

CLASS A FLEX SUITE FOR LEASE

8312 S HARDY DR, SUITE 106 | TEMPE, AZ, 85284



LEVROSE
COMMERCIAL REAL ESTATE

TCN
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PROPERTY DETAILS



LEASE RATE:
\$1.30/SF/NNN/Mo
(\$15.60/SF/NNN/Annual)
Estimated NNNs: \$0.16/SF/Mo



BUILDING SIZE:
±75,280 SF



PARCEL:
301-53-053



ZONING:
HID



AVAILABLE SF:
Suite 106: ±16,877 SF



LOT SIZE:
±328,394 SF



YEAR BUILT:
1974

PROPERTY HIGHLIGHTS

- 100% HVAC
- Hydrocarbon Insulated 12'x14' Grade Level Door
- 17' clear height
- Motion sense LED lights
- Insulated Warehouse
- Cox Fiber
- 1,200A 277/480V 3 Phase Power
- Class A office finishes



PROPERTY PHOTOS



OFFICE PHOTOS



OPEN OFFICE FLOORPLAN



HIGH-END KITCHENETTE

WAREHOUSE PHOTOS



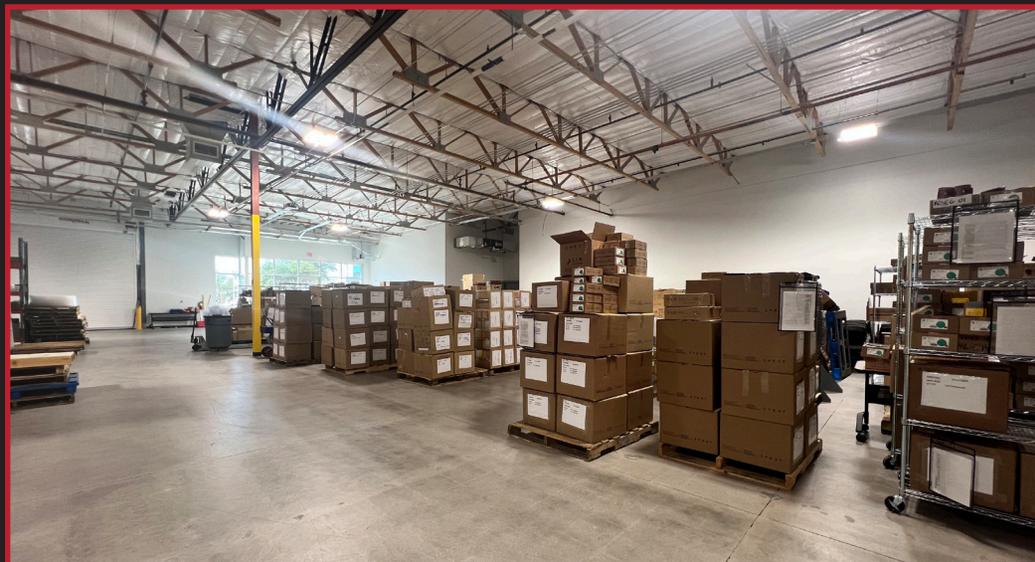
INSULATED GRADE LEVEL DOOR



LED LIGHTING IN WAREHOUSE

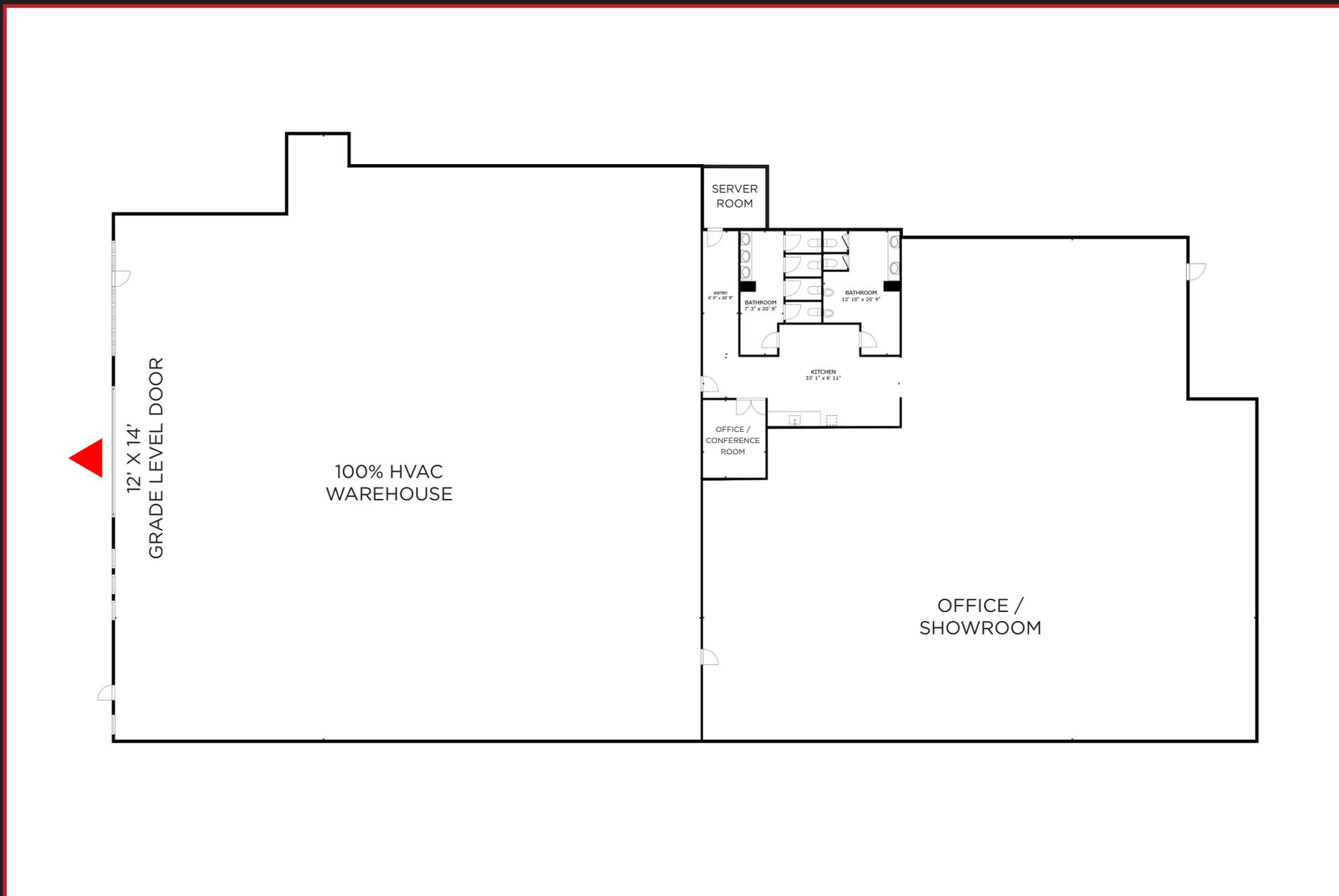


±17' CLEAR HEIGHT



FULL HVAC

FLOOR PLAN | [CLICK TO VIEW VIRTUAL TOUR](#)



AERIAL OVERVIEW

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ARIZONA
143

LOOP
202

Harkins THEATRES
ROSS DRESS FOR LESS
Rack
WORLD MARKET
Marshall's
BEST BUY
TARGET
sam's club

UBS
SLOAN PARK

CINEMARK
CIRCLE K
ROSS
LAIFITNESS
Walmart
Starbucks
PICK UP STUFFS
FLORIDA POWER & LIGHT

INTERSTATE
17
US
60

INTERSTATE
10
US
60

AVNET
DriveTime
ASPEN UNIVERSITY
amazon
ewing OUTDOOR SUPPLY
ASM
PillPack by amazon pharmacy
MICOCHIP
Mectronic
OnTrac
PARKER & SONNS
University of Phoenix
ZipRecruiter

ASU

reece
aetna
labcorp

Broadway Curve

amazon
LUCID
UDA
Since 1960

LOOP
101

US
60

ARIZONA MILLS

ARIZONA GRAND
RESORT & SPA

DESERON RANCH CC

INTERSTATE
10

HUSS BREWING CO
DAIKIN

ELECTRIC PICKLE
EoS FITNESS
TEXAS HOLDINGS
IKEA
LIFETIME
MAIN EVENT
Walmart

SITE

Edward Jones
iridium
ASU ARIZONA STATE UNIVERSITY
Research Park



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	6,081	108,653	255,104
2029	6,509	116,770	274,204



AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$131,852	\$110,671	\$107,552



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	2,488	44,795	102,121
2029	2,664	48,193	109,866



EMPLOYEES

	1 MILE	3 MILES	5 MILES
2024	14,440	70,050	156,113



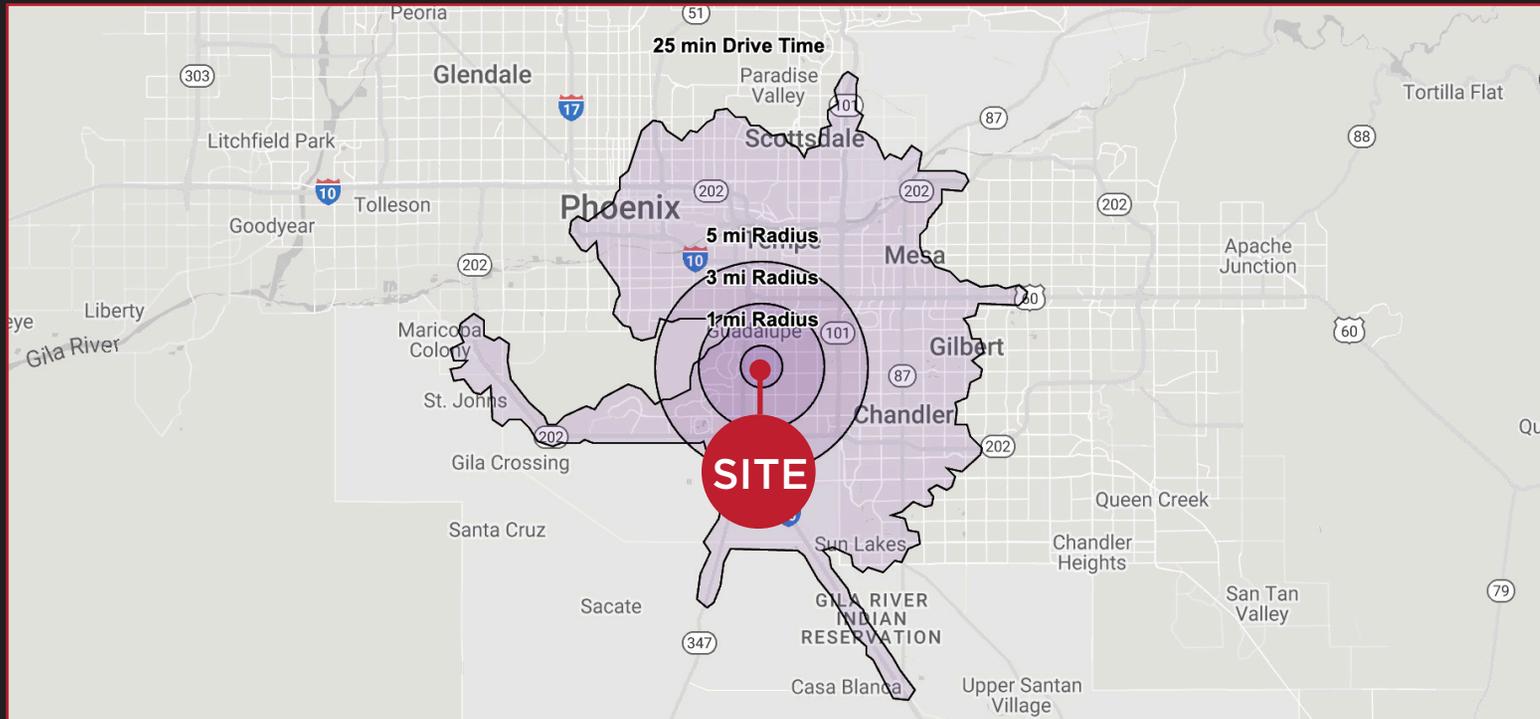
MEDIAN H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$114,587	\$87,154	\$85,455



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	961	6,297	14,612



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.

CITY OVERVIEW

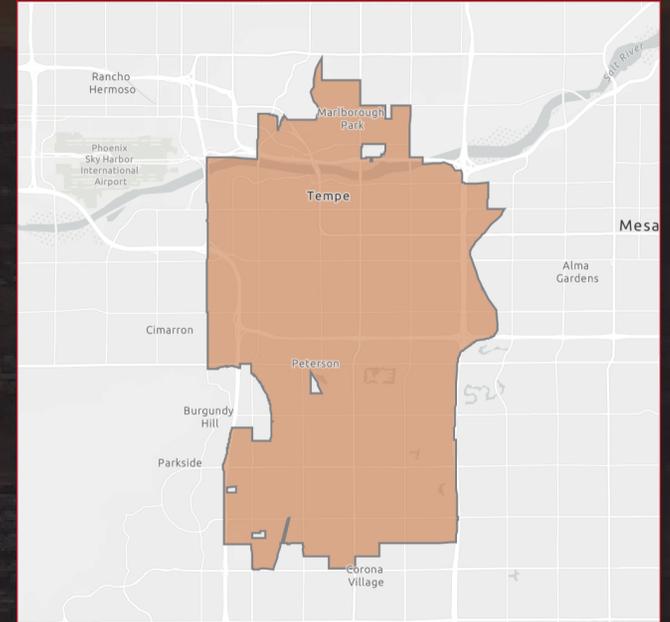
TEMPE, AZ



132K +
TOTAL POPULATION



\$99K +
AVG HH INCOME



INTEGRATED EMPLOYMENT & INFRASTRUCTURE ZONE

Tempe stands out as one of Greater Phoenix's most transit connected and employment dense communities. The city benefits from immediate access to Sky Harbor International Airport, major freeway networks, and Valley Metro's light rail and streetcar systems. Home to over 225,000 jobs and a strong base of bioscience, tech, and academic institutions, Tempe's growth is closely tied to Arizona State University's expanding innovation districts. Investments in smart city infrastructure and sustainability initiatives further reinforce its role as a regional center for forward-thinking development.

VIBRANT URBAN CORE & CULTURAL ENERGY

Tempe continues to fuel real estate momentum through its unique combination of culture, education, and walkability. The city hosts more than 50 annual events and festivals, anchors Big 12 athletic facilities, and boasts attractions such as Tempe Town Lake, Mill Avenue, and Tempe Center for the Arts. The addition of lakefront developments and projects like Culdesac Tempe—America's first car-free community—bolsters multifamily and mixed use demand. Tempe's combination of urban living and lifestyle infrastructure positions it as a magnet for employers and professionals

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