

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

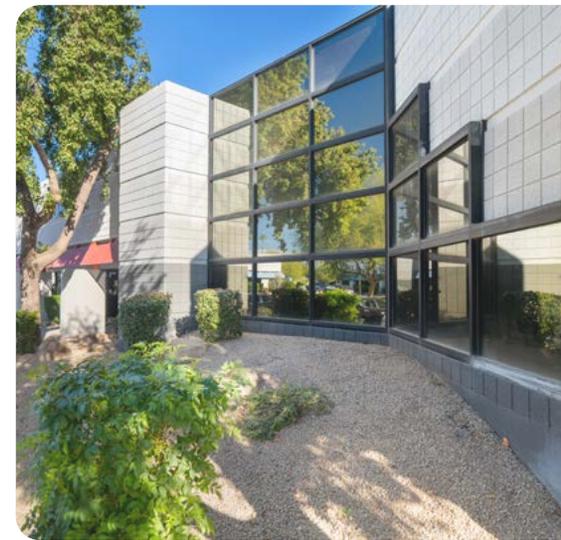
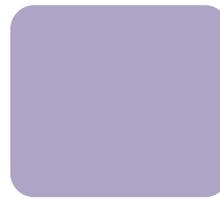
2 Brand New  
Office Spec Suites

## FLEXIBLE USE

Office & Flex Industrial Complex for  
Different Business Needs

## LUSH LANDSCAPING

Garden Courtyard  
Environment



# Property Highlights

## BUILDING 1505

## BUILDING 1515

## BUILDING 1525

### PROJECT

Office Building

R&D Flex Building

R&D Flex Building

### AVAILABLE SPACE

Suite 105: ±1,829 SF

[Click Here for Virtual Tour](#)

Suite 106: ±1,598 SF

[Click Here for Virtual Tour](#)

Contiguous  
to ±3,427 SF

Suite 104: ±5,622 SF

[Click Here for Virtual Tour](#)

Suite 101: ±2,225 SF

[Click Here for Virtual Tour](#)

### LEASE RATE

\$19.00/SF NNN Annually

\$1.45/SF Modified Gross Monthly \$1.45/SF Modified Gross Monthly

### ZONING

General Improvement District (GID) Tempe

### PARKING

4.5/1,000; Covered Parking Available

### INDUSTRIAL SPACES

Fully A/C With Rollup Door



# 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

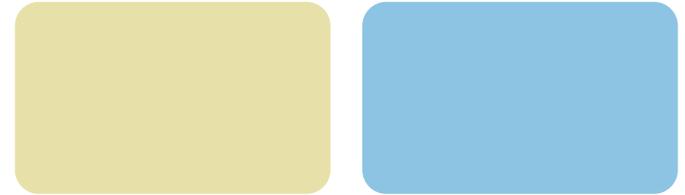
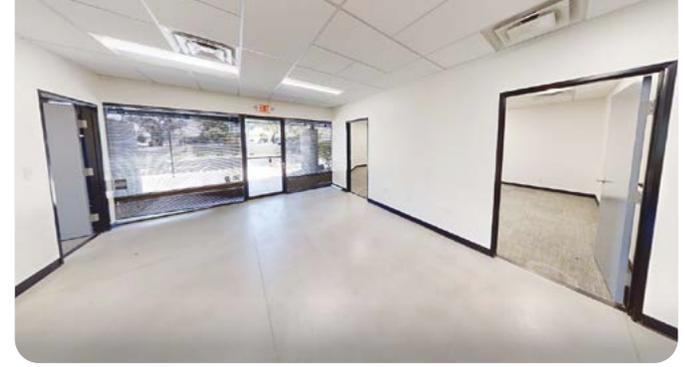
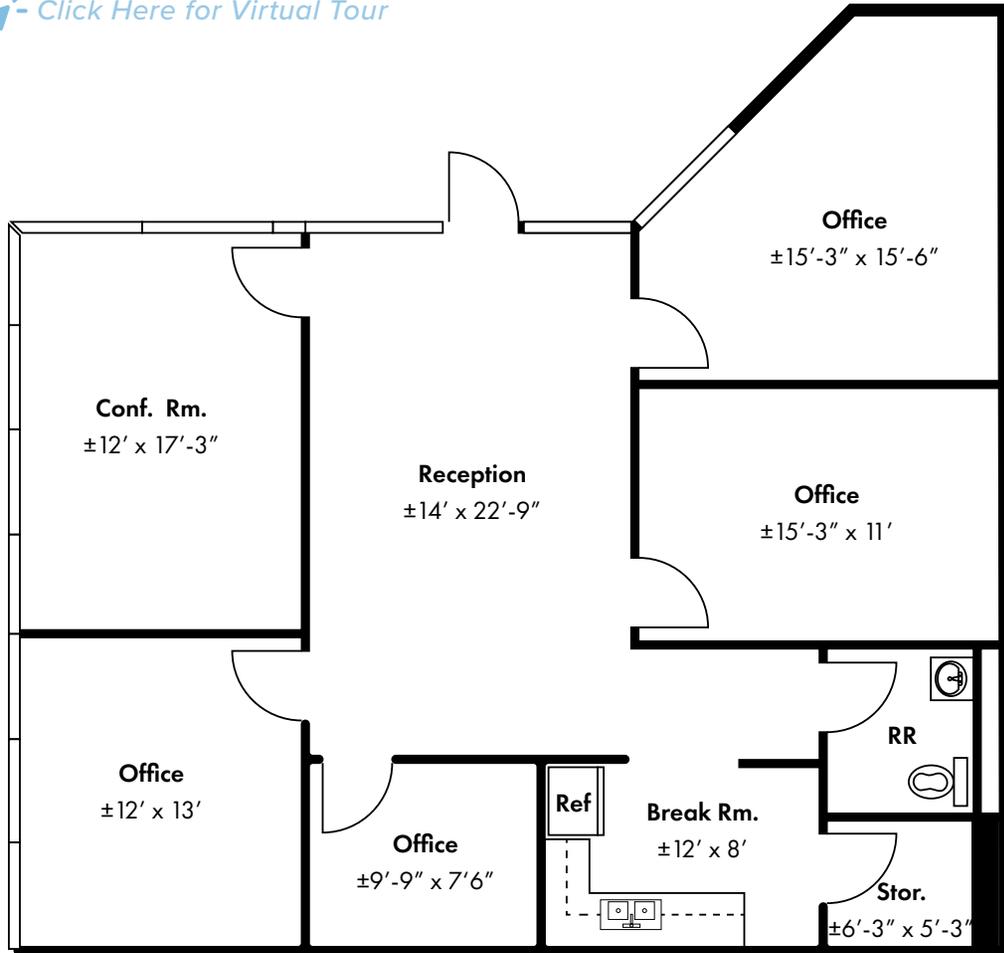


# Bldg 1505 | Suite 105

±1,829 SF

Lease Rate: \$19.00/SF NNN

[Click Here for Virtual Tour](#)

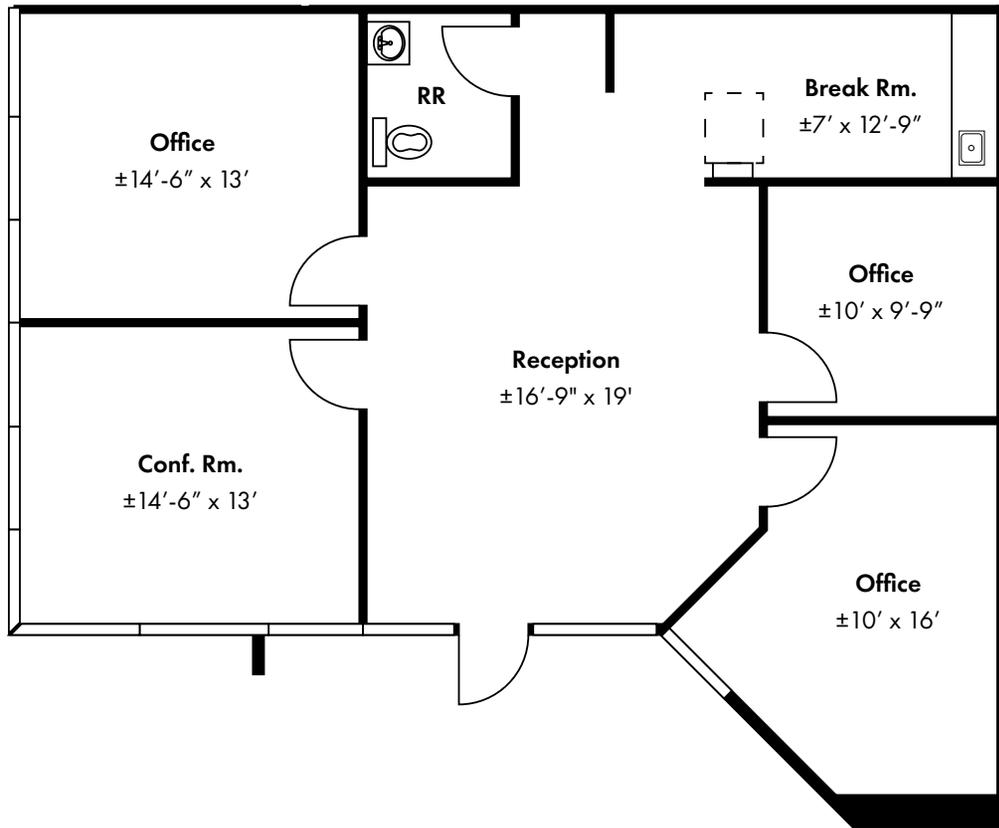


# Bldg 1505 | Suite 106

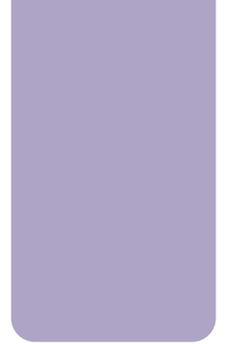
**±1,598 SF**

Lease Rate: \$19.00/SF NNN

[Click Here for Virtual Tour](#)

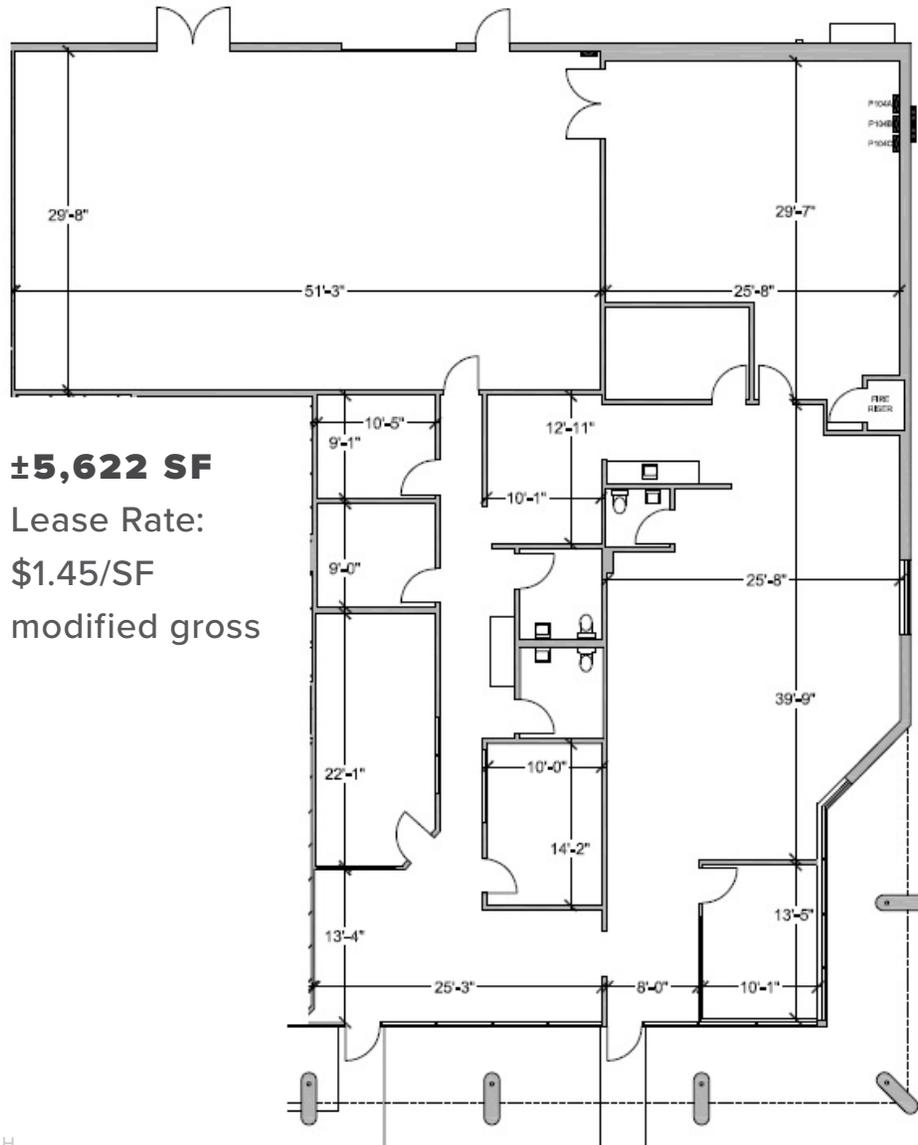


↑  
NORTH



# Bldg 1515 | Suite 104

[Click Here for Virtual Tour](#)



**±5,622 SF**  
Lease Rate:  
**\$1.45/SF**  
modified gross



# Bldg 1525 | Suite 101

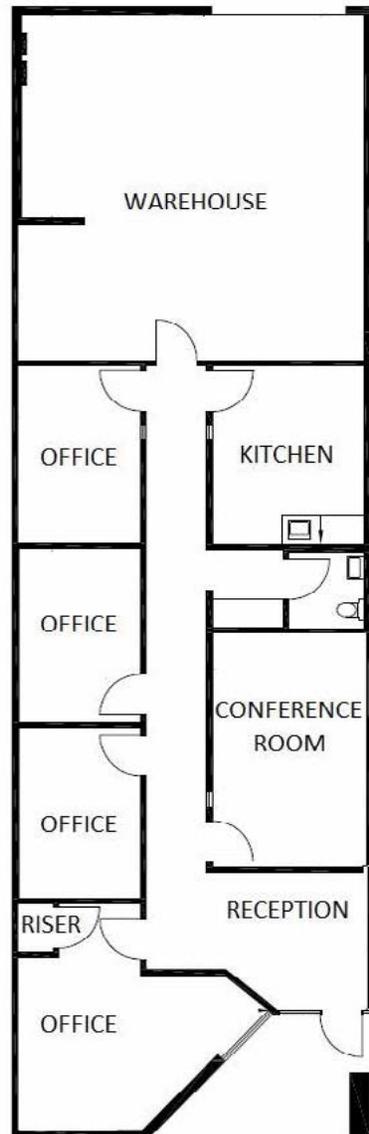
[Click Here for Virtual Tour](#)

**±2,225 SF**

Lease Rate:

**\$1.45/SF**

modified gross



# WORKSPACE TEMPE

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CBRE



## Leasing Contacts

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### FLEX INQUIRIES

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