

Tempe Commerce Park

Industrial/Flex/Office Potential



Sublease Summary



25,000-75,000 SF (divisible)
Can Accommodate Flex/Warehouse or Office



Rate \$0.50/SF NNN



Expires June 30, 2028



FF&E and All Furniture is Available



Walking Distance to Many Restaurants,
Costco, and Sprouts



458 Parking Spaces
Ratio of 6.1 Stalls/1,000 SF



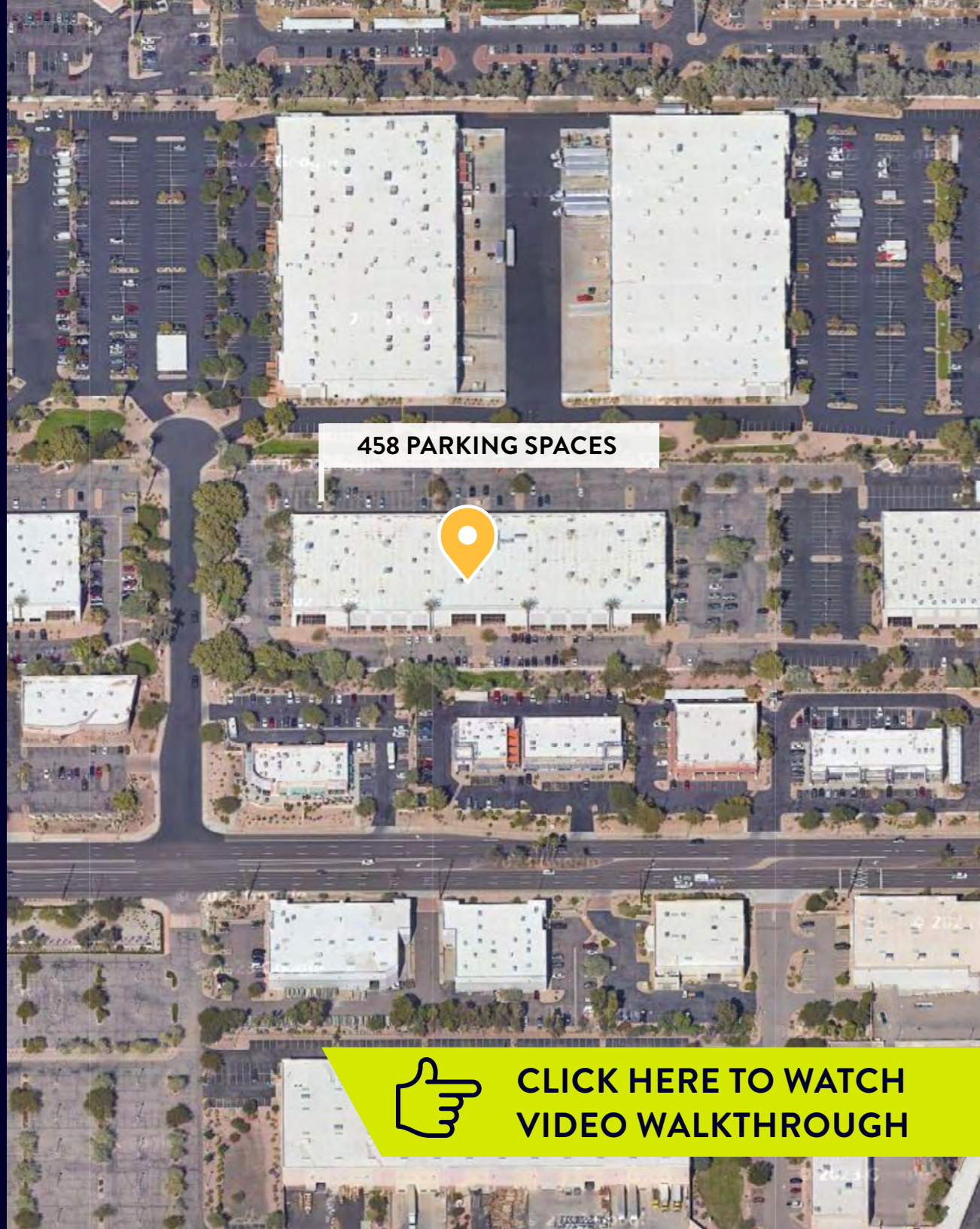
5.53 Land Acres



24' Ceiling Height



Ability to Add Loading Door

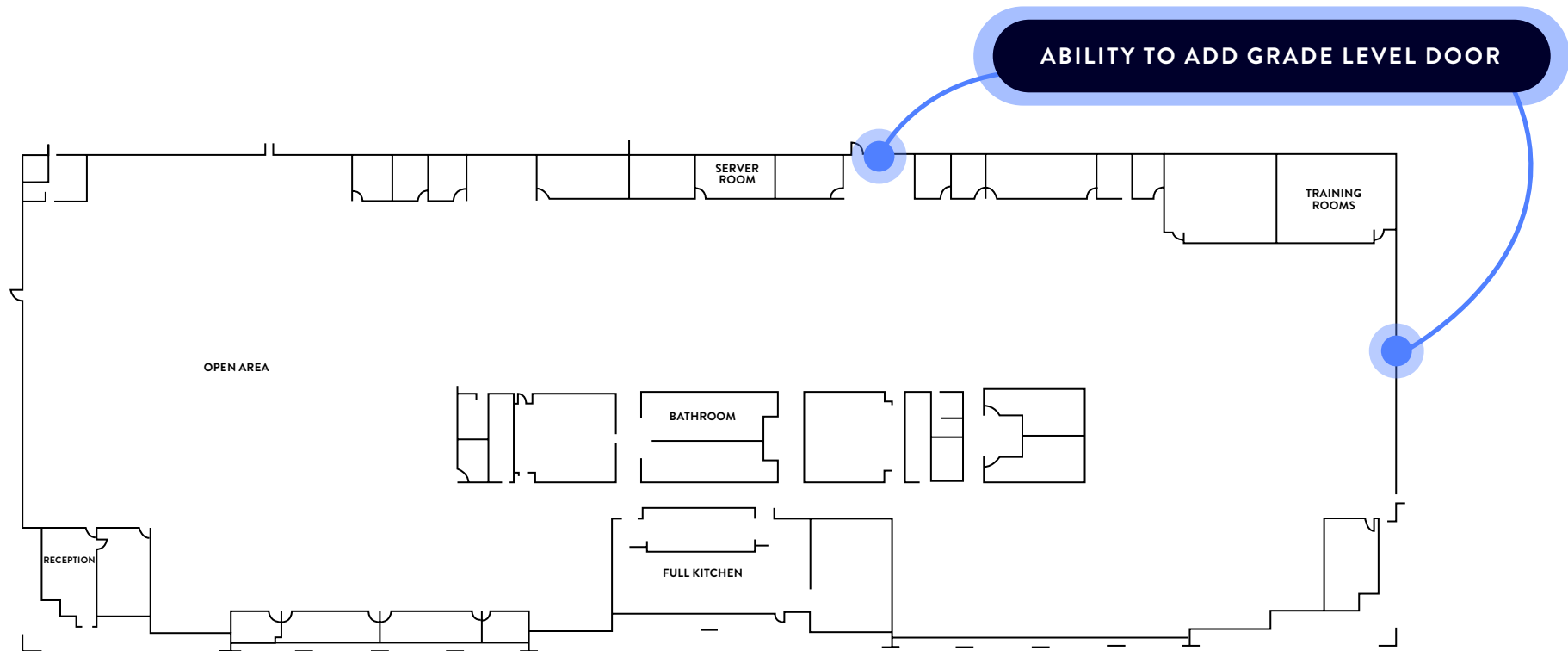


458 PARKING SPACES



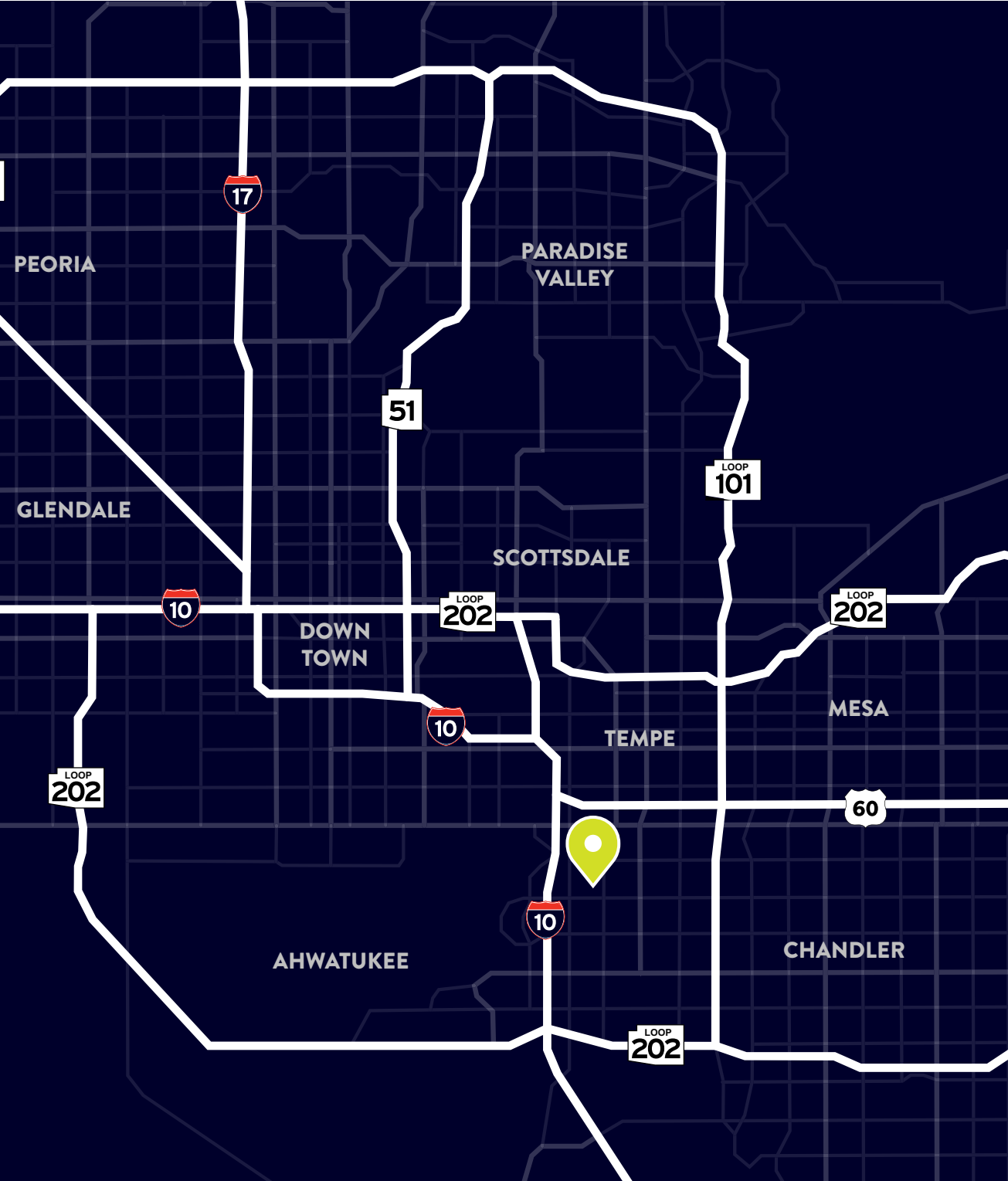
**CLICK HERE TO WATCH
VIDEO WALKTHROUGH**

Floor Plan



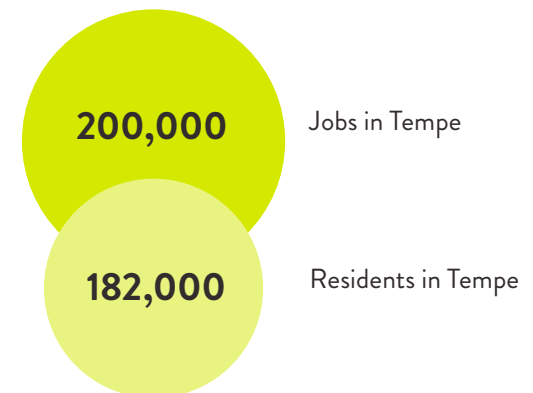
SPACE HIGHLIGHTS

- + Excellent Window Lines Throughout
- + Full Kitchen and Break Room
- + Several High-End Conference Rooms and 2 Training Rooms
- + 13 Private Offices
- + Ample Open Space and Cubicles
- + Robust IT Room



LOCATION OVERVIEW

- + 88.3K Vehicles per Day at nearest exit on I-10
- + Tempe is situated in the central Southeast Valley, 10 minutes from Phoenix Sky Harbor Airport and crisscrossed by five freeways as well as public transit options. Its unique location makes it close to everything and very easy to get to from anywhere else in the Valley.
- + Tempe has the most educated and technically-skilled workforce in Arizona, which is a testament to the strength of the city's higher education institutions.
- + The City has strong representation in various high-tech industries, specifically Advanced Business Services, Advanced Manufacturing, Biotechnology and Healthcare, and Advanced Technologies. We are a leader in Class A office space and high technology office parks.



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Thank You.

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