

OFFICE SPACE AVAILABLE FOR LEASE

TEMPE PROFESSIONAL PLAZA

6101 S RURAL RD, TEMPE, AZ 85283

BUILDING SIZE

±15,334 SF



Contact Us:

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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.
March 9, 2026 10:32 AM

 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected, 
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

OFFICE SPACE AVAILABLE FOR LEASE

Building	15,334 SF
Suite Sizes	820 SF up to 2,888 SF
Lease Rate	\$19.50 PSF/YR Full Service
Parking Ratio	4.24/1,000
Parcel	301-91-457A
Zoning	RO

 Prime Location with High Visibility

 Accessible to US-60 & Major Freeways

 Ample Parking Space for Tenants and visitors

 Proximity to retail, restaurants, and shopping

 Modern and Well-Maintained Building

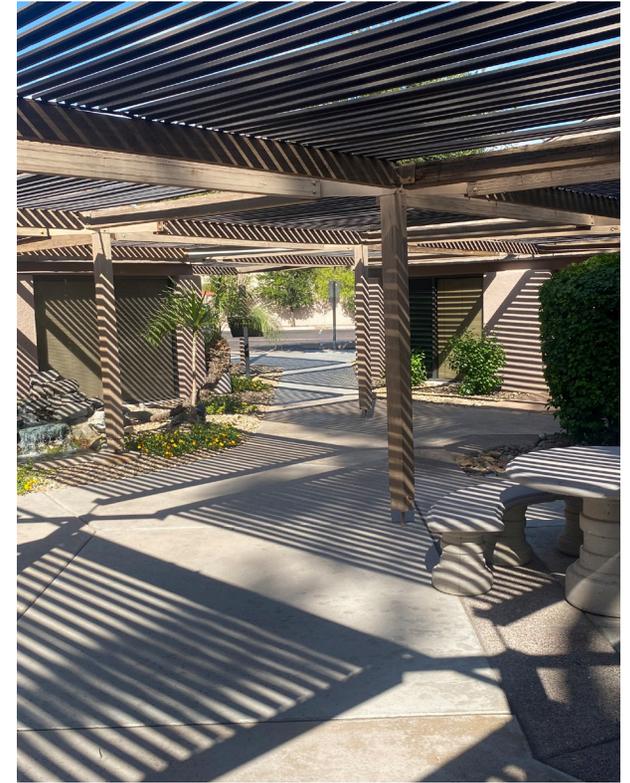
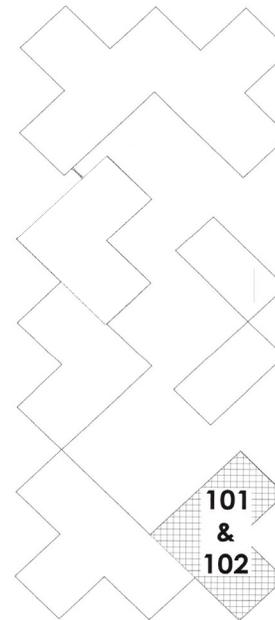
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WESTCHESTER DRIVE

RURAL ROAD



AVAILABILITY

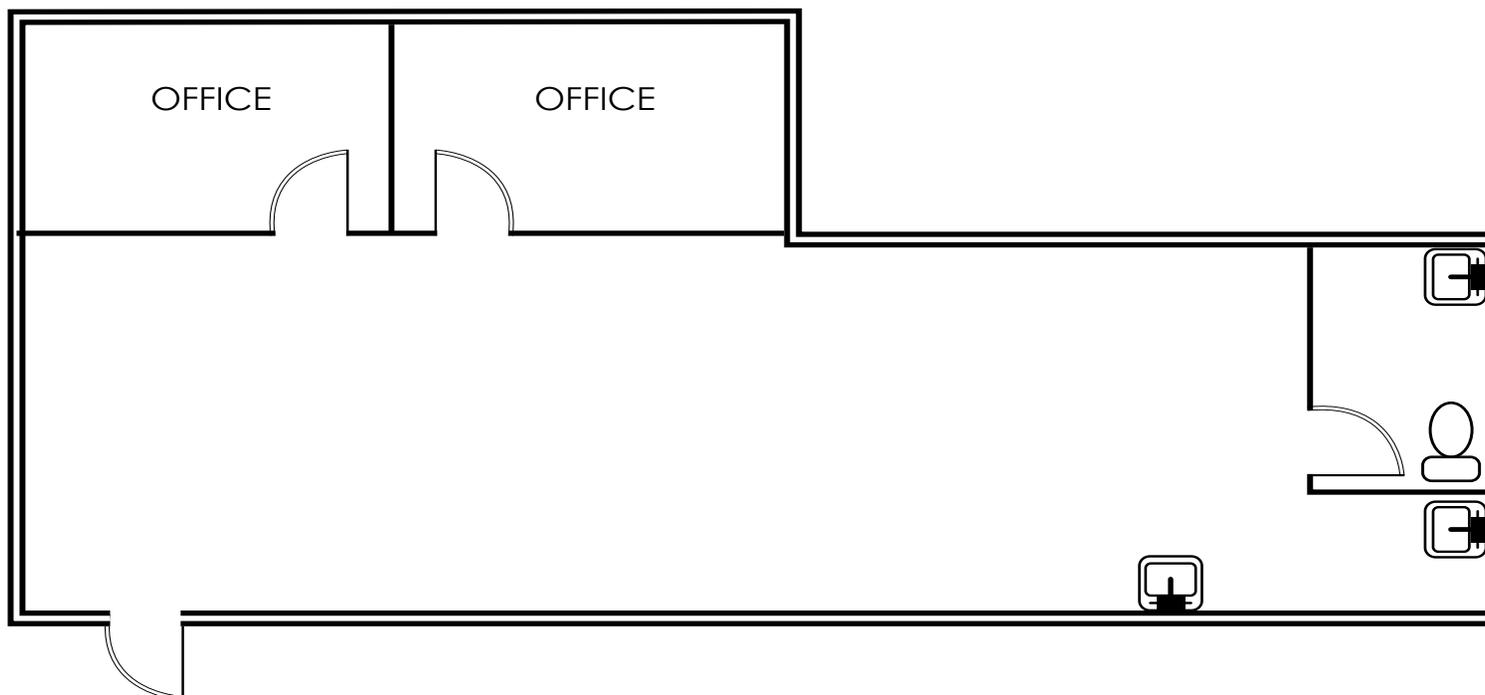
SUITE #	LEASE RATE	SIZE
101	\$19.50/SF/YR Full Service	±803 SF
102	\$19.50/SF/YR Full Service	±853 SF

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SUITE #	SIZE	LEASE RATE	NOTES
101	±803 SF	\$19.50/SF/YR Full Service	2 Offices, Break Room, Bullpen, Restroom



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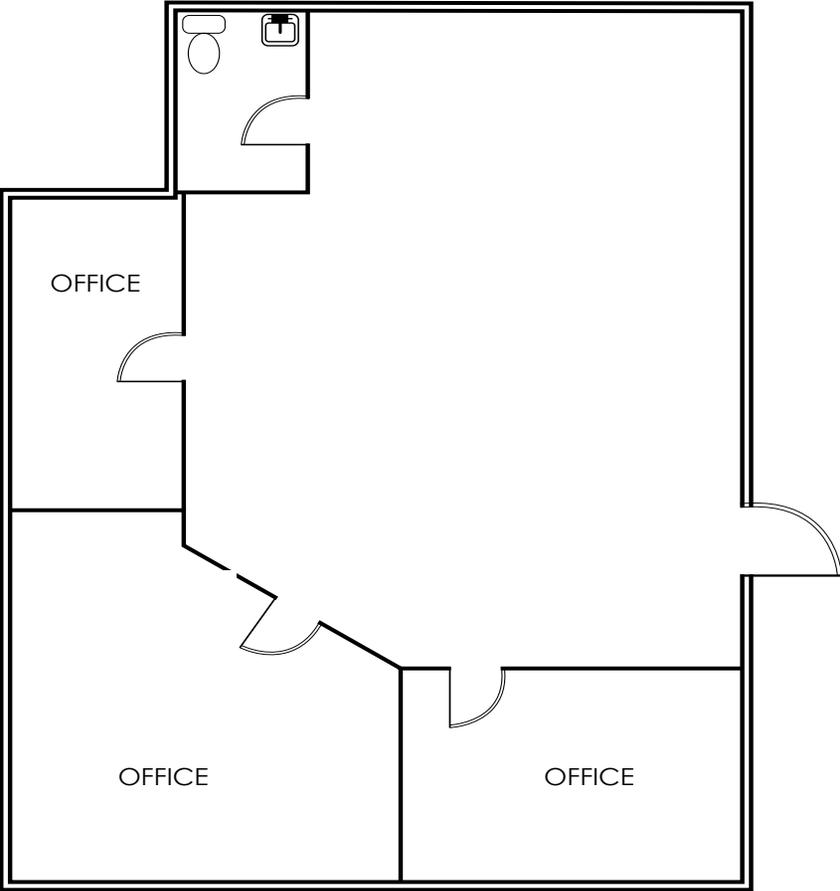


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OFFICE SPACE AVAILABLE FOR LEASE

SUITE #	SIZE	LEASE RATE	NOTES
102	±853 SF	\$19.50/SF/YR Full Service	3 Offices, Break Room, Bullpen, Restroom



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PROPERTY PHOTOS



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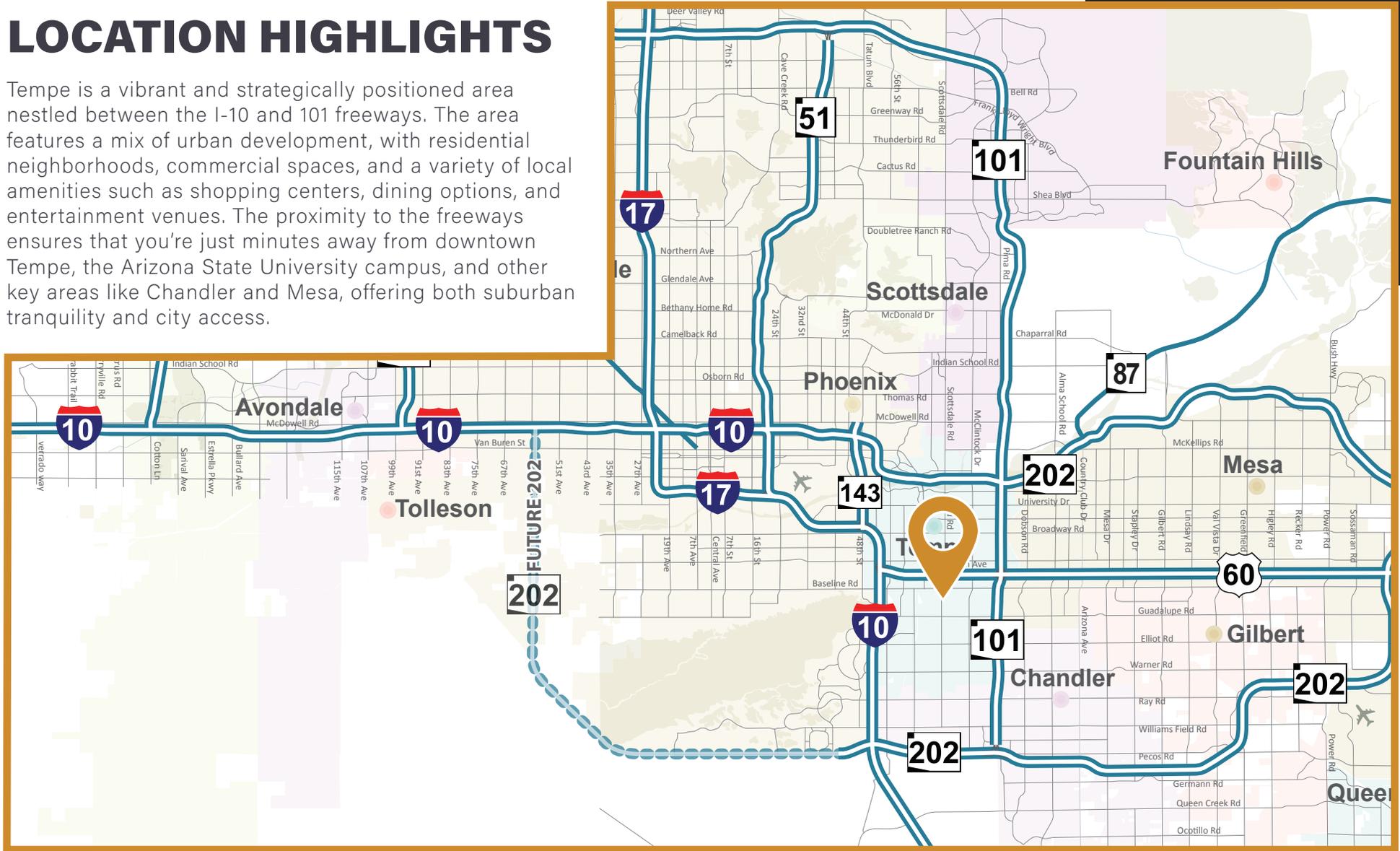
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LOCATION HIGHLIGHTS

Tempe is a vibrant and strategically positioned area nestled between the I-10 and 101 freeways. The area features a mix of urban development, with residential neighborhoods, commercial spaces, and a variety of local amenities such as shopping centers, dining options, and entertainment venues. The proximity to the freeways ensures that you're just minutes away from downtown Tempe, the Arizona State University campus, and other key areas like Chandler and Mesa, offering both suburban tranquility and city access.



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