



PRIVATE OFFICES AVAILABLE FOR LEASE

1702 E McNair Drive
Tempe, AZ 85283



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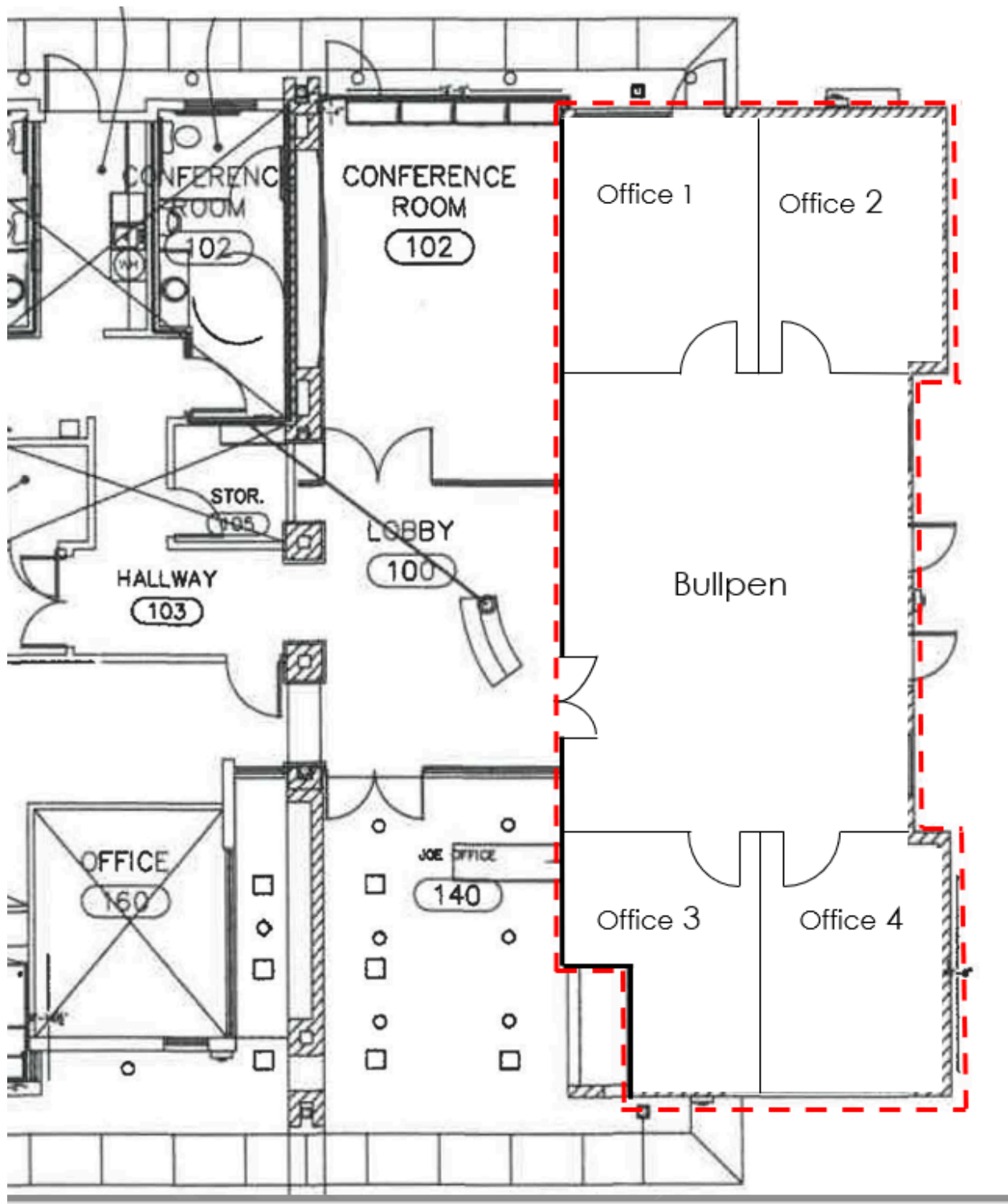


OFFICES

- \$1000/ mo each
- \$1200/ mo large office with attached storage room
- \$500/ mo

ADDITIONAL OPTIONS

*Open bullpen seating w/ general office access \$125 / mo



OPTIONAL MULTI-OFFICE CONCEPT

±1300 Square Feet
Combining offices 1, 2, and 3

Building ownership is open to reconfiguring the current layout to better support team-based users. This optional concept converts three oversized private offices plus a storage room into four similarly sized private offices, anchored by a central bullpen/work area ideal for collaboration, shared staff, or open workstations.

The result is a balanced, functional layout that maintains privacy for leadership or client meetings while creating a natural hub for team activity and workflow efficiency. This configuration is well-suited for professional services, sales teams, creative groups, or any operation seeking both private offices and shared workspace.

Build-out pricing available upon request, contact us for details.

PROPERTY HIGHLIGHTS

Year Built	2000
Parking	4:1000
Offices	12
Restrooms	3



SPECIAL FEATURES

Parking: The property includes 13 covered and additional uncovered, off-street parking options.

Landscaping: The office is surrounded by thoughtfully landscaped grounds enhancing the aesthetic appeal.

Amenities:

24 hour building access

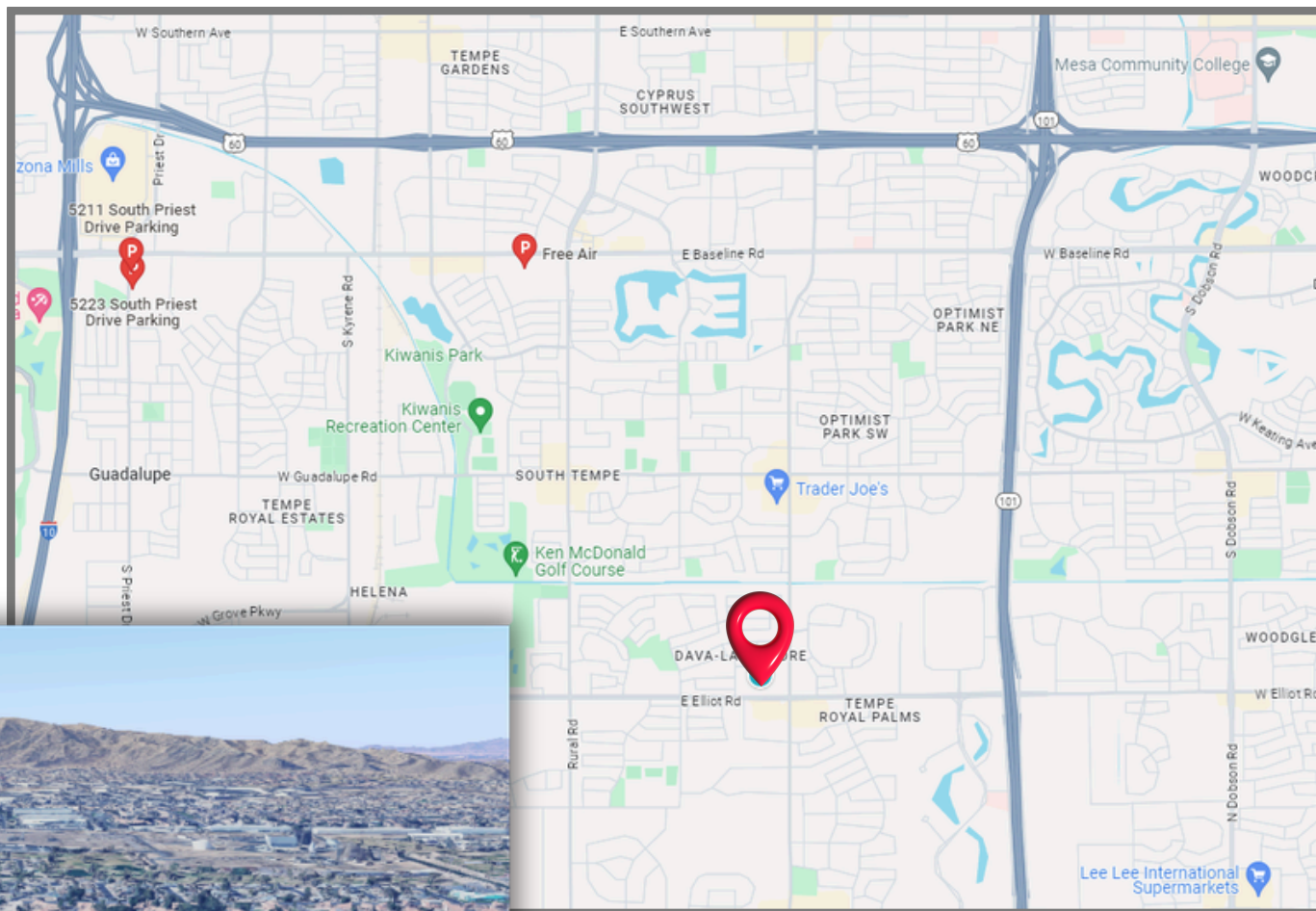
Wifi

Conference Room and meeting spaces

Access to kitchen & coffee provided

The office building at 1702 E McNair Dr in Tempe, AZ, offers a unique and tranquil working environment. Situated at the end of a cul-de-sac, the property provides privacy and quiet, making it ideal for businesses seeking a serene atmosphere. The architectural design includes distinctive touches that set it apart from typical office buildings.

Office Market Dynamics: Tempe is a prime area for premium office space. Despite current market challenges, the region remains a dominant force for office properties due to its attractive amenities and strategic location.



EASE OF ACCESS

Nearest major intersection: East Elliot Road & South McClintock Drive

Minutes to Loop 101: 5

Minutes to US 60: 8



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