

WALT DANLEY CHRISTIE'S INTERNATIONAL REAL ESTATE

COMMERCIAL



OFFICE SPACE FOR SALE

8601 S PRIEST DR, TEMPE, AZ 85284



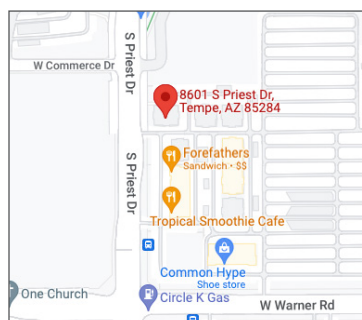
For more information or to schedule a tour, please contact;

Tom Snyder

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Tom@WaltDanley.com



A DIVISION OF WALT DANLEY CHRISTIE'S
INTERNATIONAL REAL ESTATE
6720 NORTH SCOTTSDALE ROAD STE 140
PARADISE VALLEY, ARIZONA 85253



WALT DANLEY COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Year Built:	2006
Zoning:	PCC-1
Parcel #:	301-53-233
Parking Ratio:	3 Covered and Open Parking
Floors:	1
Frontage:	Priest
Suite Size:	2,541 SF
Sale Price:	\$1,100,000
Cap Rate:	5.9
Leases in place:	1

PROPERTY HIGHLIGHTS

- Conveniently located in South Tempe on Priest just north of Warner
- Has one vacant 400 sq ft space with access to conference rm/ restrooms/kitchen
- New StateFarm 5 year lease in place
- High-end finishes throughout the space
- 3 covered parking spaces with an overall open parking ratio of 5.0/1000 sq ft



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Conference Room



Kitchen



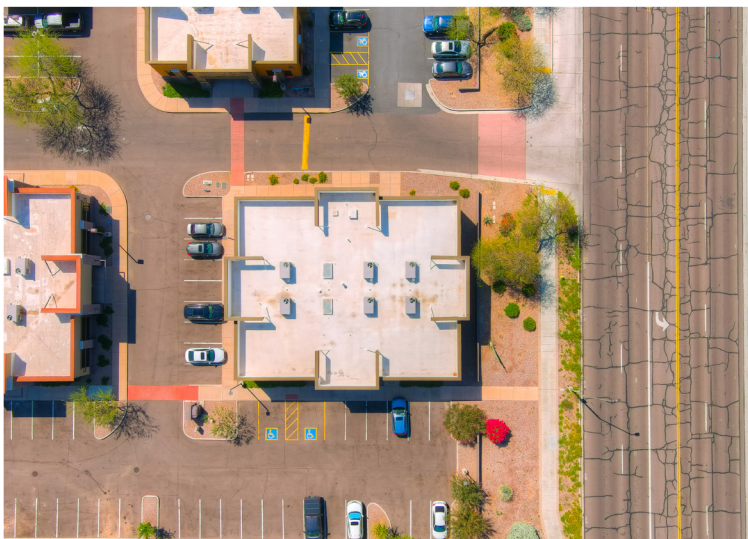
Private Offices



Private Offices

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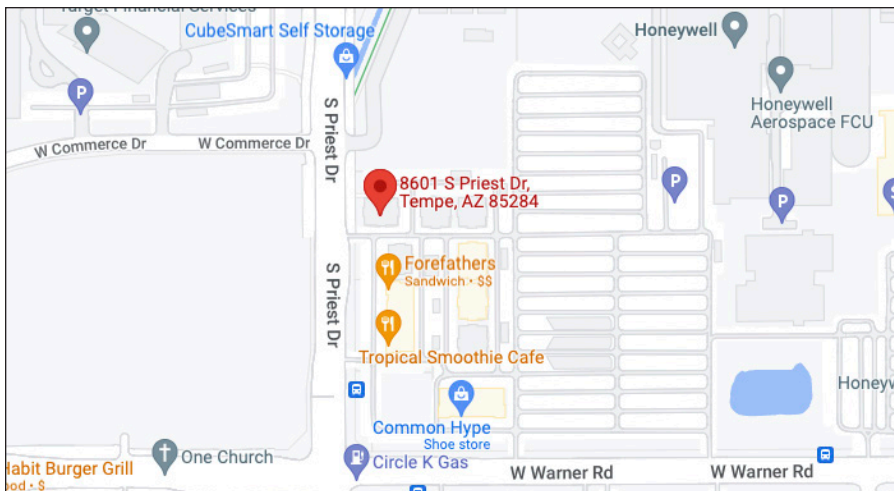
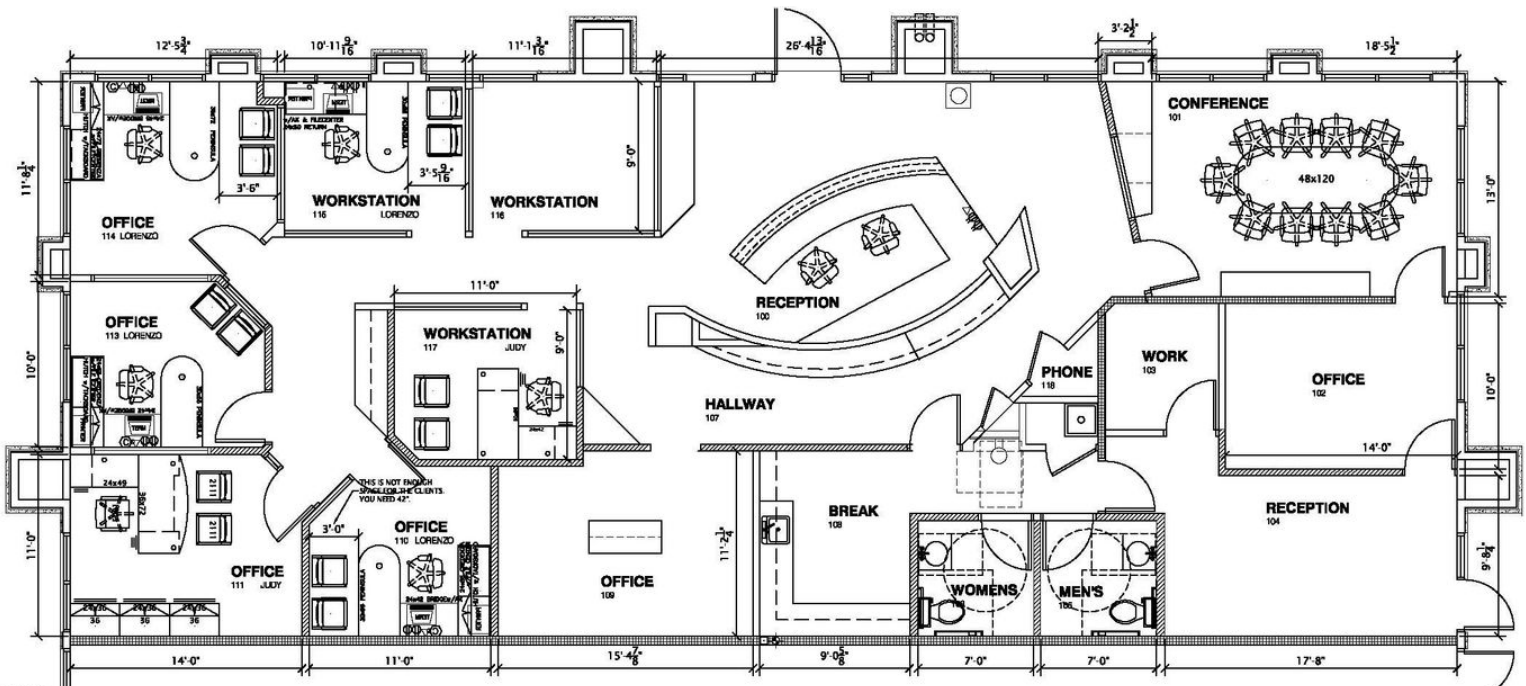


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