

OFFICE SPACE FOR LEASE

1631

E GUADALUPE RD

TEMPE, AZ



CBRE

1631

E GUADALUPE RD

TEMPE, AZ



±8,282 SF

Multi-Tenant
2-Story Office



Lease Rate

\$18.00 - \$23.00/SF
Modified Gross



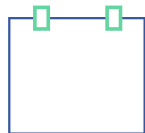
Parking Ratio

3.9/1,000 SF



Amenities

Shopping, Dining,
Lodging & Entertainment



Monument

Signage Available



Easy access

from Loop 101,
US 60 & I-10

Space Available FOR LEASE

- ◆ Suite 100 ±1,218 SF*
- ◆ Suite 102 ±1,392 SF
- ◆ *Contiguous to ±2,610 SF
- ◆ Lease Rate \$22.50/SF modified gross
Tenant pays electric and janitorial

- ◆ Suites move-in ready with own restroom
- ◆ Walk up access to suites
- ◆ Parking lot and landscaping recently renovated
- ◆ Ideal Tempe location with easy access from major freeways
- ◆ High Traffic Counts
 - Guadalupe Rd - ±20,902 vpd
 - McClintock Rd - ±26,791 vpd
- ◆ Vibrant economic environment surrounded by service-oriented amenities and educational institutions
- ◆ Diverse selection of dining with a variety of restaurants and cafes
- ◆ Entertainment options including movie theaters, parks, and cultural attractions
- ◆ Retail stores, shopping centers and boutique shops



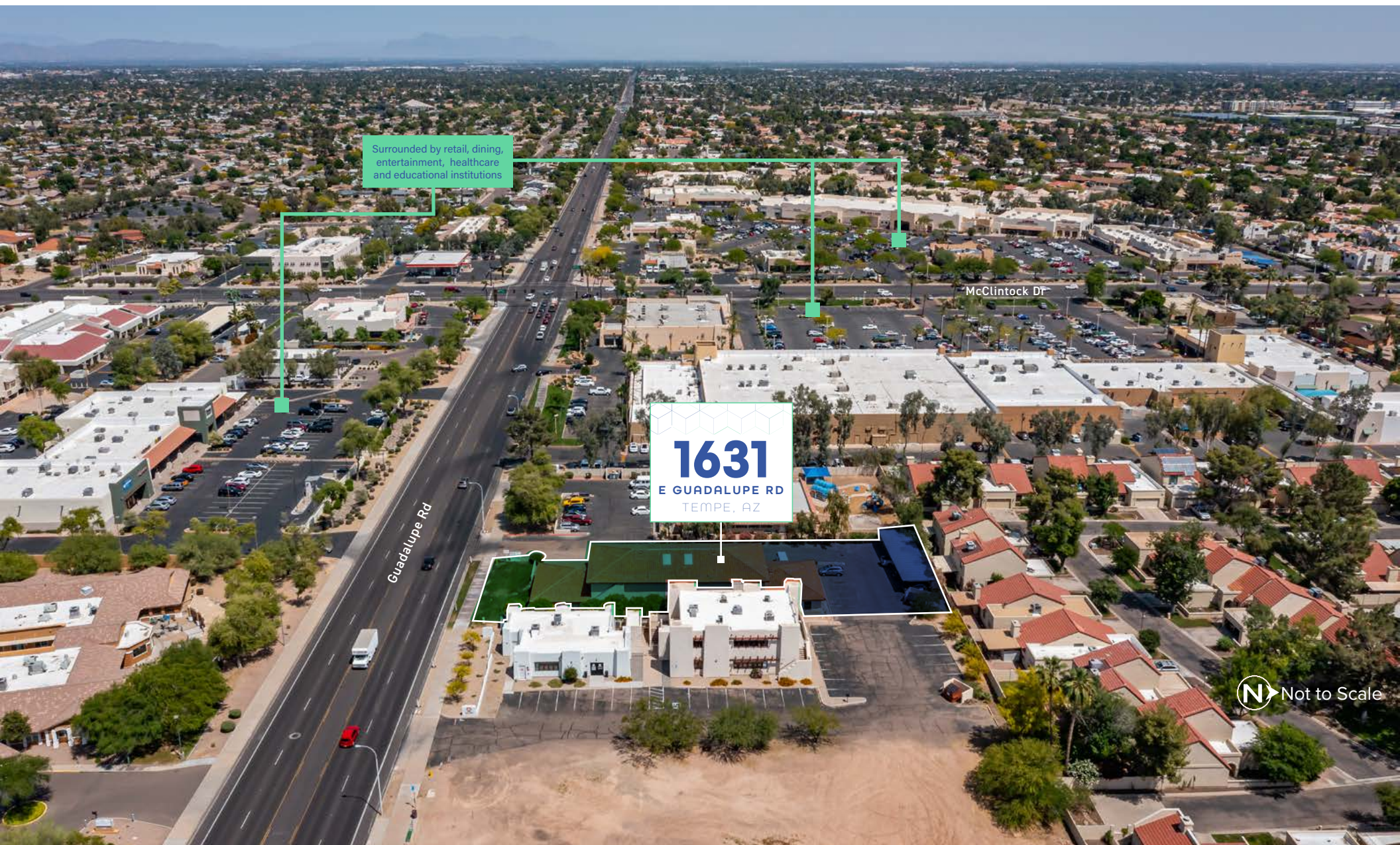
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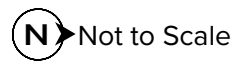
Surrounded by retail, dining,
entertainment, healthcare
and educational institutions

1631
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TEMPE, AZ

McClintock Dr

Guadalupe Rd

N Not to Scale



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E GUADALUPE RD

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C O N T A C T S

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