

3225 S HARDY DRIVE
TEMPE, ARIZONA
CONCENTRA OFFICE PARK

FOR LEASE



REDUCED RATE!

Nate Goldfarb, Senior Vice President
480.289.4233
ngoldfarb@levrose.com

Hank Moore, Advisor
480.289.4223
hmoore@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING DETAILS

AVAILABILITY	±5,559 SF
RENTAL RATE	\$16/SF NNN
YEAR BUILT	1980 Renovated in 2012

PROPERTY HIGHLIGHTS

- Centrally located with close proximity to US60, SR51 & Loop 202 freeways.
- Close proximity to Desert Banner Hospital and Mesa Community College Campus
- Building and Monument Signage available
- End Cap Suite Available



CLICK TO VIEW VIRTUAL TOUR



DEMOGRAPHICS

3225 S HARDY DRIVE, TEMPE

	POPULATION		
	1 MILE	3 MILES	5 MILES
2023	14,673	145,431	305,823
2028	14,707	146,974	309,411

	EMPLOYMENT		
	1 MILE	3 MILES	5 MILES
2023	9,581	106,092	203,849

	HOUSEHOLDS		
	1 MILE	3 MILES	5 MILES
2023	6,179	56,439	122,356
2028	6,170	57,032	123,640

	BUSINESSES		
	1 MILE	3 MILES	5 MILES
2023	722	8,545	17,072

	AVERAGE INCOME		
	1 MILE	3 MILES	5 MILES
2023	\$67,235	\$71,332	\$79,031

	HOME VALUE (MEDIAN)		
	1 MILE	3 MILES	5 MILES
2022	\$246,354	\$269,353	\$289,299

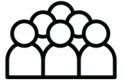
Info gathered via SitesUSA



TEMPE CITY OVERVIEW

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES



185K +
TOTAL POPULATION



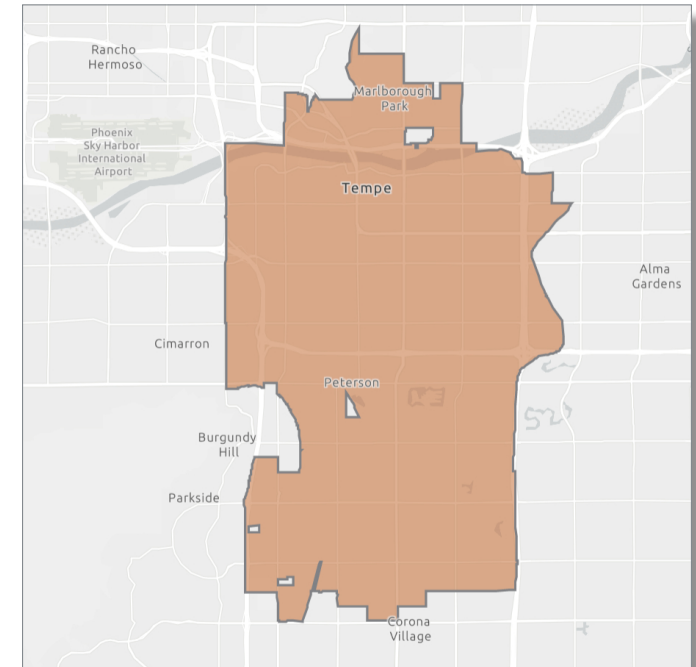
\$91K +
AVG HH INCOME

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, PAC 12 Sports, and the oldest comedy club in Arizona, Tempe Improv. With over 40 events and festivals in our downtown and lake district you can find something fun and relaxing to do any time you want. Tempe is the most walkable and bikeable city in the Valley, with hundreds of miles of bike lanes and pedestrian corridors.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



LEV ROSE

COMMERCIAL REAL ESTATE

TCN 
WORLDWIDE
REAL ESTATE SERVICES