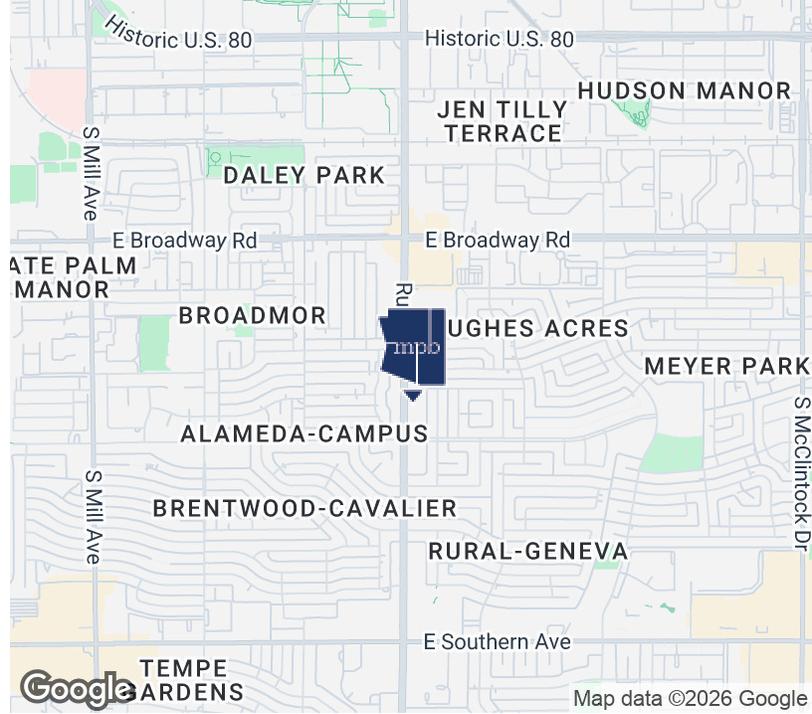


MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282



OFFERING SUMMARY

Available SF:	900 - 1,200 SF
Lease Rate:	Negotiable
Traffic Count:	±38,000
Parking Ratio	8.87/1,000
Year Renovated:	2017
Zoning:	R-4

PROPERTY HIGHLIGHTS

- Prime Location in the heart of Tempe
- Mid-Century Modern Design
- Shaded courtyards with tables and seating
- Flexible Lease Terms
- Ample Parking on site with covered parking available to Tenants
- Easy access to major transportation routes



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net

MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

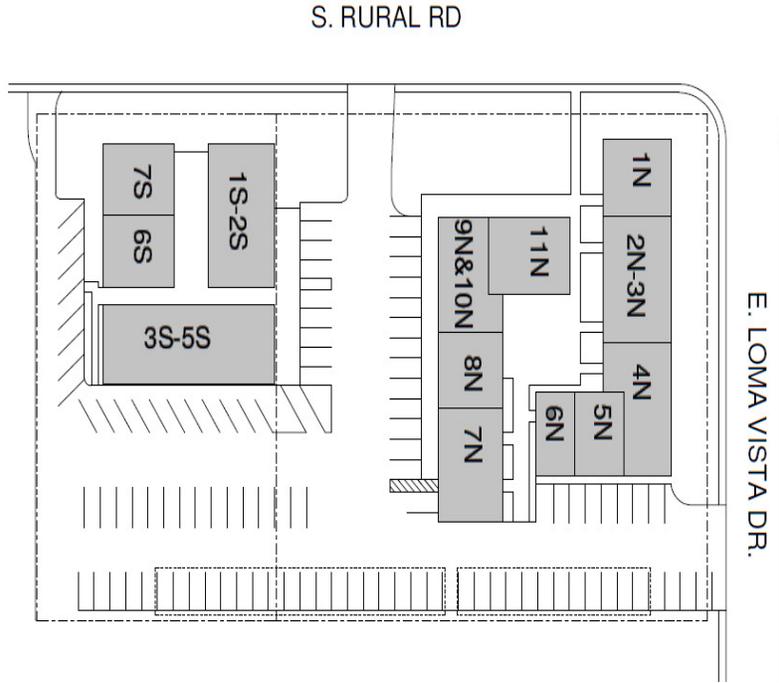
Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net

MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	900 - 1,200 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1N	Available	1,073 SF	Modified Gross	Negotiable	Medical Office with a reception, multiple exam rooms, an office, and break area
4N	Available	900 SF	Modified Gross	Negotiable	Professional/Medical Office
7N	Available	1,200 SF	Modified Gross	Negotiable	Professional/Medical Office



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

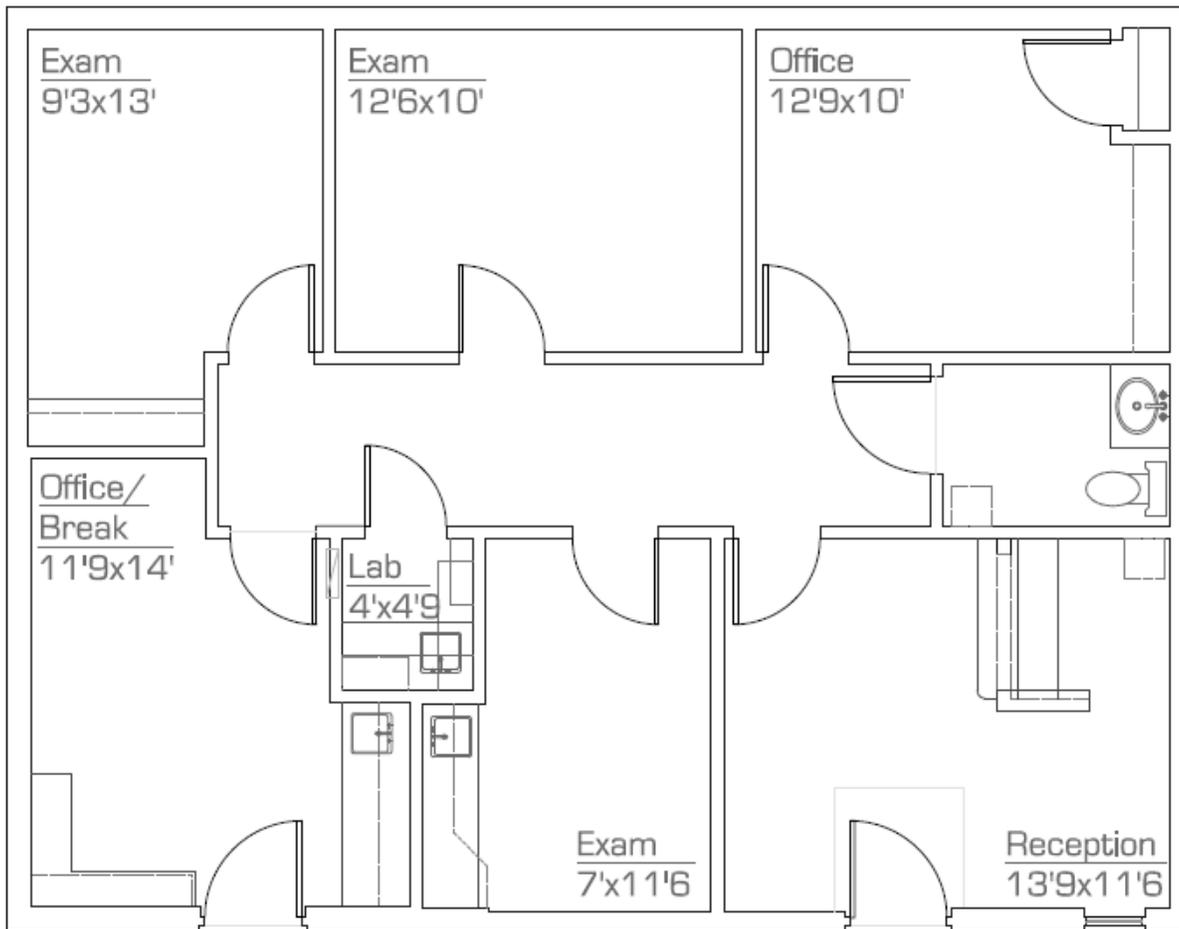
Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net

MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282

Suite 1N - 1,073 SF



1 SUITE 1N
Floor Plan Information



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

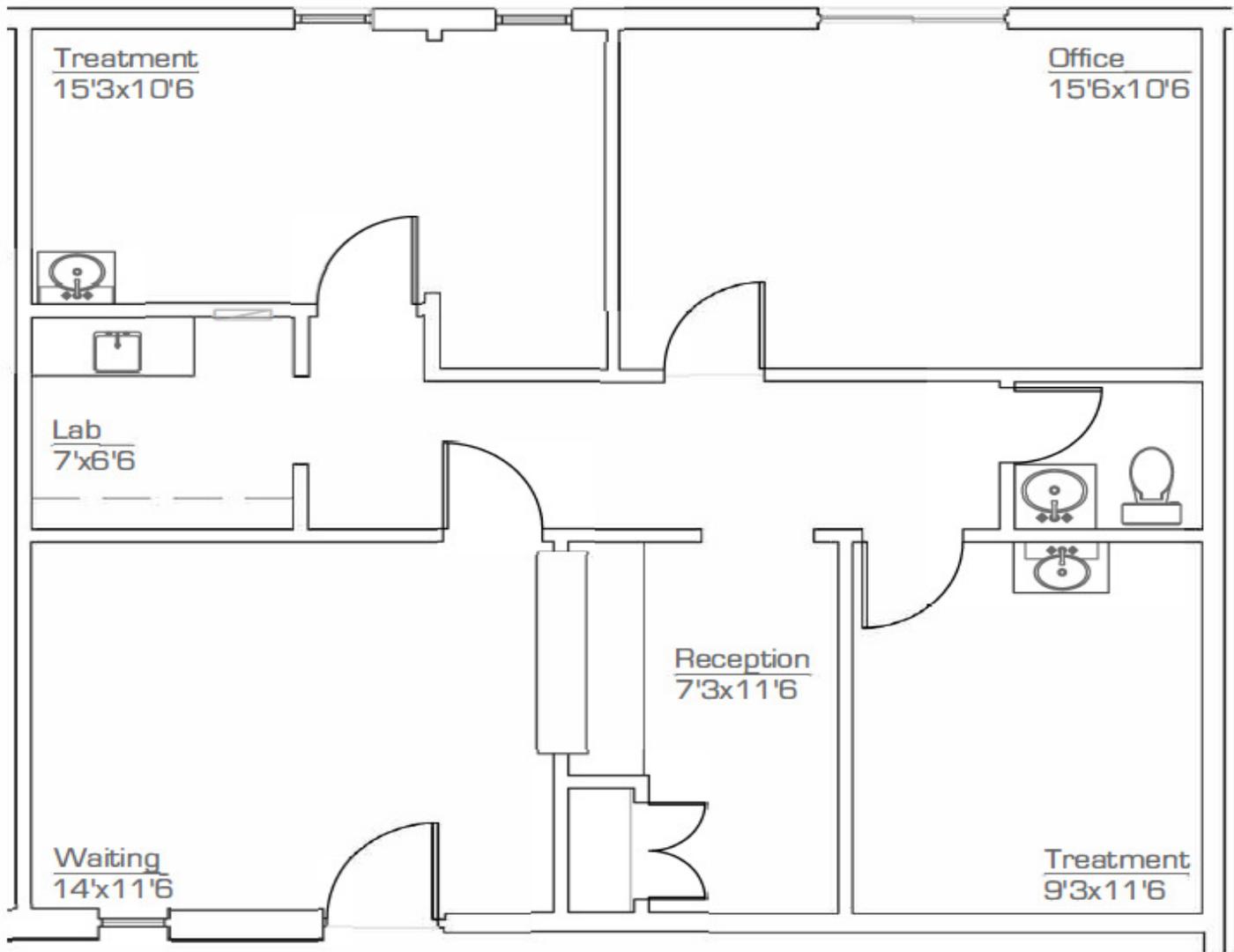
Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net

MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282

Suite 4N - 900 SF



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

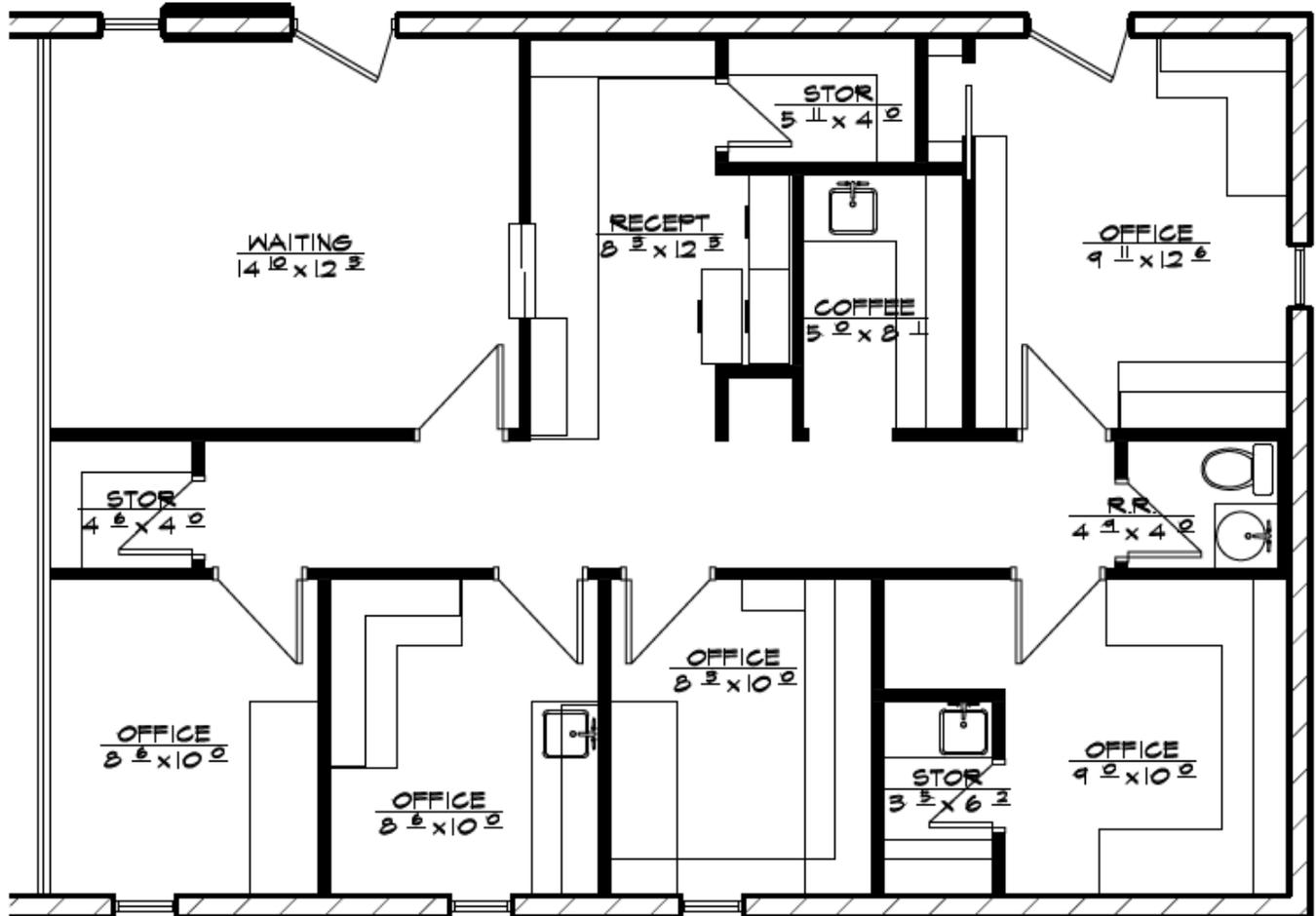
Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net

MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282

Suite 7N - 1,200SF



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net

MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

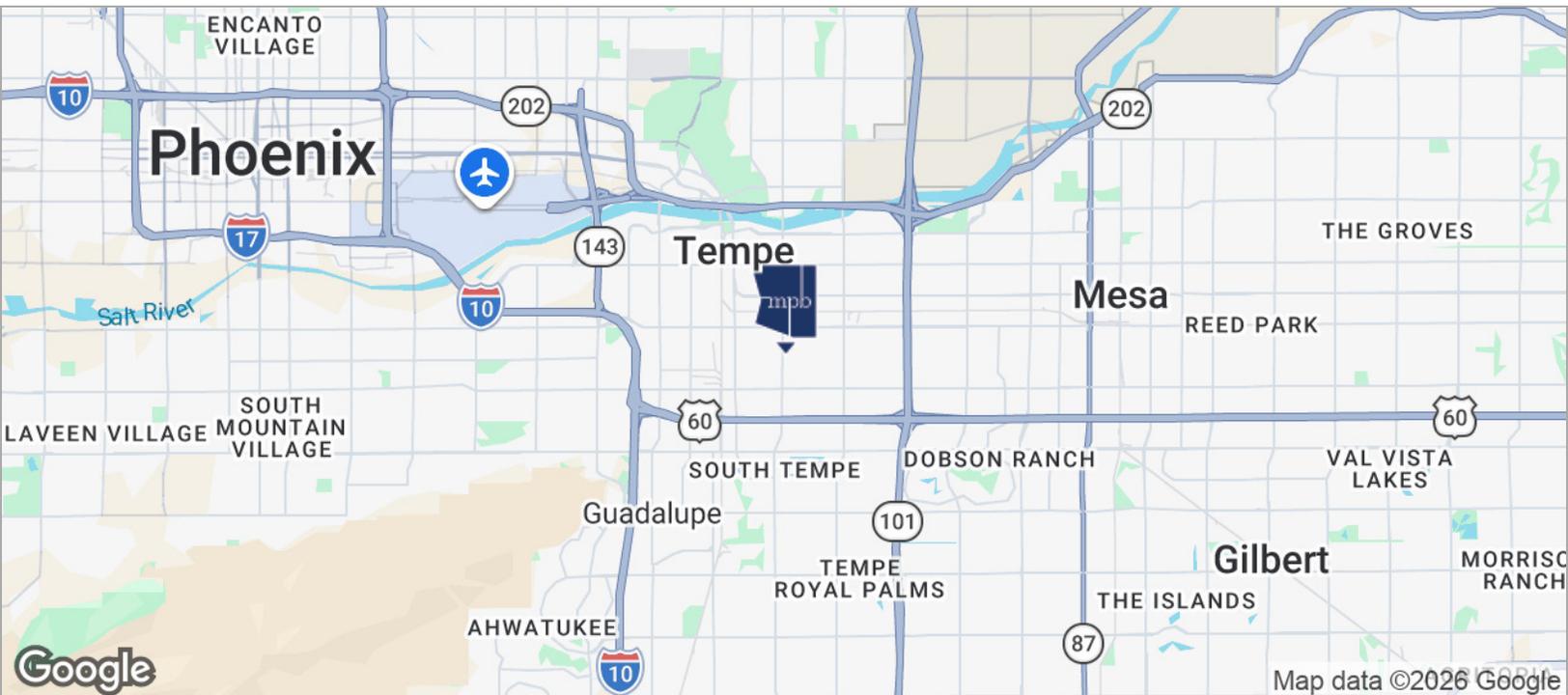
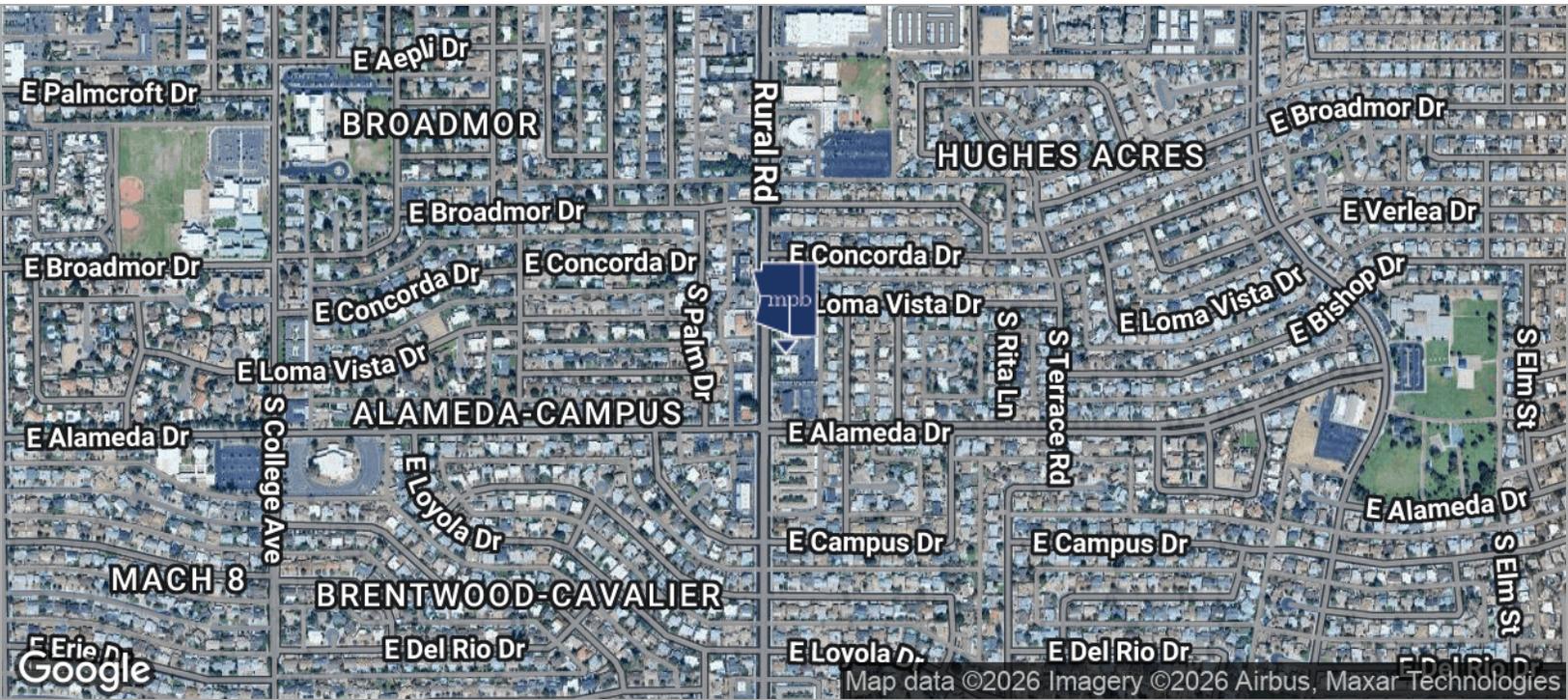
Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net

MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

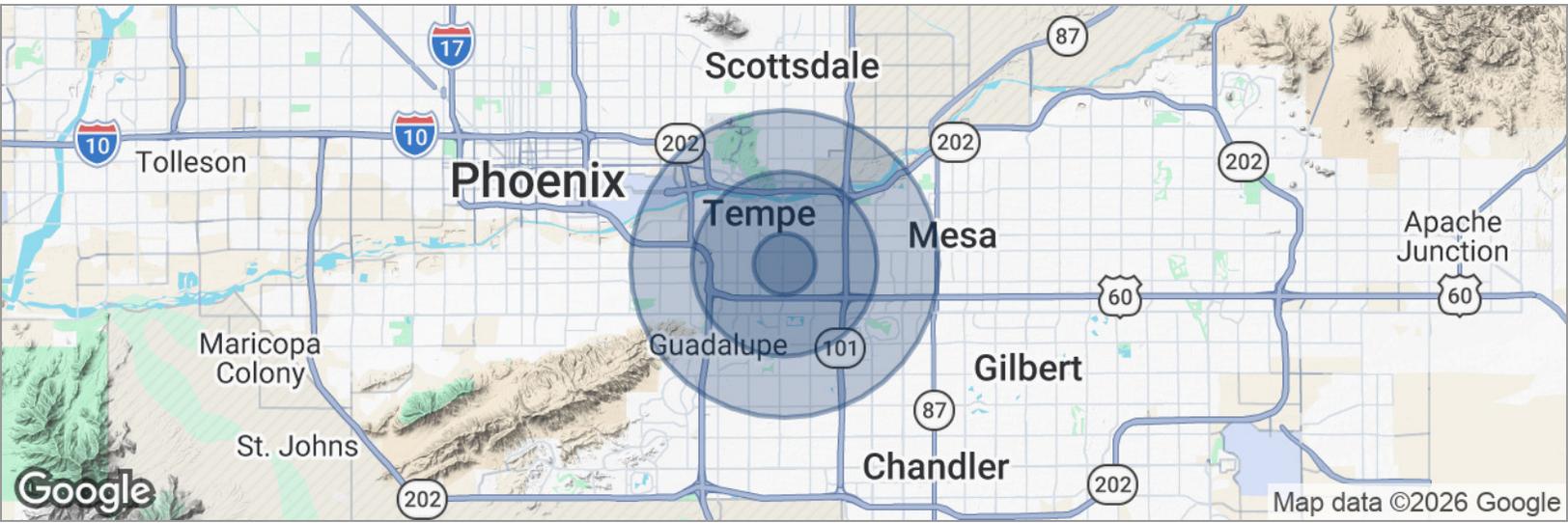
Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net

MEDICAL / PROFESSIONAL OFFICE SPACES IN THE HEART OF TEMPE

UNIVERSITY PROFESSIONAL PLAZA

2525 S. RURAL ROAD, TEMPE, AZ 85282



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	20,044	140,688	309,706
Median age	27.1	28.7	31.1
Median age (Male)	27.7	28.3	30.4
Median age (Female)	26.2	29.0	31.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,938	54,057	123,293
# of persons per HH	2.5	2.6	2.5
Average HH income	\$55,411	\$56,163	\$59,315
Average house value	\$263,617	\$251,221	\$228,362

* Demographic data derived from 2020 ACS - US Census



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
602.909.3060 | mpbrealty.net

Michael Buekers
PRESIDENT AND DESIGNATED BROKER
602.280.1010 x109
mbuekers@mpbrealty.net

Jacob Ray
VICE PRESIDENT OF SALES & LEASING
602.975.8620
jray@mpbrealty.net