



# TEMPE ONLINE CALL CENTER

1616 WEST 17<sup>TH</sup> STREET  
Tempe, Arizona 85281



**±111,349 SF FOR SUBLEASE**

**CONNER LEE**  
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COMMERCIAL REAL ESTATE SERVICES

# PROPERTY SUMMARY

Address: 1616 W. 17th Street  
Tempe, Arizona 85281

Total Size: ±111,349 SF in a single story back office building

Site Acreage: ±8.84 acres (385,076 SF)

Parking: 7/1,000 SF - ±724 spaces

Year Completed: 1979 with all new improvements in 2015

Occupancy: Immediate

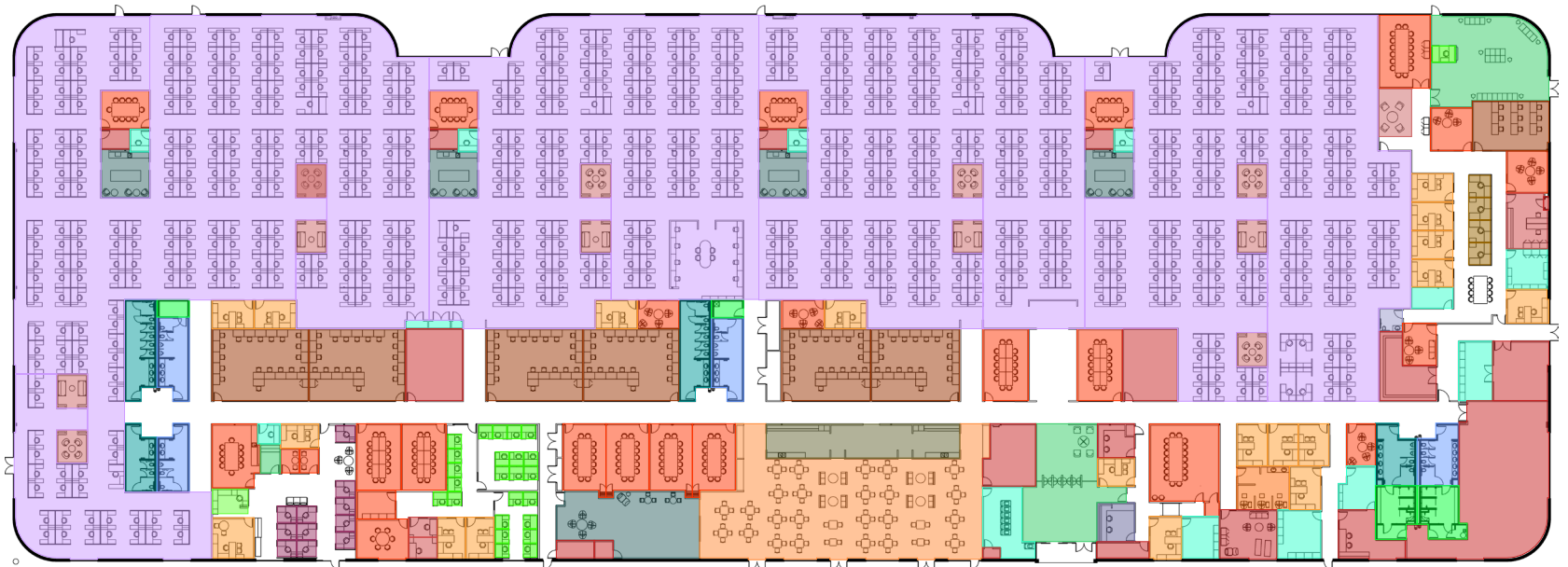
Lease Expiration: 10/31/2027

Sublease Rate: Negotiable

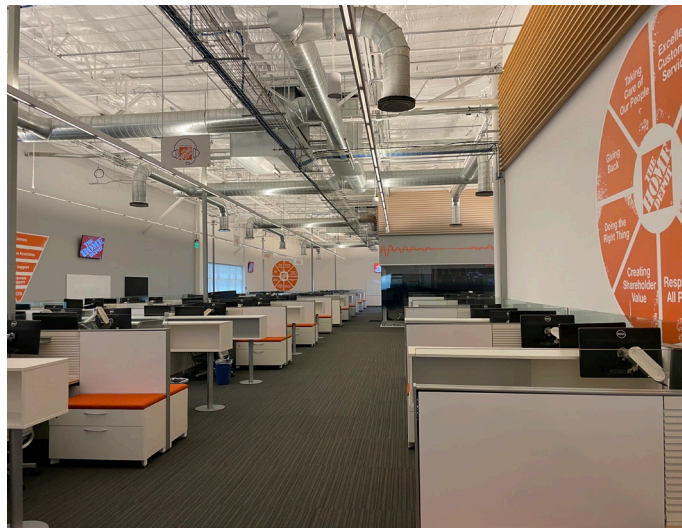
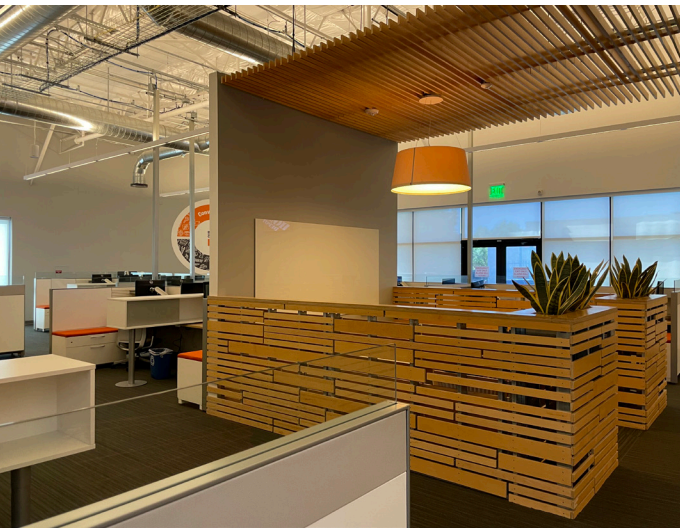
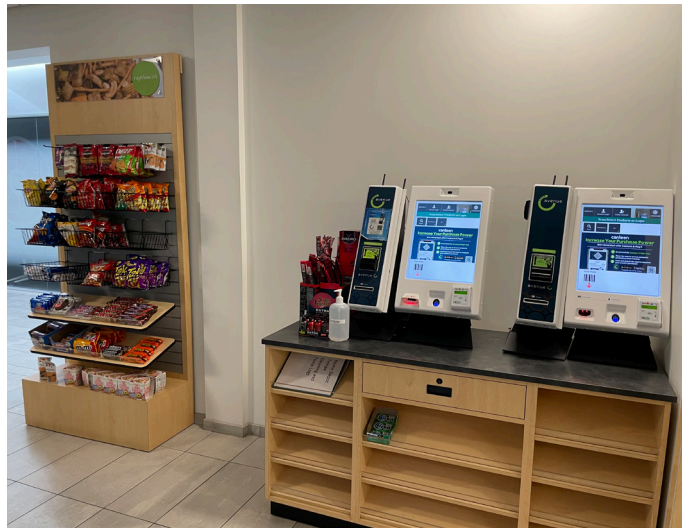
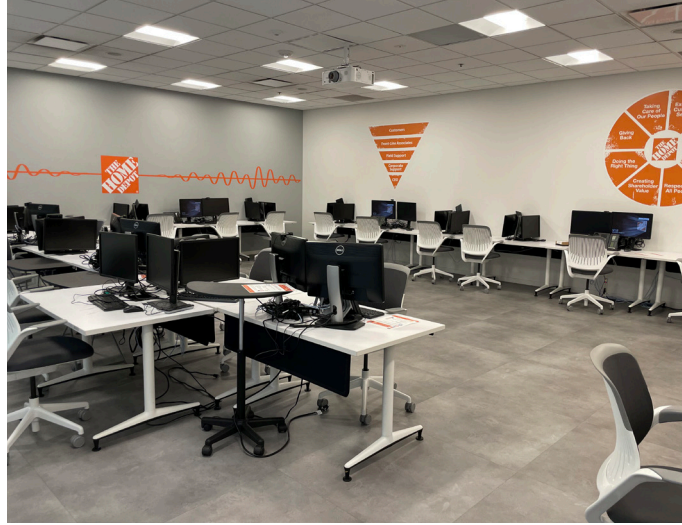


# FLOOR PLAN

- Admin 6x8.5
- Admin 9x13
- Breakroom - Floor Common
- Cafe Dining
- Collaboration - Floor Common
- Conf Rm
- Conf Rm - Training Rm
- Copy Area
- Cubicle 5x5
- Cubicle 6x7
- Cubicle 8x8
- Janitor
- Lobby
- Men's Restroom
- Mother's Rm
- Neighborhood - Open Seating
- Office - Multiple
- Office - Single
- Phone Booth
- Reception
- Serving Area
- Shower
- Storage
- Unisex Restroom
- Unknown
- Women's Restroom



**WORKSPACES**  
 772 Workstations  
 2 Double Office (4 Spaces)  
 19 Single Offices  
**795 Total**



**DOWNTOWN  
TEMPE**



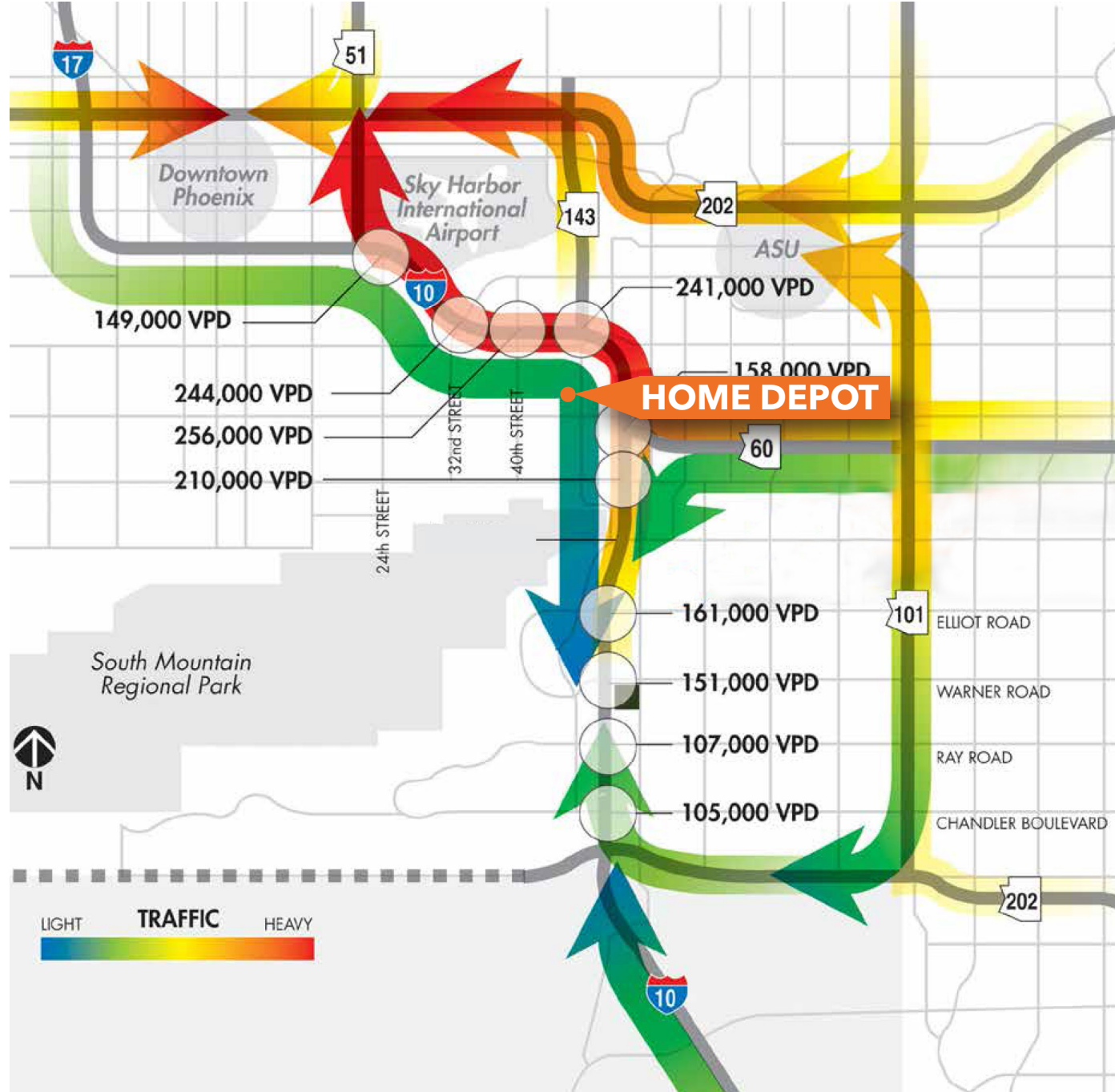
**SUBJECT**



# TENANT FRIENDLY "REVERSE COMMUTE" TRAFFIC PATTERNS

## Avoiding the Broadway Curve

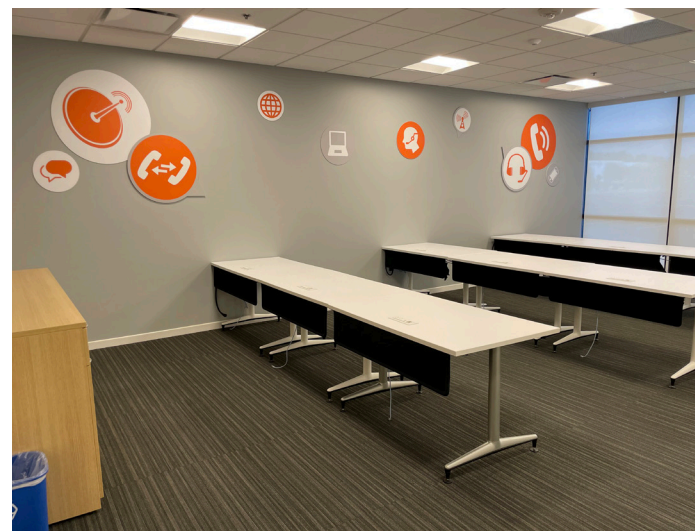
The I-10 freeway is America's southernmost east-west, coast-to-coast highway that extends from Los Angeles, California to Jacksonville, Florida and is the primary commuter freeway in metro Phoenix. The full diamond interchange at I-10 and Broadway witnesses approximately 241,000 vehicles per day and is well-situated several miles south of the Broadway Curve (Broadway Rd/40th St). Daily traffic counts along the Broadway Curve average 256,000 vehicles per day and are projected to reach as high as 417,000 by 2029, according to a publication by the Arizona Department of Transportation. Home Depot at Tempe One is an exceedingly attractive option for tenants desirous of an efficient, low-congestion commute.



# AREA MAP



1616 W. 17TH ST.







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