

**±9,600**  
SQUARE  
FEET

**2005**  
YEAR  
BUILT

**TEMPE**  
DOWNTOWN  
AMENITIES

**21 E**

6th Street  
Suite 114

**OFFICE CONDO**  
For Sale

**21 E**

6th Street  
Suite 114

TEMPE / ARIZONA 85281

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**CBRE**

21 EAST SIXTH STREET — A TRUE LIVE-WORK-PLAY SETTING



Timeless brick-and-stone  
architecture meets unmatched  
Mill Avenue convenience.

## THE OFFERING

The property is located within the historic Orchidhouse building, a collection of brownstones designed to reflect the timeless elegance of early 20th century architecture. Its brick and stone façade evokes the character of a classic warehouse style structure, creating a distinctive and memorable presence just off Mill Avenue—steps from Tempe’s abundant dining, retail, and entertainment amenities. The building includes ground floor office and restaurant space, second floor offices, and lofts across the top five levels.

This three-story office condominium offers a prime vantage point overlooking City Park and the Plaza, creating an inviting setting in a vibrant, walkable urban district. Inside, the modern open-layout design features high ceilings, abundant natural light, and a full suite of desirable amenities—delivering a bright, flexible, and highly functional workspace.

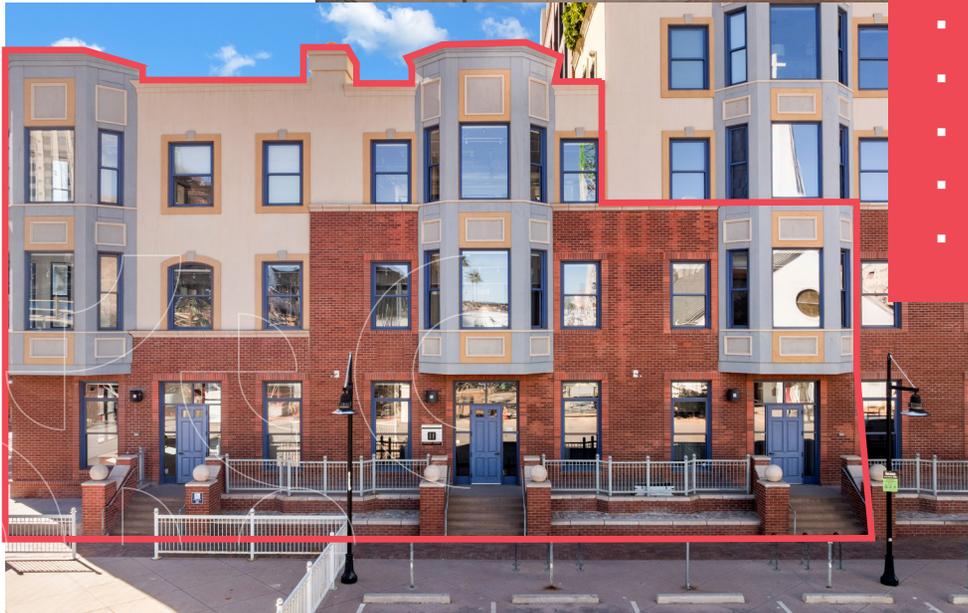
### INVESTMENT FACTS + STATS

Office Condo SF	±9,600 SF
Stories	3
Year Built	2005; Renovated 2025
Class	A
Zoning	CC (Community Commercial)
Parking	22 parking spaces on the second level in the garage below the building. This is the level that is not for the public, but just for the permit holders. Two of those 22 spaces are in a secured lot in the garage for homeowners. A parking permit allows customers of the space two hours of free parking.
HOA	The HOA is \$3,100 per month. This pays for water, sewage, trash, insurance (on the exterior), parking area maintenance and security, cleaning of the outside common area spaces, and 24-hour guard security.



## OFFICE CONDO AMENITIES

- Modern layout with exposed ceilings to maximize natural light
- Stunning gallery-style windows and tall, airy ceilings
- A/C and Central Heating
- Conference room, kitchenette, 2 restrooms and reception area
- Great views of 6th Street Park, Tempe Buttes and City Hall
- Five minutes to Sky Harbor Airport, Loop 202 and I-10 Freeways



Tempe's diversified economy—spanning tech, education, and professional services—creates a stable foundation for long-term investment. 21 East 6th Street benefits from a highly walkable, transit-rich location with immediate access to light rail and the Tempe Streetcar, enhancing mobility and convenience. Ongoing nearby development, including new luxury residential projects, further strengthens the area's growth trajectory and supports strong investment potential.

## PROPERTY HIGHLIGHTS



### PRIME LOCATION

Steps from Mill Avenue's vibrant scene



### ABUNDANT NEARBY AMENITIES

Walk to Dining, Retail, Entertainment



### HISTORIC ARCHITECTURE

Classic brick-and-stone design



### MODERN INTERIOR

Open, modern interior design and fixtures



### MIXED-USE BUILDING DESIGN

Restaurant/office space, offices and lofts

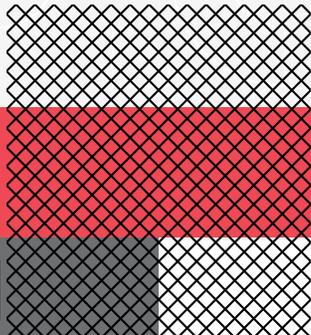


### FRONTS CITY PARK & PLAZA

Overlooks an inviting public plaza



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05.

21 E 6TH ST, SUITE 114 / TEMPE, ARIZONA 85281



06.

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7.

21 E 6TH ST, SUITE 114 / TEMPE, ARIZONA 85281



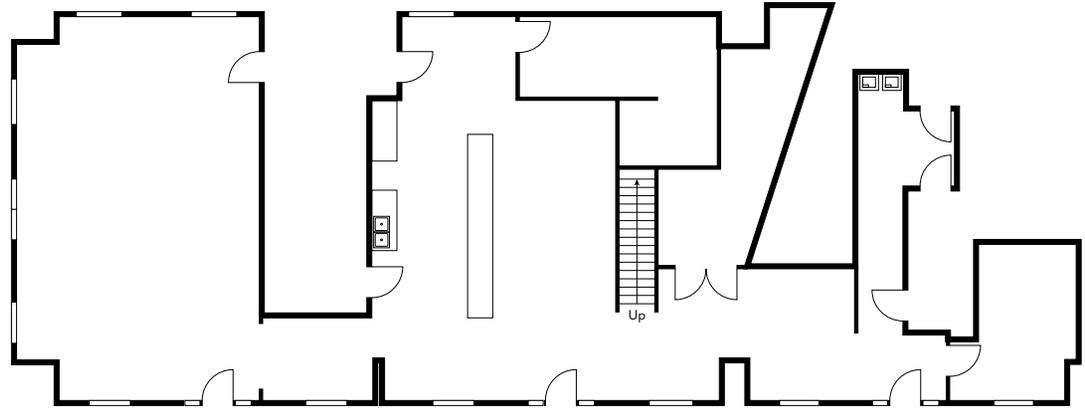
# FLOOR PLANS

8.

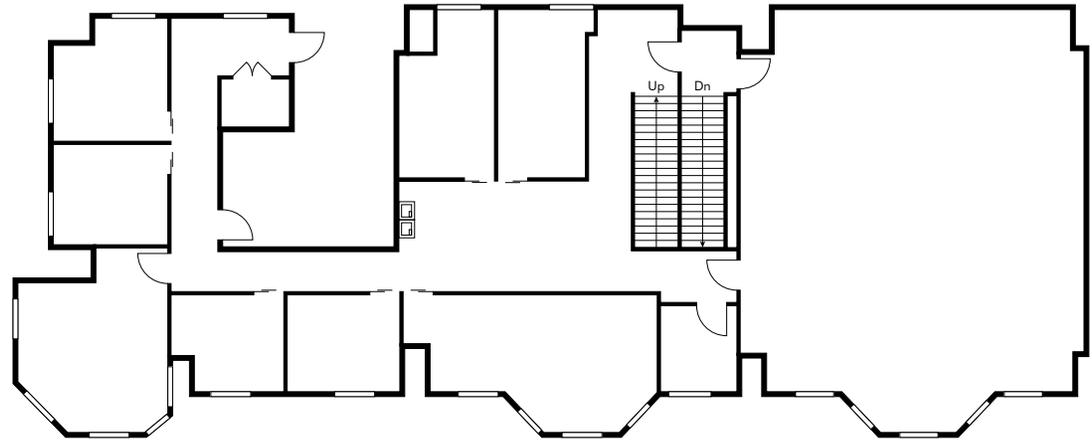
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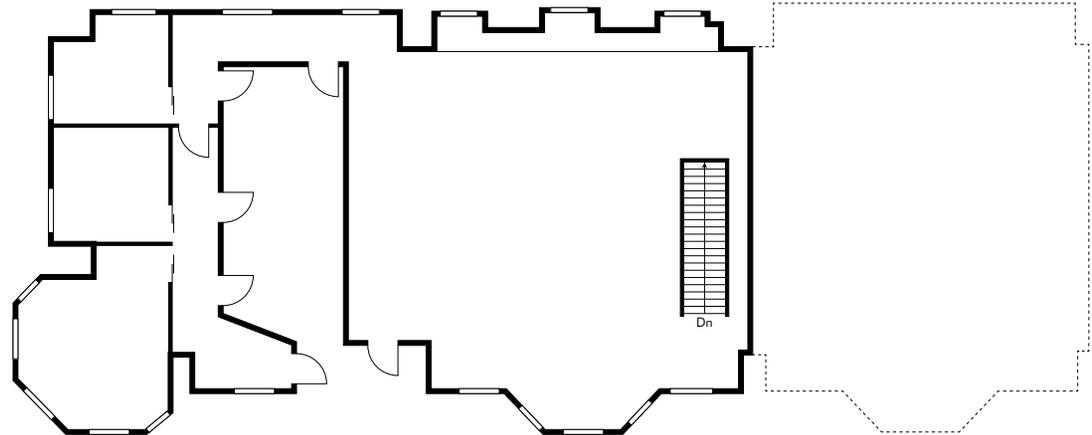
1st Floor



2nd Floor



3rd Floor







## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	27,875	127,831	344,125
2030 Population - Projection	35,021	141,480	362,592
<b>PLACE OF WORK</b>			
2025 Businesses	1,183	6,855	16,245
2025 Employees	36,765	113,165	258,085
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$85,911	\$92,060	\$102,612
2030 Average Household Income	\$100,897	\$101,766	\$113,990
<b>HOUSING VALUE</b>			
Median Home Price	\$471,414	\$462,355	\$452,585
Average Home Price	\$525,967	\$500,001	\$503,639
<b>EMPLOYMENT STATUS</b>			
2025 Employed Civilian Population	95.9%	95.9%	96.3%
2025 Civilian Population 16+ in Labor Force	14,585	76,383	200,965
<b>DAYTIME POPULATION</b>			
2025 Daytime Population	56,020	185,986	467,053
Daytime Workers	75.5%	71.4%	68.5%
<b>TRAFFIC COUNTS</b>			
Mill Avenue South from 5th Street	6,489 VPD		
Mill Avenue North 5th Street	7,575 VPD		

Source: ESRI 2025

# 21 E 6th St

Suite 114

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## CONTACTS

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