

OFFICE FOR LEASE

TEMPE BUSINESS CENTER

1437 W Auto Drive, Tempe, AZ 85284



AVAILABLE SF:	9513
LEASE RATE:	\$14.50 PSF NNN
LOT SIZE:	0.93 Acres
BUILDING SIZE:	9,513 SF
BUILDING CLASS:	A
YEAR BUILT:	2004
ZONING:	GID, City - I-1, County
MARKET:	Phoenix
SUB MARKET:	Tempe Southwest Industrial
CROSS STREETS:	Priest Dr & W Auto Drive

PROPERTY OVERVIEW

Awarded the "Tempe Beautification Award" for 2005. This is a flex/warehouse structure built in 2004. The property features 5,884 square feet with 14 unique and private offices, large conference/showroom, kitchen & private bathrooms. Contemporary, sleek design for a creative corporate environment. There is 3,629 square feet of air conditioned warehouse/flex space with two grade level bay doors. There is an outdoor balcony overlooking green belt and 34 parking spaces, 22 of which are covered. Restrooms and Kitchen were recently remodeled.

PROPERTY FEATURES

- Operating expenses are approximately \$1.25/SF
- Taxes are approximately \$2.44/SF
- 14 unique and private offices
- 9513 Square Feet
- 34 Parking Spaces of which 22 are covered
- A MUST SEE FACILITY

\$

KW REALTY SONORAN LIVING
15210 S 50th Street #130
Phoenix, AZ 85044

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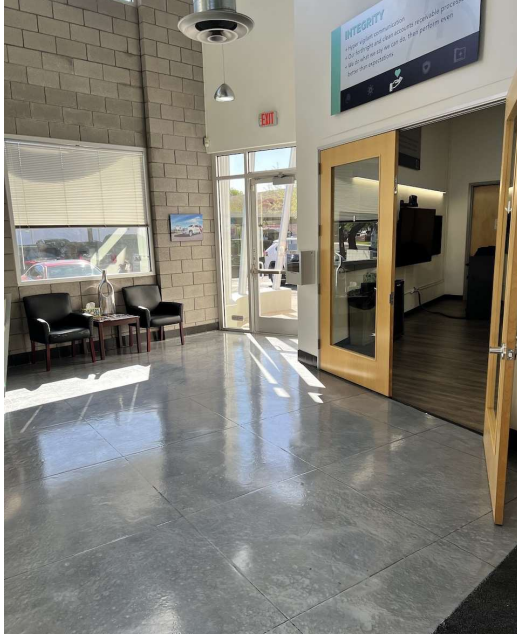
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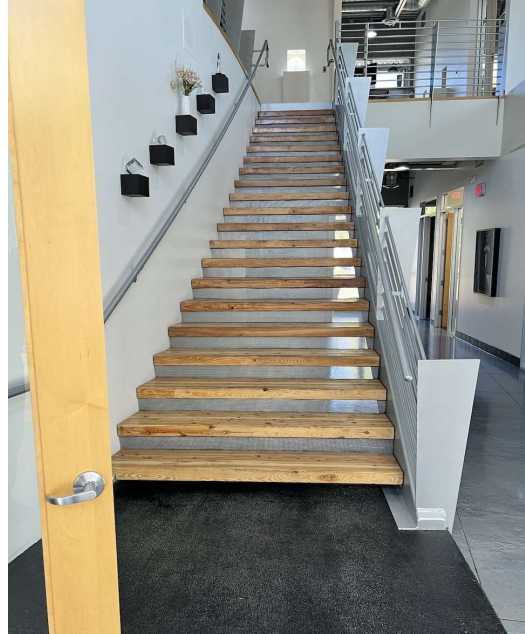
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LOBBY



REFINISHED STAIRWELL



REMODELED KITCHEN



REMODELED RETROOMS (2)

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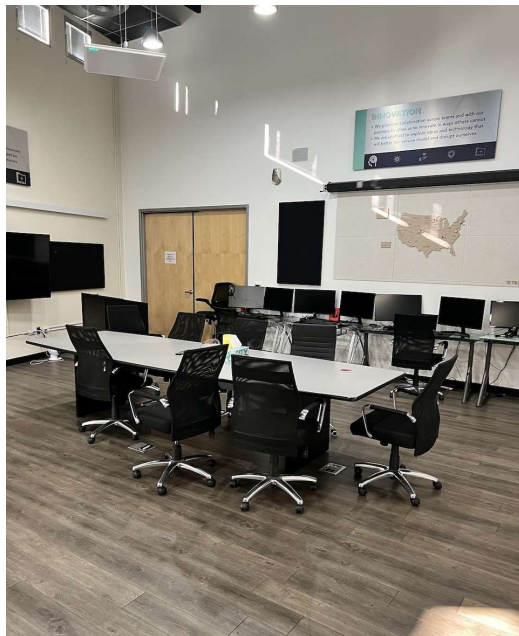
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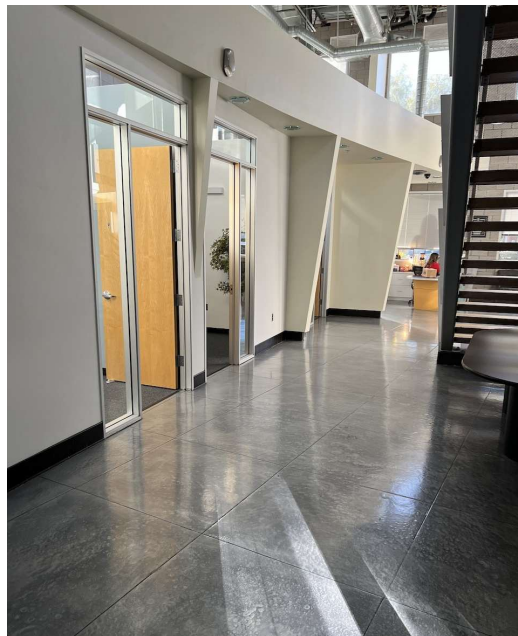
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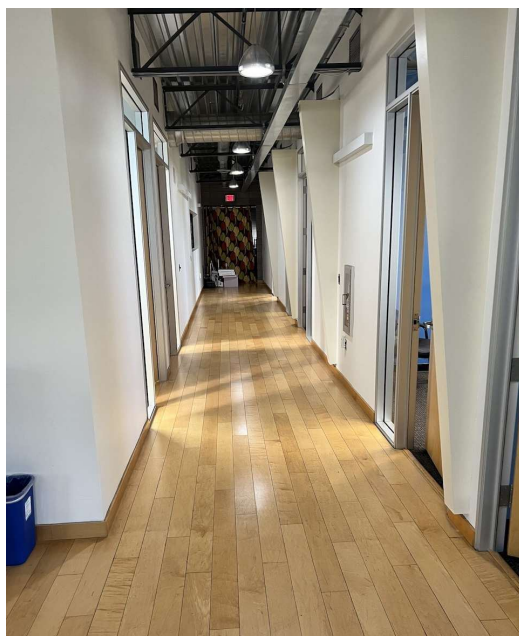
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CONFERENCE ROOM



OFFICES 1ST FLOOR



REFINISHED HALLWAY 2ND FLOOR



OFFICES 2ND FLOOR

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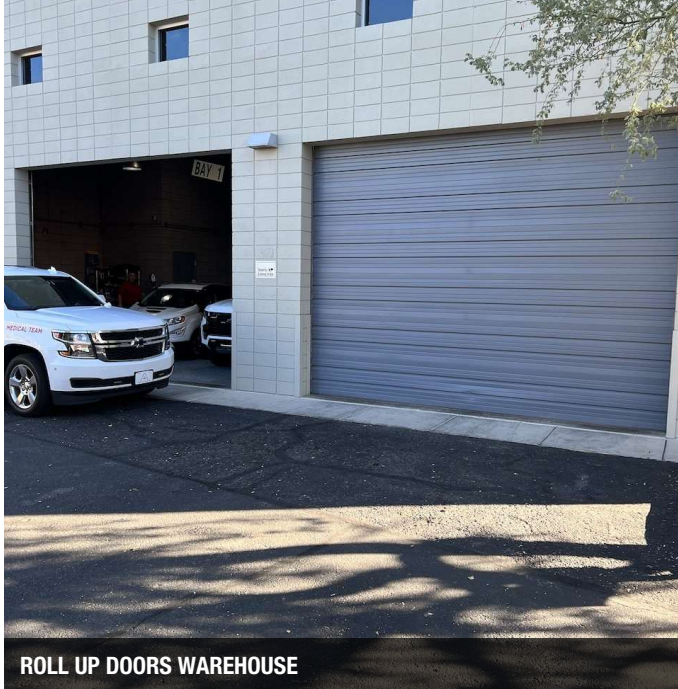
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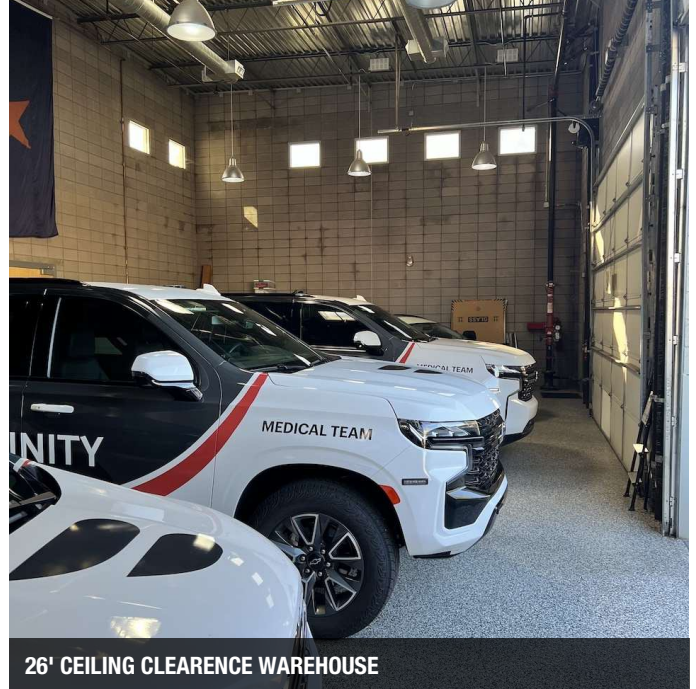
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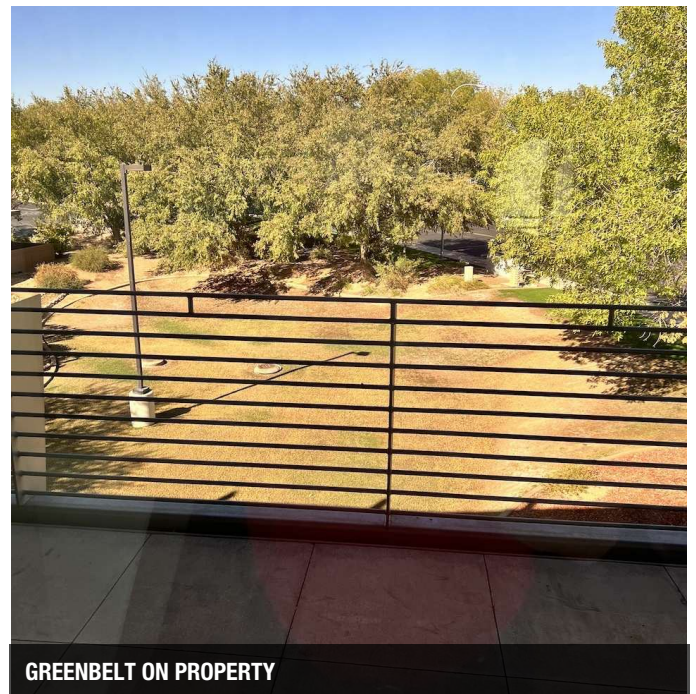
ROLL UP DOORS WAREHOUSE



26' CEILING CLEARANCE WAREHOUSE



COVERED PARKING



GREENBELT ON PROPERTY

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Tempe Business Center	Flex Space	\$14.50 SF/YR	NNN	9,513 SF	4/1/2024

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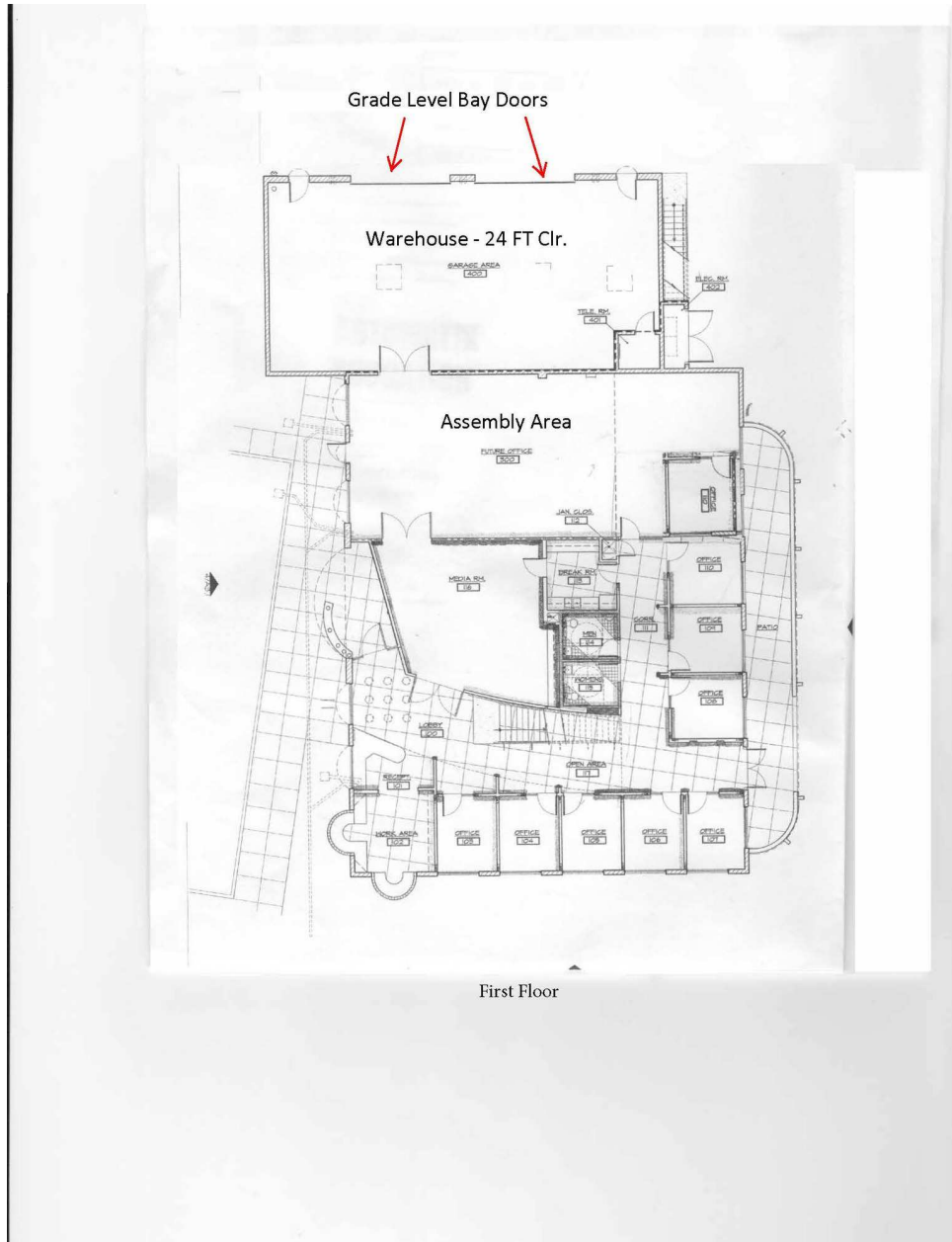
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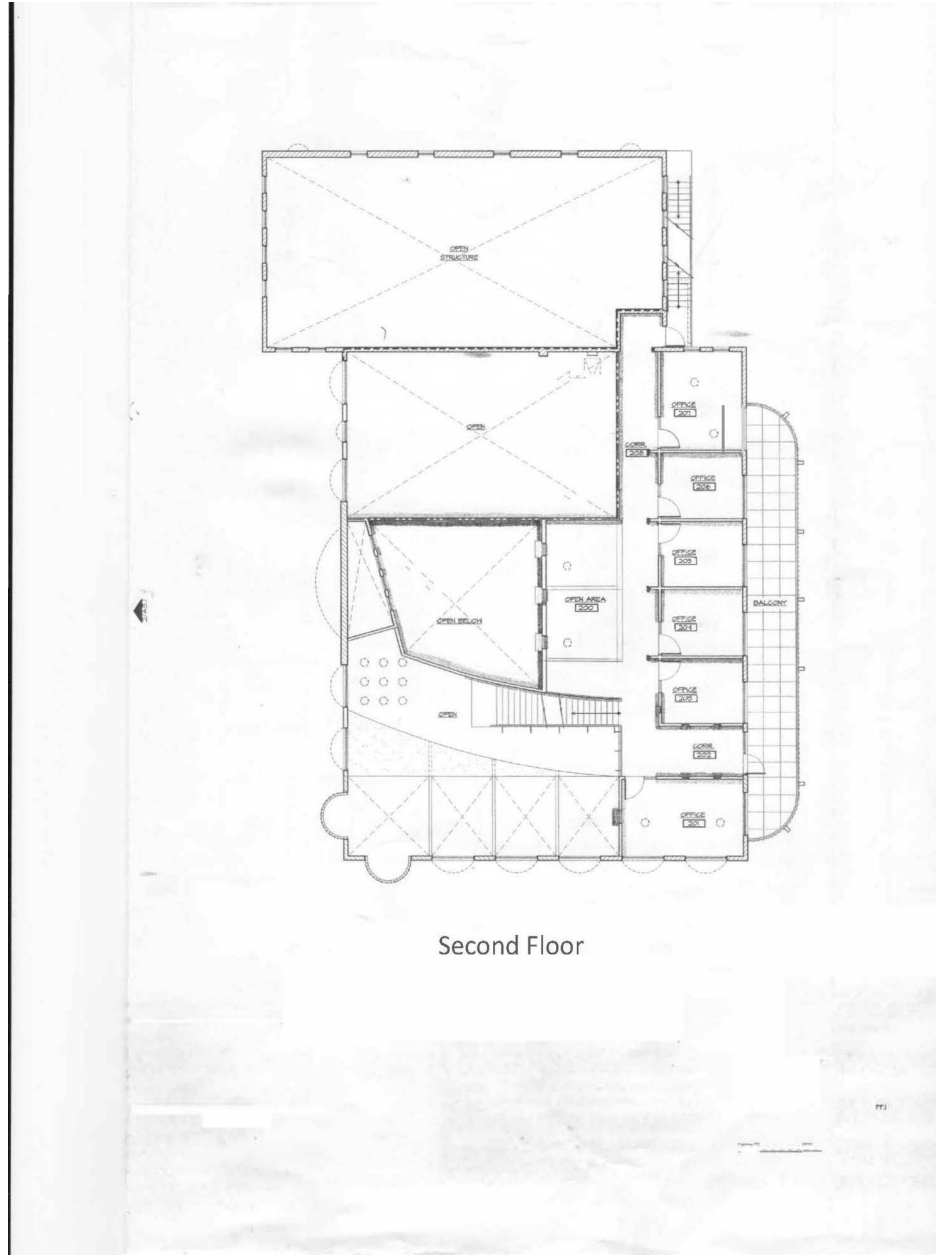
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Second Floor

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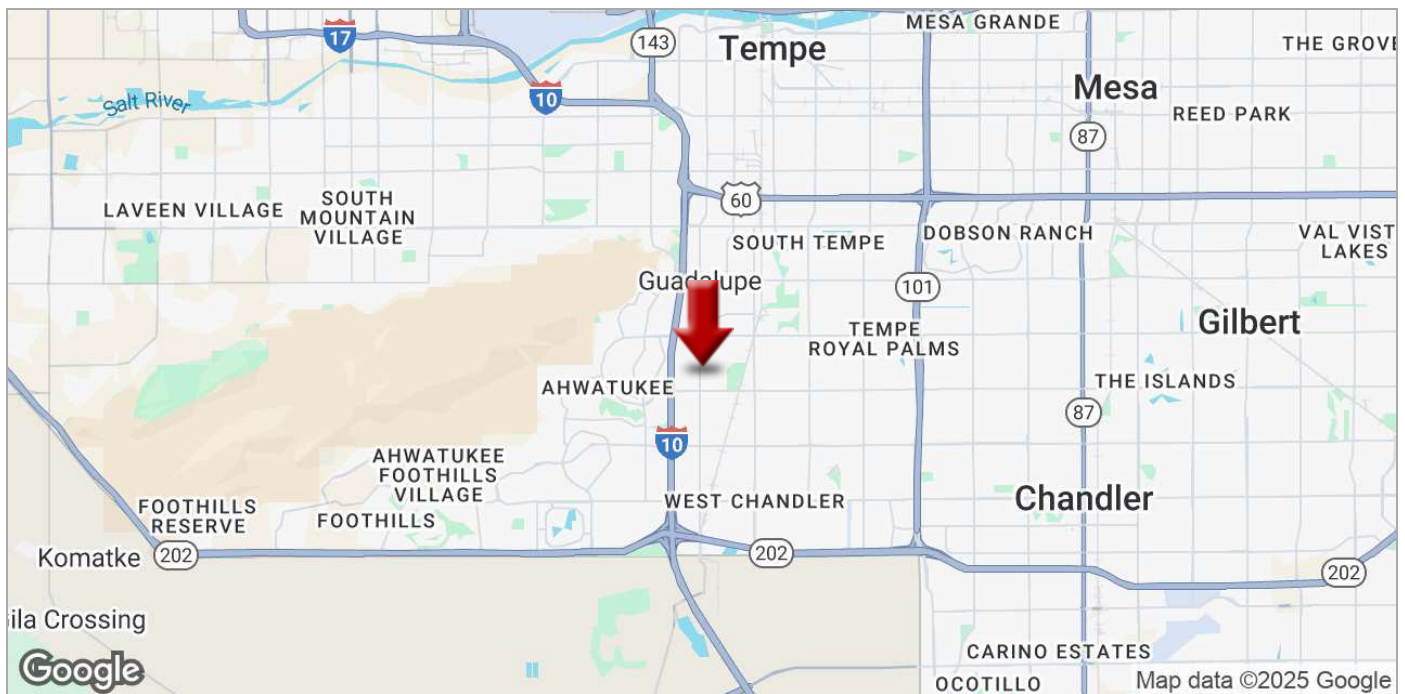
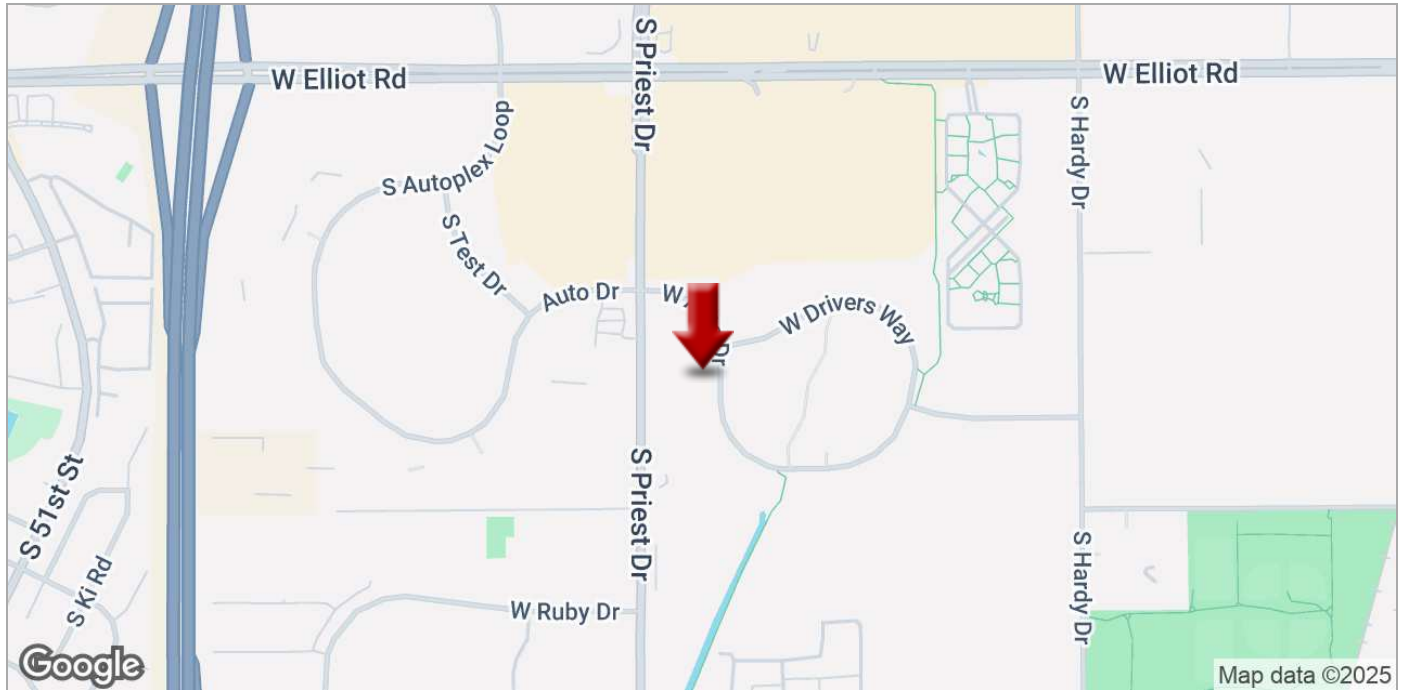
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,515	104,217	259,847
MEDIAN AGE	34.5	34.6	34.1
MEDIAN AGE (MALE)	33.6	33.6	33.1
MEDIAN AGE (FEMALE)	34.9	35.3	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,974	42,138	101,310
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$76,703	\$77,230	\$80,439
AVERAGE HOUSE VALUE	\$227,610	\$275,050	\$298,151
RACE	1 MILE	3 MILES	5 MILES
% WHITE	66.6%	75.1%	77.3%
% BLACK	8.5%	5.9%	6.3%
% ASIAN	10.7%	6.1%	5.7%
% HAWAIIAN	1.3%	0.3%	0.4%
% INDIAN	5.8%	4.7%	3.4%
% OTHER	2.6%	3.8%	3.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	21.8%	22.0%	20.4%

* Demographic data derived from 2020 ACS - US Census

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