

# 4450 S RURAL ROAD ROAD, TEMPE, AZ

## RURAL COURT OFFICES



FOR SALE

### BUILDING C

**Michael Waxman**, Partner  
mwaxman@levrose.com  
480.294.6004

### \$2,400,000

SALE PRICE

**±11,056 SF**  
BUILDING SF

**6.5%**  
CAP RATE

### PROPERTY FEATURES

- 100% Fully Leased
- Freestanding Tuscan style Office Building
- Six strong tenants
- Lots of covered parking
- Directly off the (60) Superstition Freeway
- Less than 10 minutes to Sky Harbor Airport
- Professionally Managed Building and Association

[VIEW OFFERING MEMORANDUM](#) 

