



# PRIVATE OFFICES AVAILABLE FOR LEASE

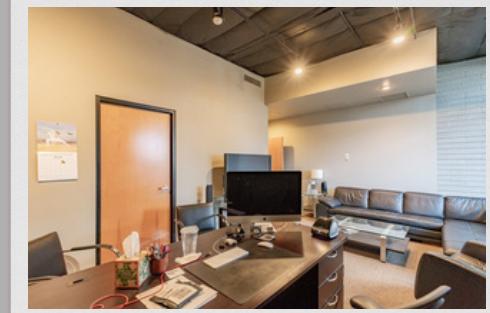
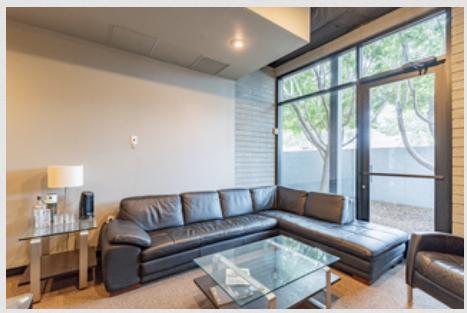
1702 E McNair Drive  
Tempe, AZ 85283



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## OFFICES



\$1000/ mo each

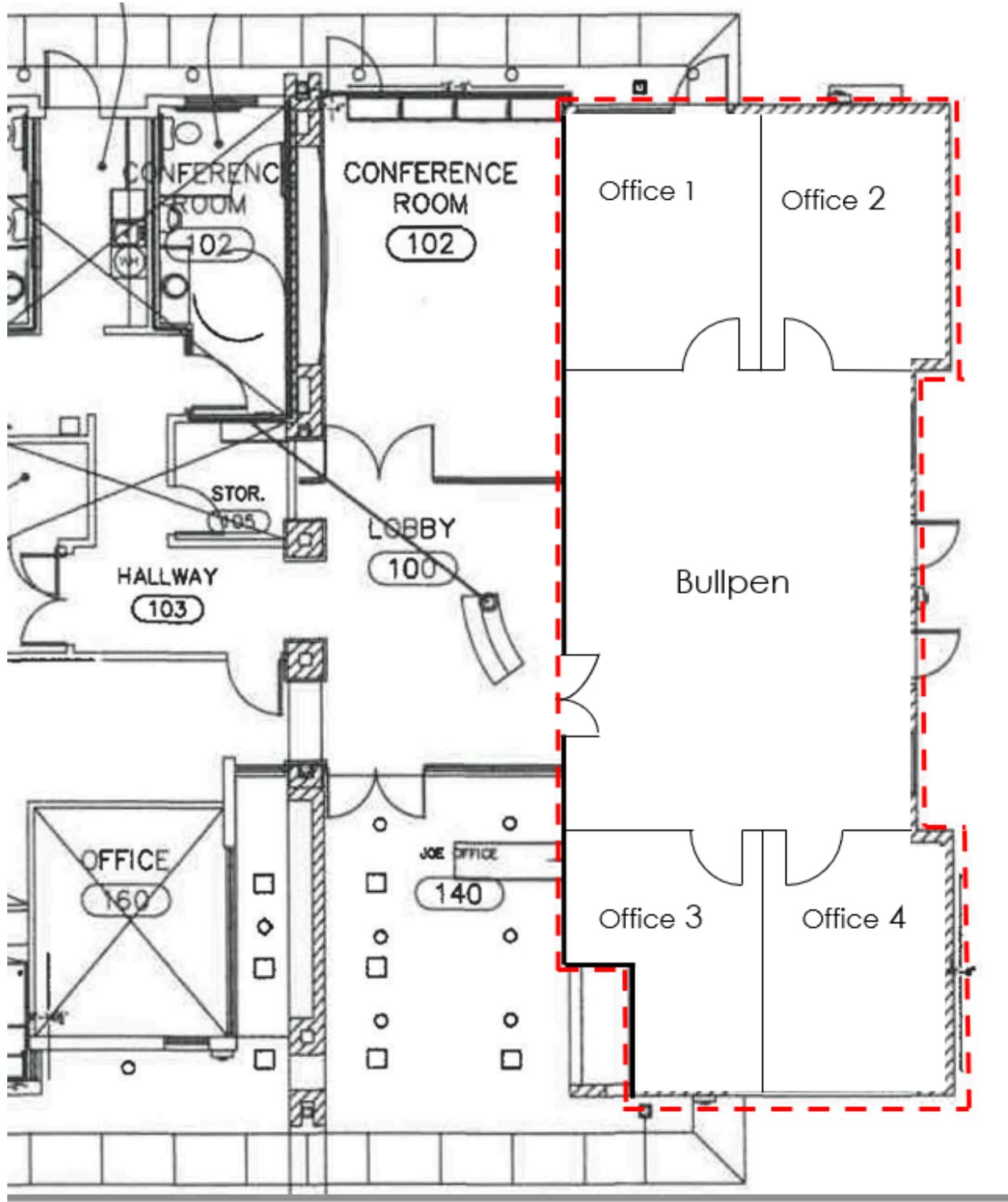


\$500/ mo

\$1200/ mo large office with attached storage room

## 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

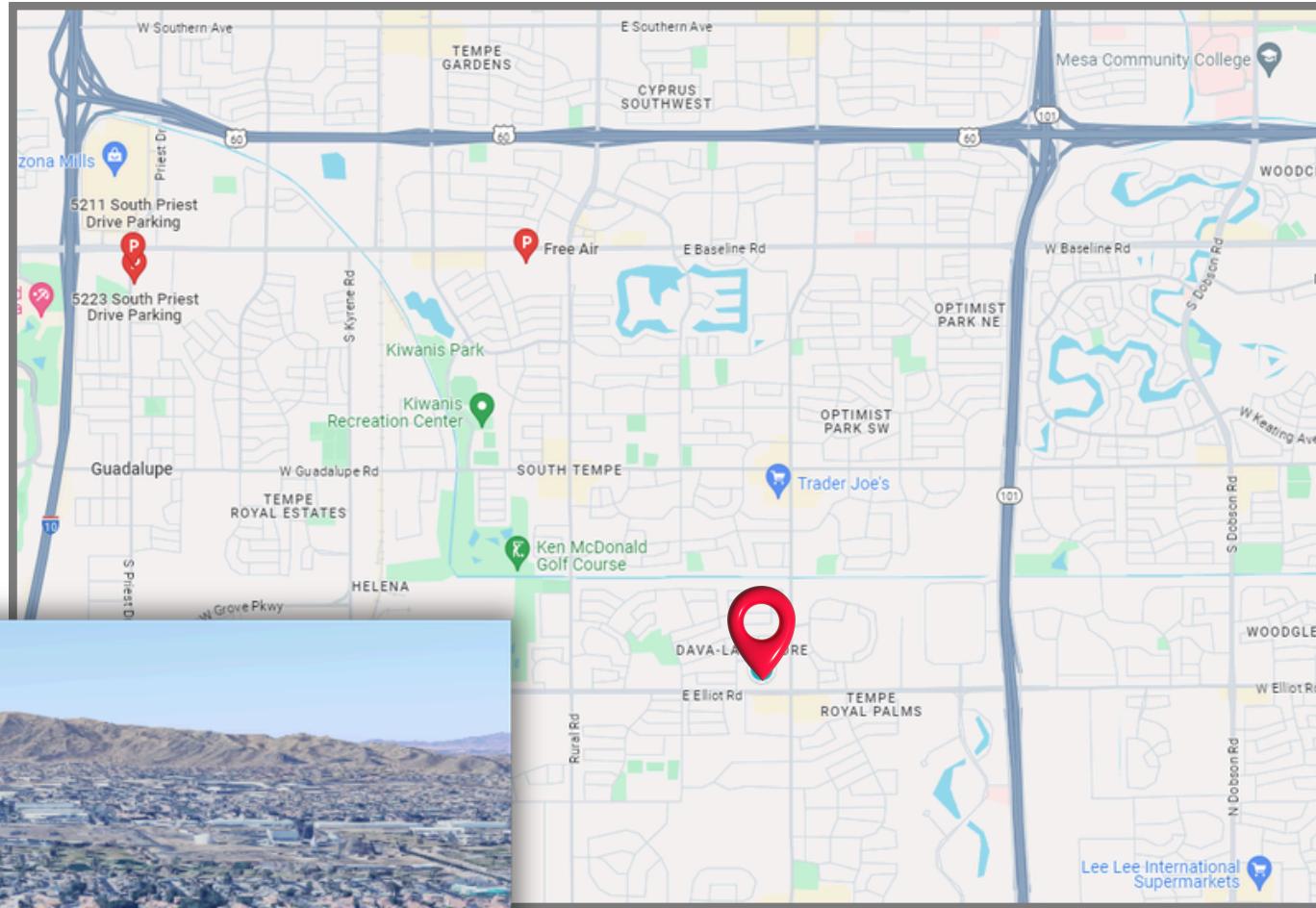
Wifi

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



**MHG Commercial**  
*Your partner in commercial real estate*

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