

# OFFICE SUITES AVAILABLE FOR LEASE

ONE & 51 W. ELLIOT RD. | TEMPE, AZ 85284

**\$24.50/PSF**  
PER YEAR - FULL SERVICE

**±1,224 SF AVAILABLE**

## DUSKFIRE PROFESSIONAL CENTER



### PROPERTY DETAILS

- 24,356 SF Multi-Tenant Office
- 3.7:1,000 Parking Ratio
- Covered Parking Available
- Monument Signage
- Zoning: R-O, City of Tempe
- Elliot Road & Kyrene Road
- Close to Loop 101 & I-10
- Near Retail, Restaurants, & Public Transportation

#### contact :



**Brandon Koplin**  
D 480.214.1103  
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bkoplin@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRPAC

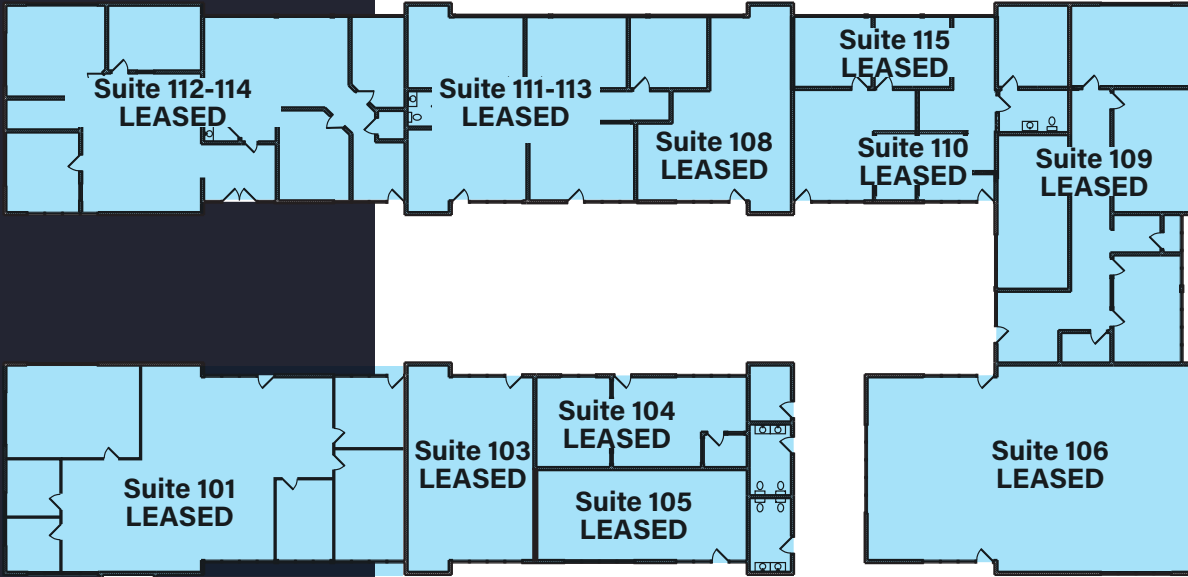
2323 W. University Dr. Tempe, AZ 85281  
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258  
480.966.2301 | WWW.CPIAZ.COM

12.23.24

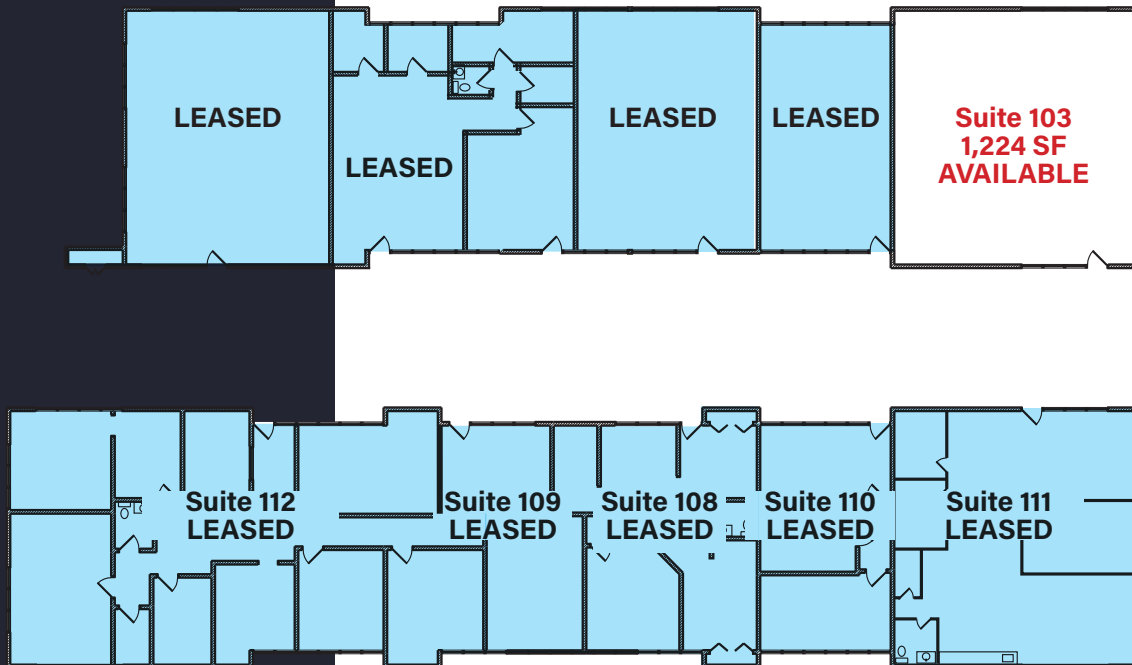
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## BUILDING ONE



## BUILDING 51



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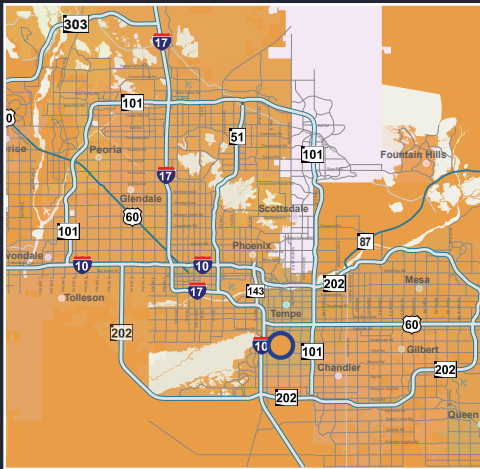


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**DEMOGRAPHICS** 1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
2023 Population	11,550	120,620	318,386
Median Age	38.8	38.3	37
Bachelor's Degree or Higher	48%	44%	41%
2023 Households	4,624	48,987	126,822
Renter Occupied HHs	1,817	21,339	58,044
Avg Household Income	\$113,268	\$103,289	\$95,111
Median Household Income	\$92,363	\$80,504	\$74,172
Median Home Value	\$435,176	\$338,464	\$315,437
Median Year Built	1988	1985	1984
Avg Household Size	2.4	2.4	2.4
Total Consumer Spending	\$172.5M	\$1.7B	\$4.2B
Daytime Employees	4,326	65,379	176,369
Businesses	510	5,967	16,907

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