

THE
ARROYO
1275

1275 W WASHINGTON ST, TEMPE, AZ

OFFICE BUILDING
FOR SALE

±101,794 RSF | ±6.77 Acres

Sale Asking Price | \$25,000,000 \$245.59/SF

BUILDING INFO



± 101,794 RSF



Sale Asking Price:

\$25,000,000 \$245.59/SF



± 6.77 Acres



Currently 85.5% Leased

Availability to make 75,000 SF



**Lobby and spec suites
in 2024**



**Fitness center +
locker rooms
new restaurant open.**



**40 person training
room & board
room access**



**Minutes from Sky
Harbor, Downtown
Tempe, Papago Park
and Rolling Hills
Golf Course**



TEMPE
TOWN
LAKE

ASU

DOWN
TOWN
TEMPE

WALKABLE
RETAIL
PLAZA

PORT OF SUBS
Good Fresh Sandwiches

Feel
GOOD
nutrition



5th Street
Burger & Fries

Filbert's
MEXICAN FOOD



202

DOUBLE DIAMOND
INTERCHANGE

PHOENIX LIGHT

WASHINGTON ST

56TH ST

1275

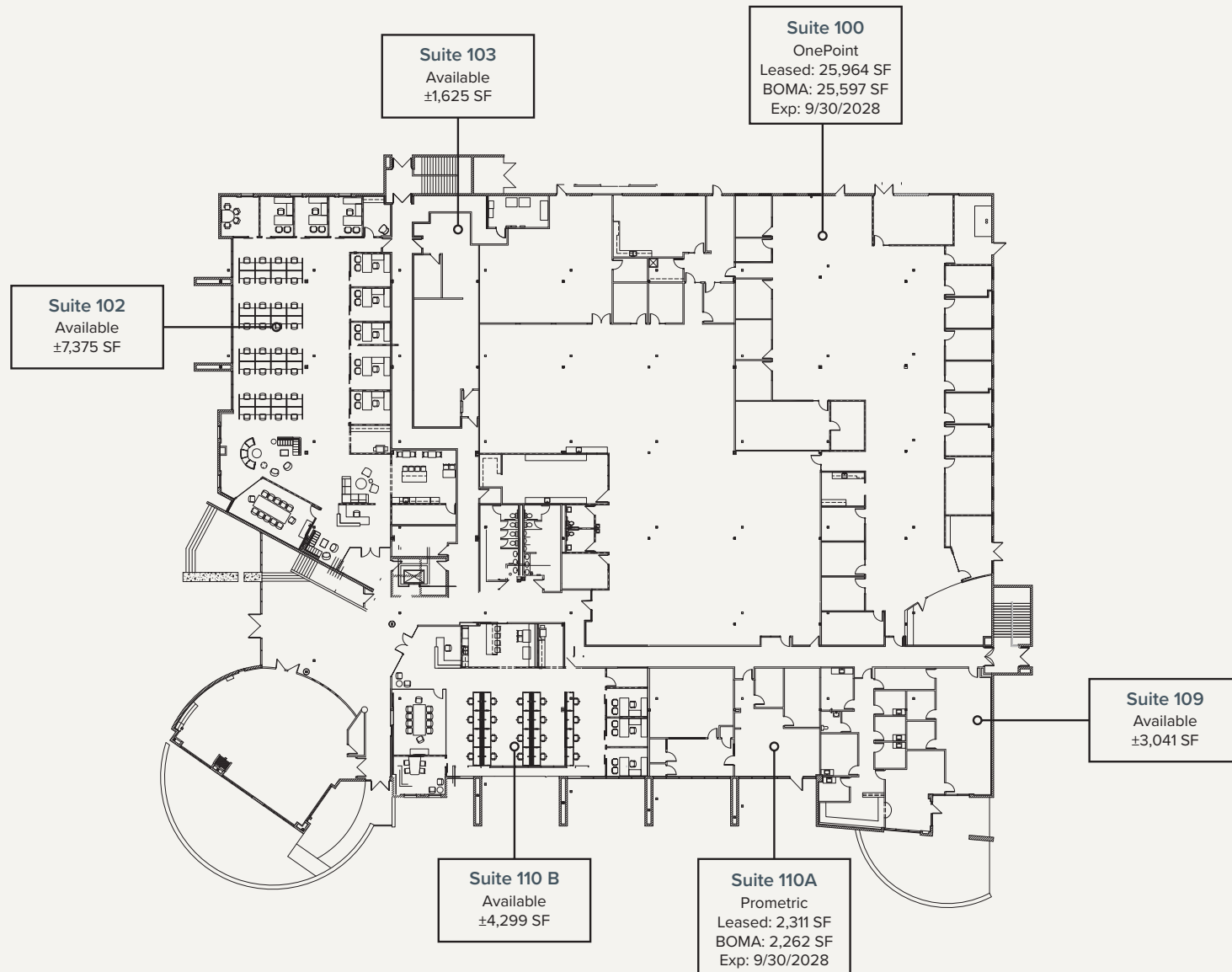
PARCEL



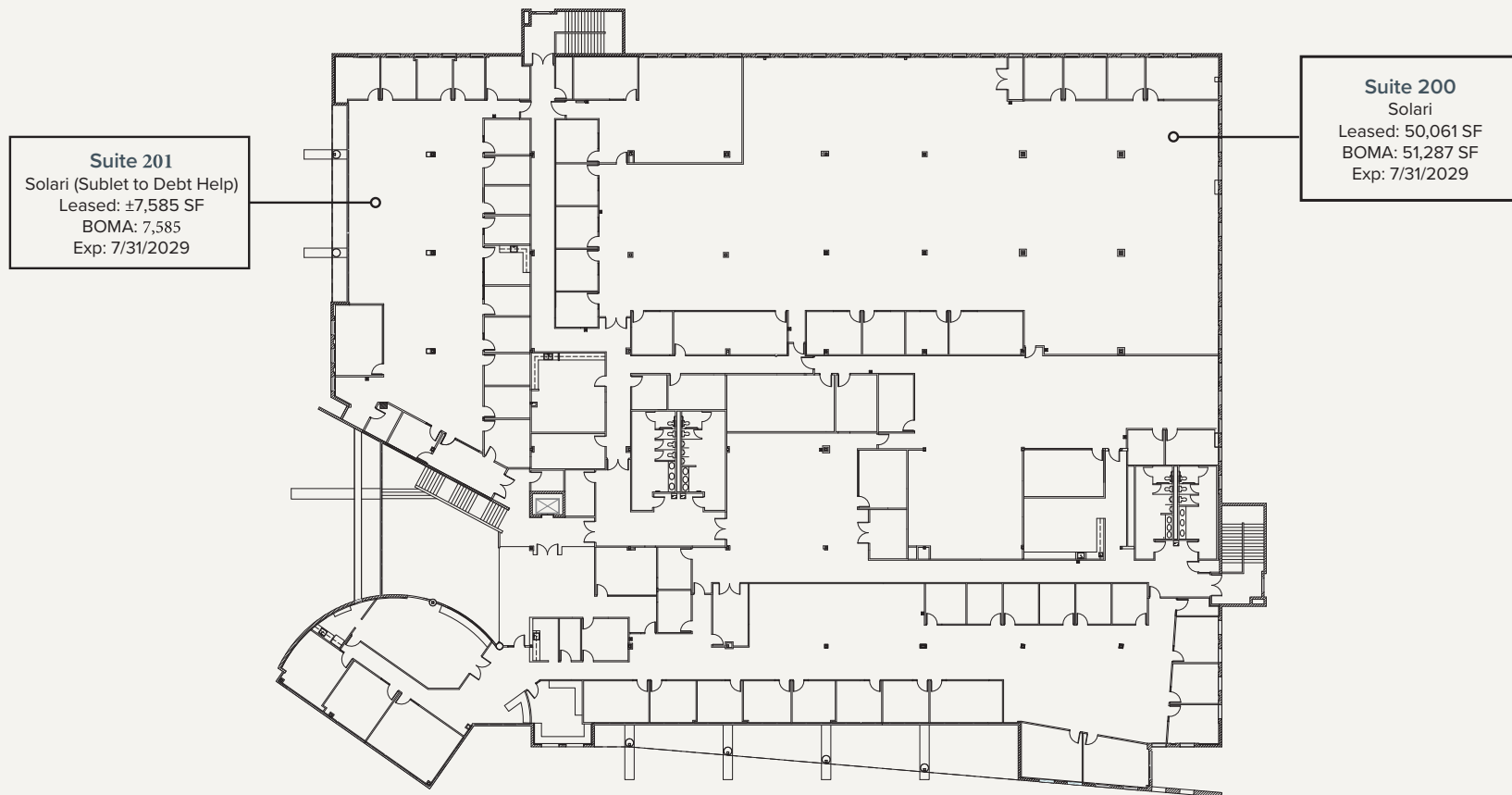
LIGHT RAIL STOP

FLOOR PLAN

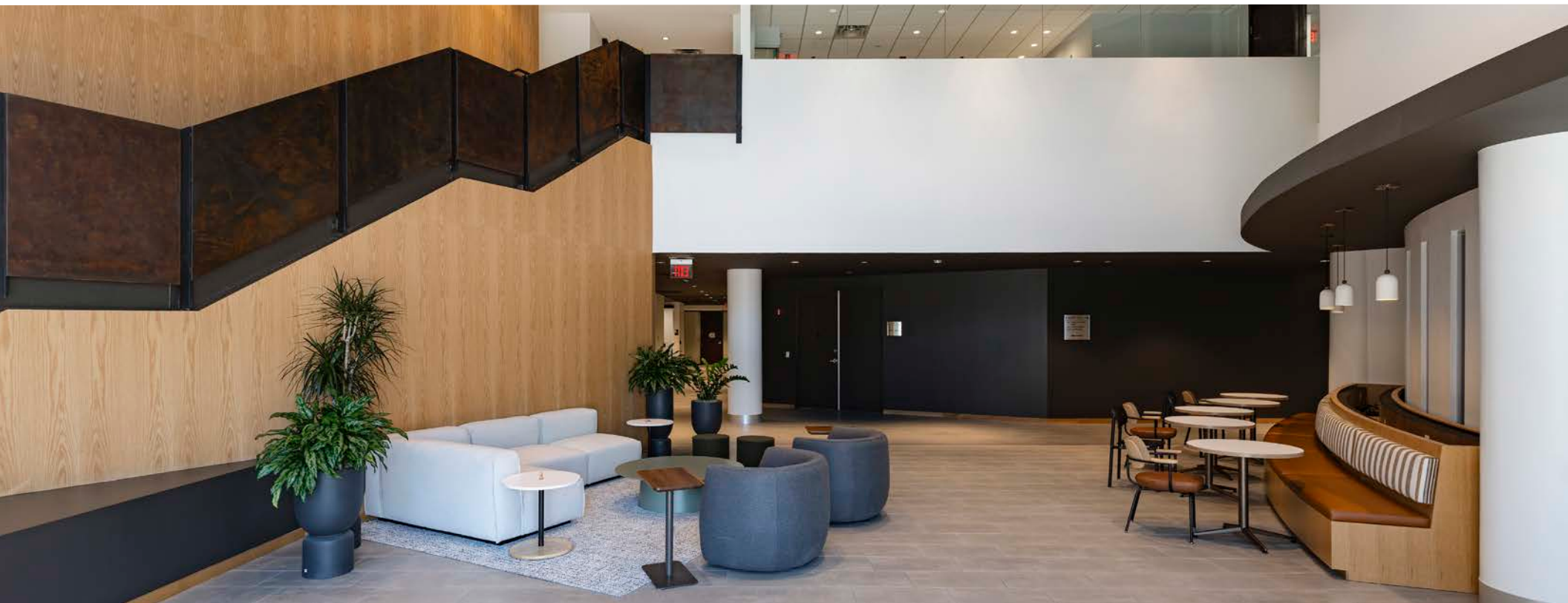
1ST FLOOR



2ND FLOOR







FOR MORE INFORMATION

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