

# TEMPE OFFICE SPACE FOR SALE OR LEASE



SUBJECT  
PROPERTY

INTERSTATE 10 (157,000 CPD)

4625 S. WENDLER DRIVE  
TEMPE, AZ

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# PROPERTY SUMMARY

4625 S. WENDLER DRIVE  
TEMPE, AZ



## PROPERTY OVERVIEW

- Tempe Office Space For Sale or Lease
- Call for Pricing
- I-10 Freeway access and visibility
- Located just off Interstate 10 and Baselines Road with more than 157,000 cars per day on I-10
- Covered parking
- 7: 1,000 parking ratio
- Turnkey space that has been recently updated
- Second floor elevator access

## PROPERTY SUMMARY

ASKING RENT:	Call for Pricing
AVAILABLE SF:	+/- 22,000 SF
TOTAL SF:	44,000 SF
LAND AREA:	4.03 ACRES
RENOVATED:	2023
APN:	123-25-067

## PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2023 Population:	17,751	109,698	282,636
2028 Population:	17,715	110,297	285,875
2023 Total Households:	6,958	43,033	109,586
Average Household Income:	\$63,675	\$79,068	\$84,155

# INTERIOR PHOTOS

4625 S. WENDLER DRIVE  
TEMPE, AZ



# AERIAL OVERVIEW

4625 S. WENDLER DRIVE  
TEMPE, AZ



**SUBJECT  
PROPERTY**

**ARIZONA STATE  
UNIVERSITY**

**TEMPE DIABLO  
STADIUM**

**ARIZONA MILLS  
SHOPPING CENTER**



The logo for CRE8 Advisors features the letters 'CRE8' in a bold, sans-serif font. The 'C', 'R', and 'E' are black, while the '8' is a vibrant green. Below this, the word 'ADVISORS' is written in a smaller, black, all-caps sans-serif font.

# CRE8

ADVISORS

For Additional details contact the team  
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