



# FOR LEASE: Tempe Office Space

4450 S Rural Road,  
Bldg. A  
Tempe, AZ 85282

**STEVE BERGHOFF, SIOR, CCIM**  
480.659.1777  
steve@menlocre.com

**MENLO GROUP**  
P: 480.659.1777 • F: 480.535.5854  
1809 S Holbrook Ln, Tempe, AZ 85281  
menlocre.com

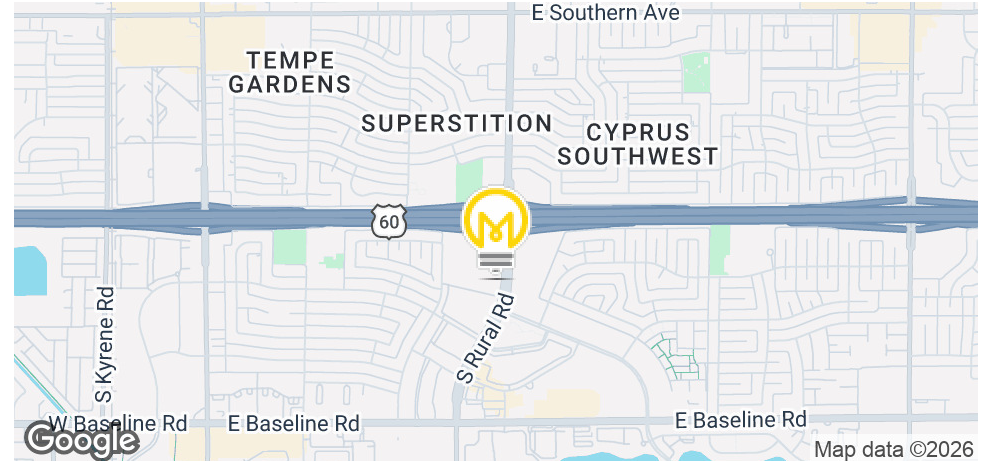


**Menlo Group**  
COMMERCIAL REAL ESTATE

# Rural Court Office | For Lease

4450 S Rural Road, Building A, Tempe, AZ 85282

## Summary



### SUMMARY

Lease Rate: \$22.50 PSF  
(includes electric)

Lease Type: Modified Gross

Available SF: +/-1,500 - 3,102 SF

Parking Ratio: 3.64/1,000 SF

APN: 133-41-669

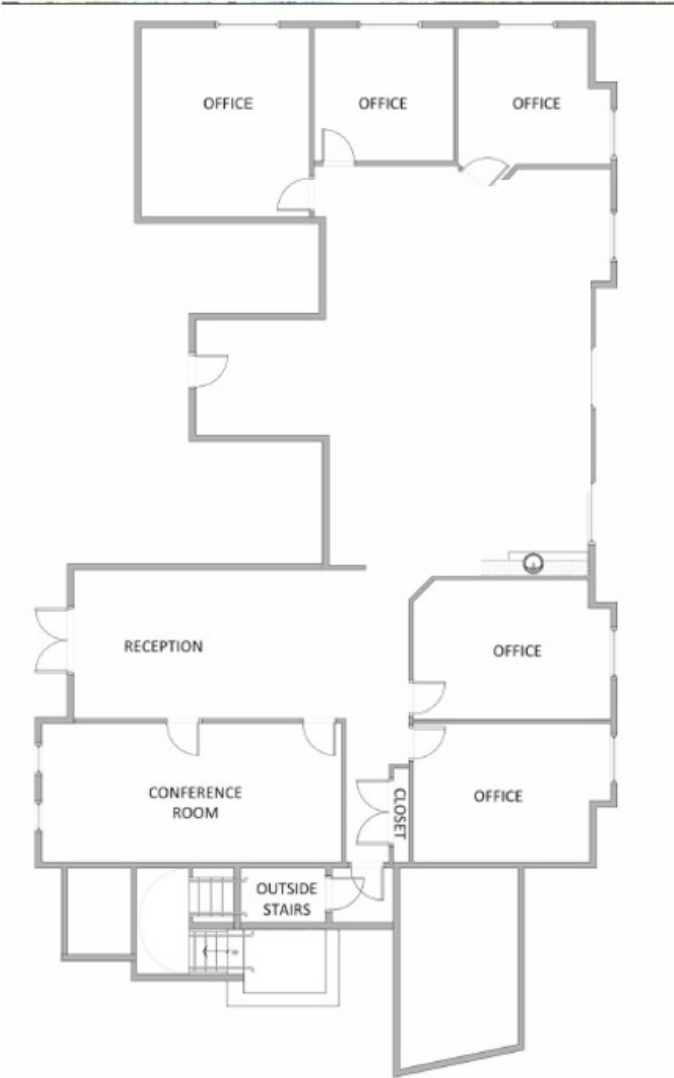
### PROPERTY HIGHLIGHTS

- Professional, Multi-Tenant Office Building
- Attractive Tuscan Architecture
- Suite A100: +/- 3,102 SF (\$22.50/SF) - Divisible to approximately 1,500 SF
- Immediate Availability
- Electric included. Tenant is responsible for janitorial services
- Garden Style Office
- Direct Access to the US-60 Freeway
- Ample Parking available
- Proximity to Sky Harbor International Airport

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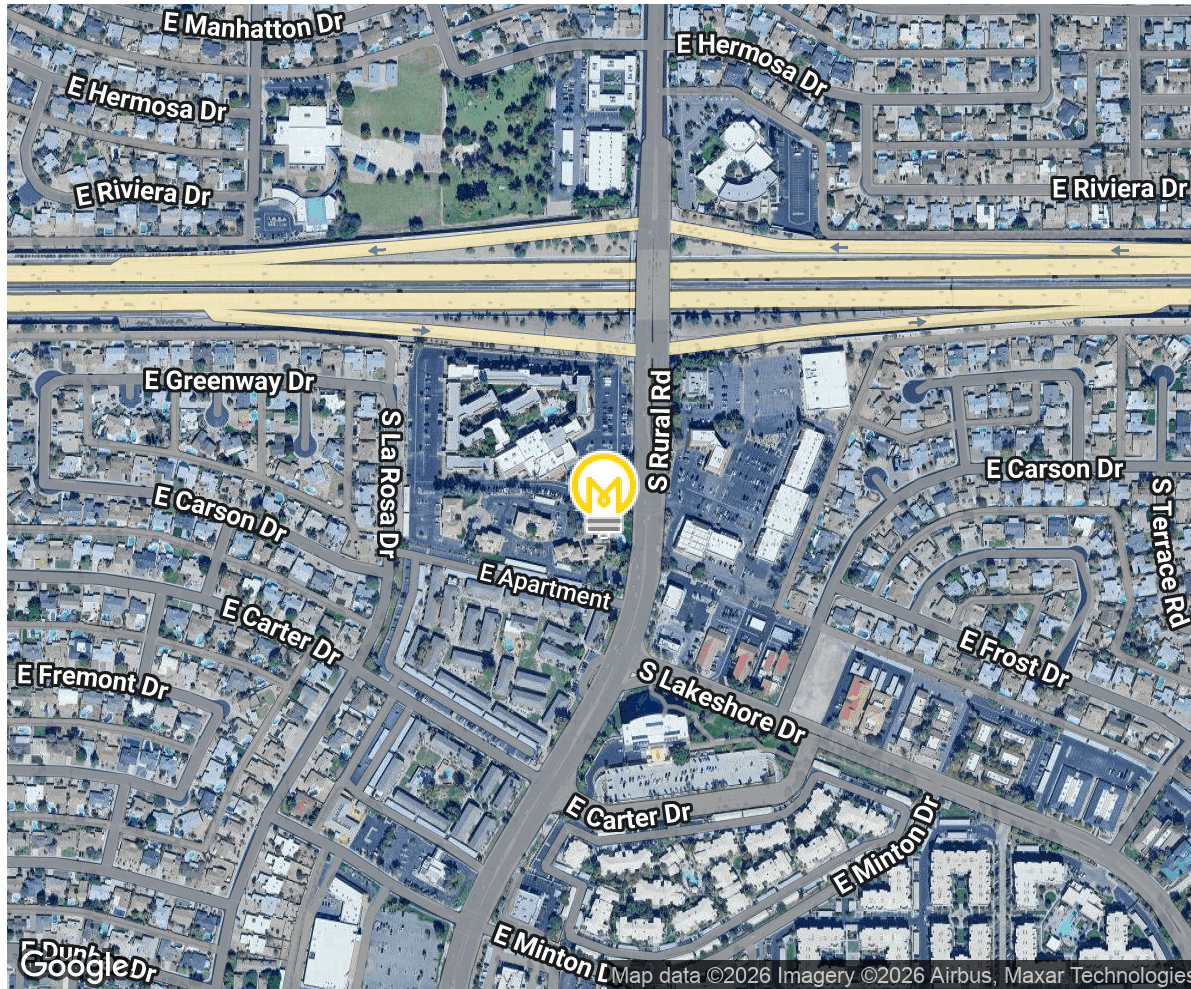
Suite A100: +/- 1,500 - 3,102 SF



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Aerial



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	8,535	62,348	145,766
Total Population:	19,474	154,181	353,442
Average HH Income:	\$97,852	\$96,745	\$98,893