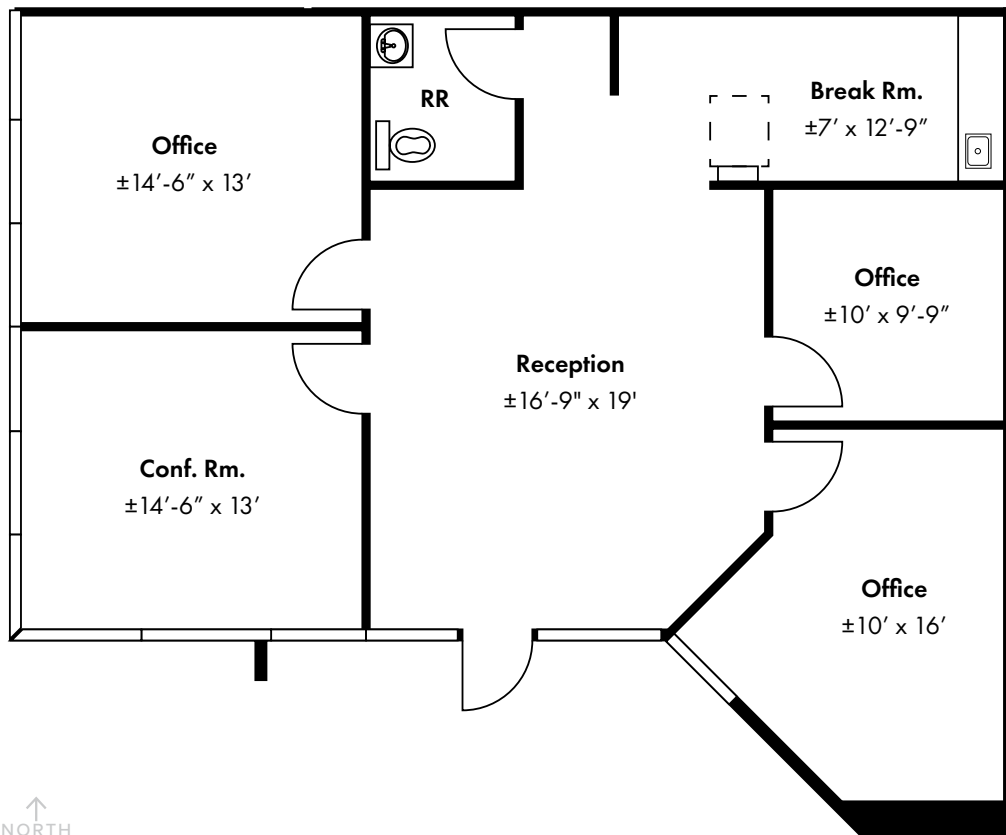


Bldg 1505 | Suite 106

±1,598 SF

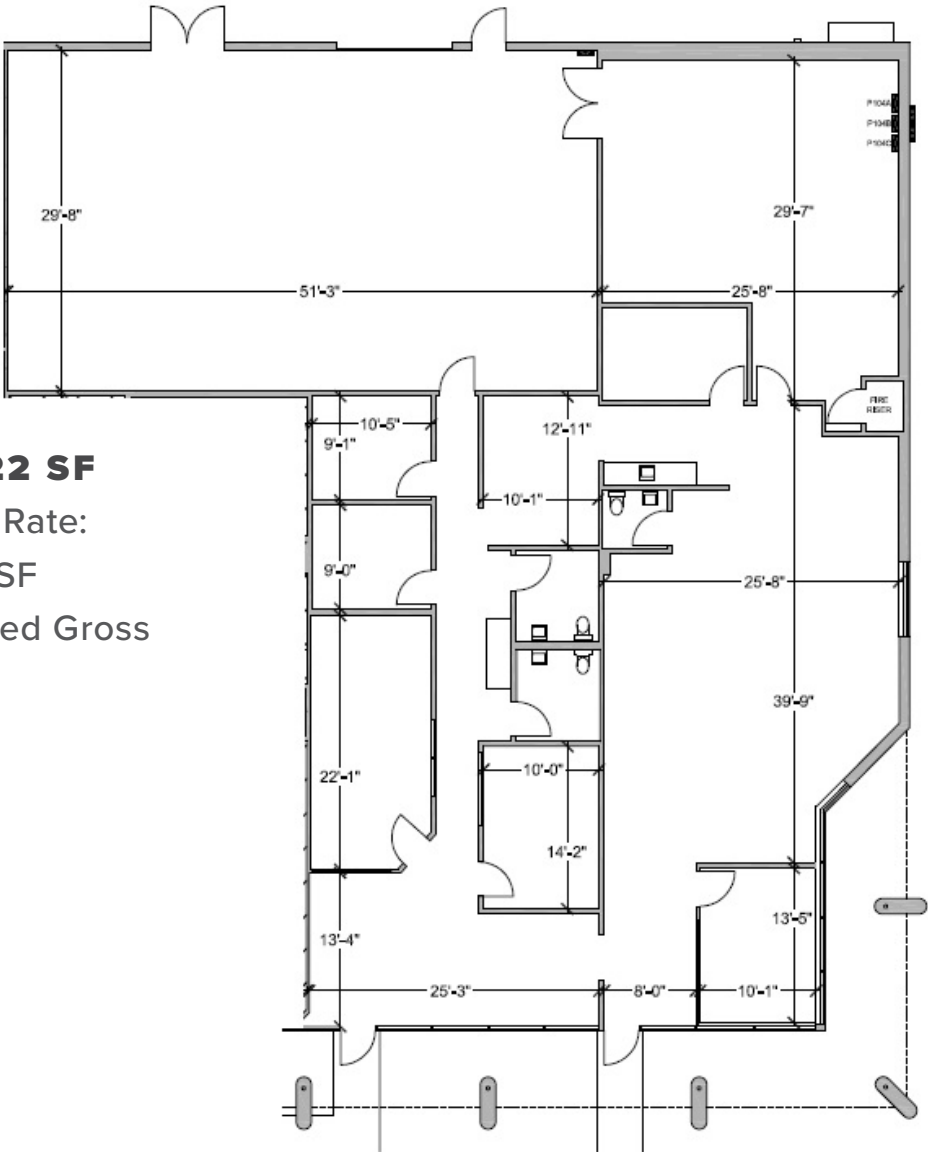
Lease Rate: \$19.00/SF NNN

[Click Here for Virtual Tour](#)



Bldg 1515 | Suite 104

[Click Here for Virtual Tour](#)



±5,622 SF
Lease Rate:
\$1.45/SF
Modified Gross



Bldg 1525 | Suite 101

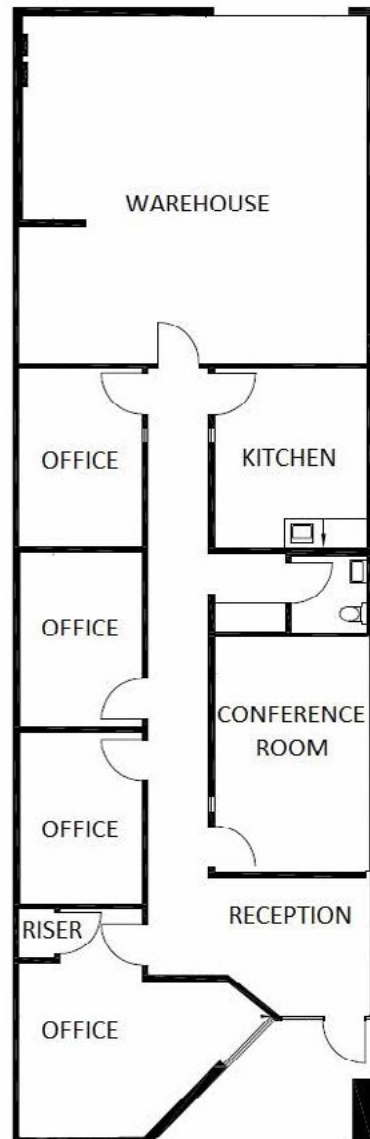
[Click Here for Virtual Tour](#)

±2,225 SF

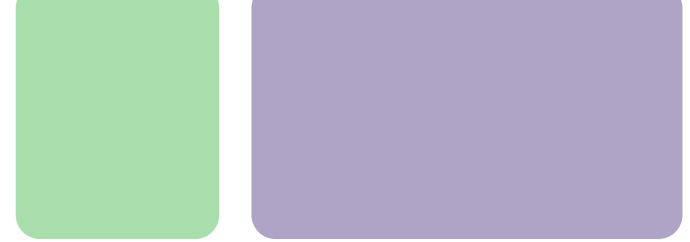
Lease Rate:

\$1.45/SF

Modified Gross



↑
NORTH

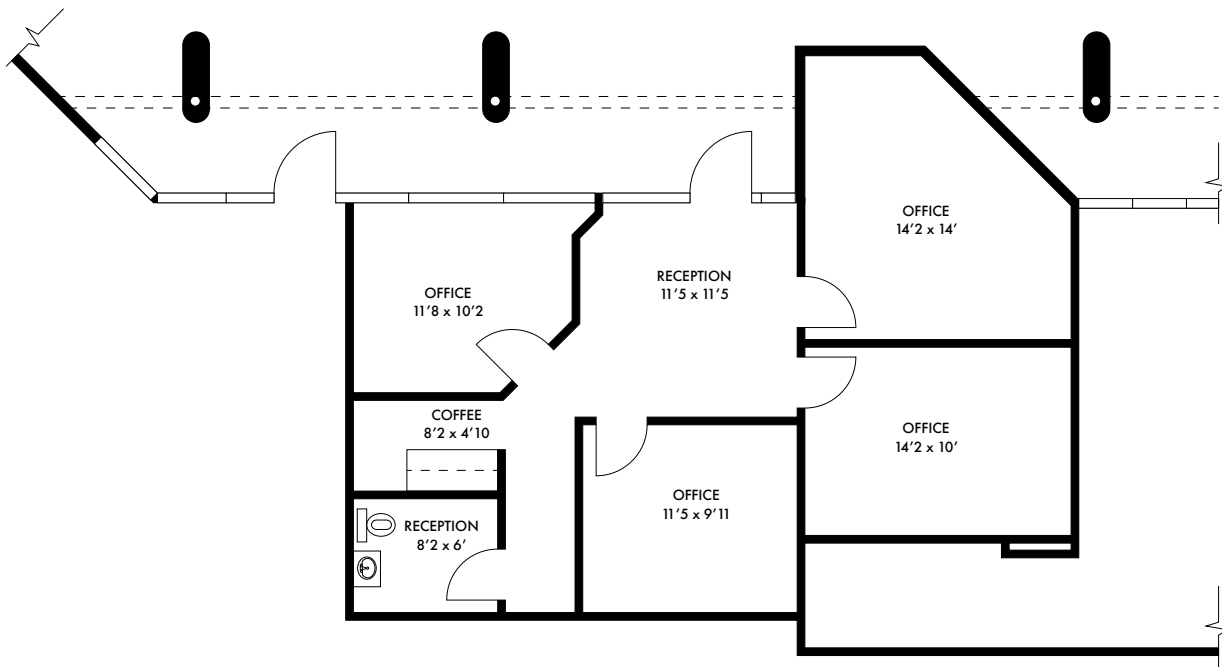


Bldg 1575 | Suite 111

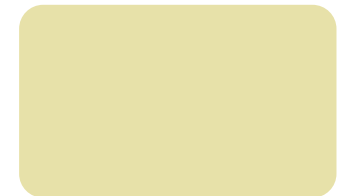
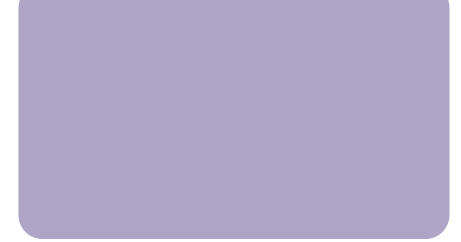
[Click Here for Virtual Tour](#)

±1,052 SF

Lease Rate: \$19.00/SF NNN



↑
NORTH



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CBRE



Leasing Contacts

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