



# FOR LEASE RURAL COURT OFFICES

4450 S Rural Road,  
Bldg A & B,  
Tempe, AZ 85282

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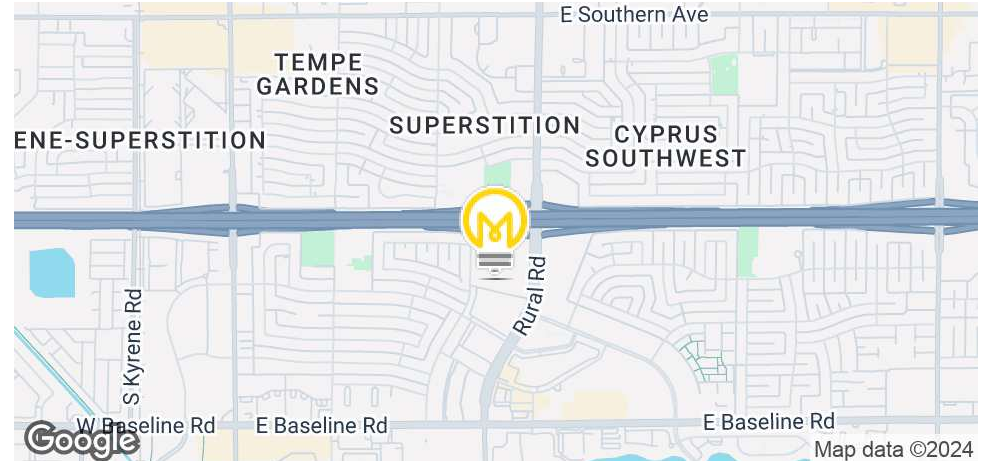


**Menlo Group**  
COMMERCIAL REAL ESTATE

# Rural Court Offices | For Lease

4450 S Rural Road, Buildings A & B, Tempe, AZ 85282

## Summary



### SUMMARY

Lease Rate: \$21.50 - \$23.50 PSF  
Modified Gross

Parking Ratio: 3.64/1,000 SF

APN: 133-41-669

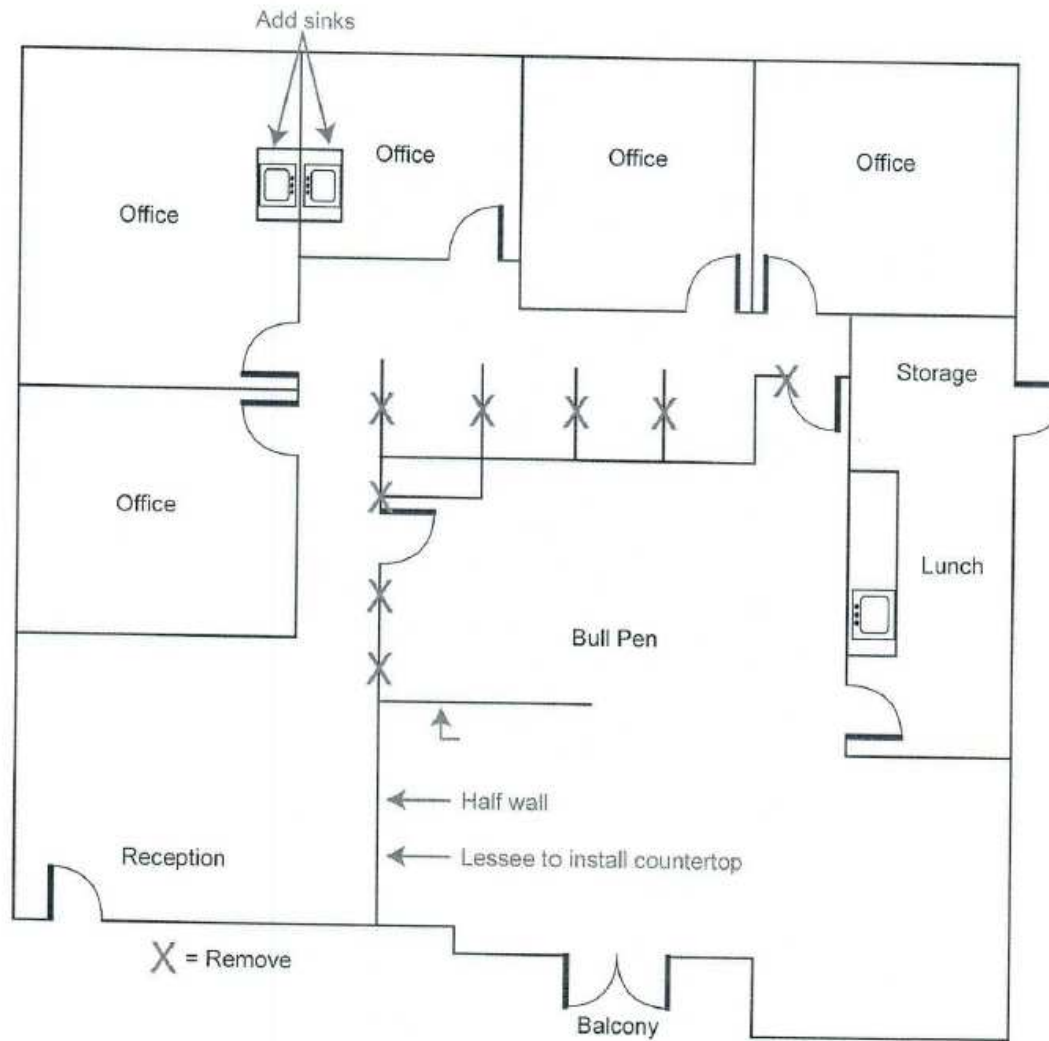
### PROPERTY HIGHLIGHTS

- Professional Multi-Tenant Building
- Attractive Tuscan Architecture
- Suite A210: +/- 2,439 SF (\$23.50/SF)
- Suite B200: +/- 3,342 SF (\$21.50/SF)
- Electric included. Tenants responsible for janitorial
- Garden Style Office
- Direct Access to US-60 Freeway
- Ample Parking Available
- Close proximity to Sky Harbor International Airport

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Suite A210: +/- 2,439 SF

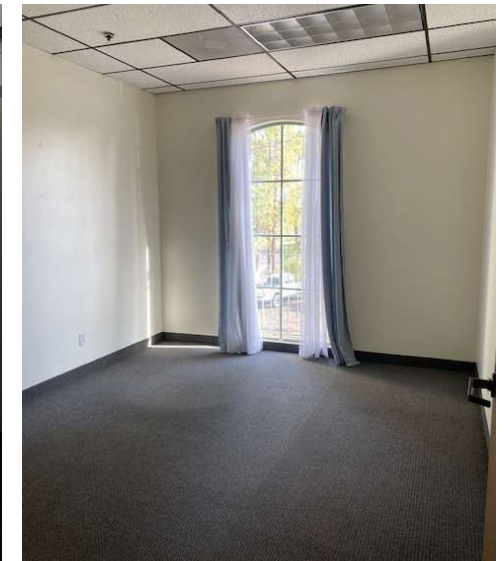
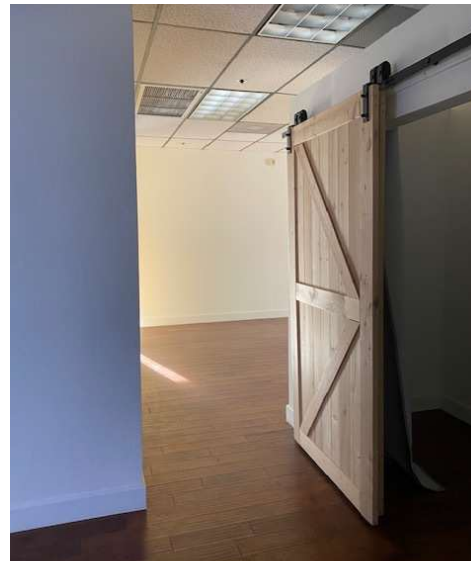
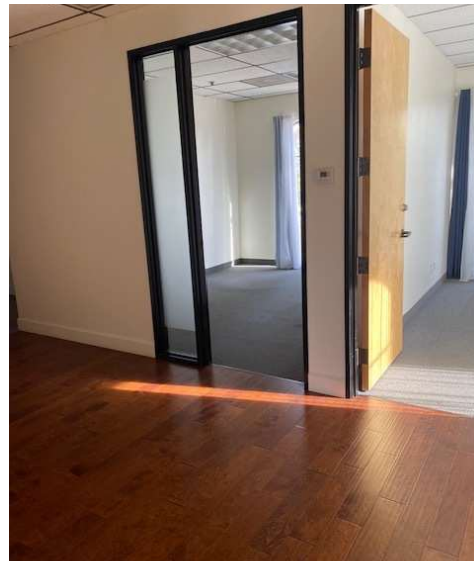




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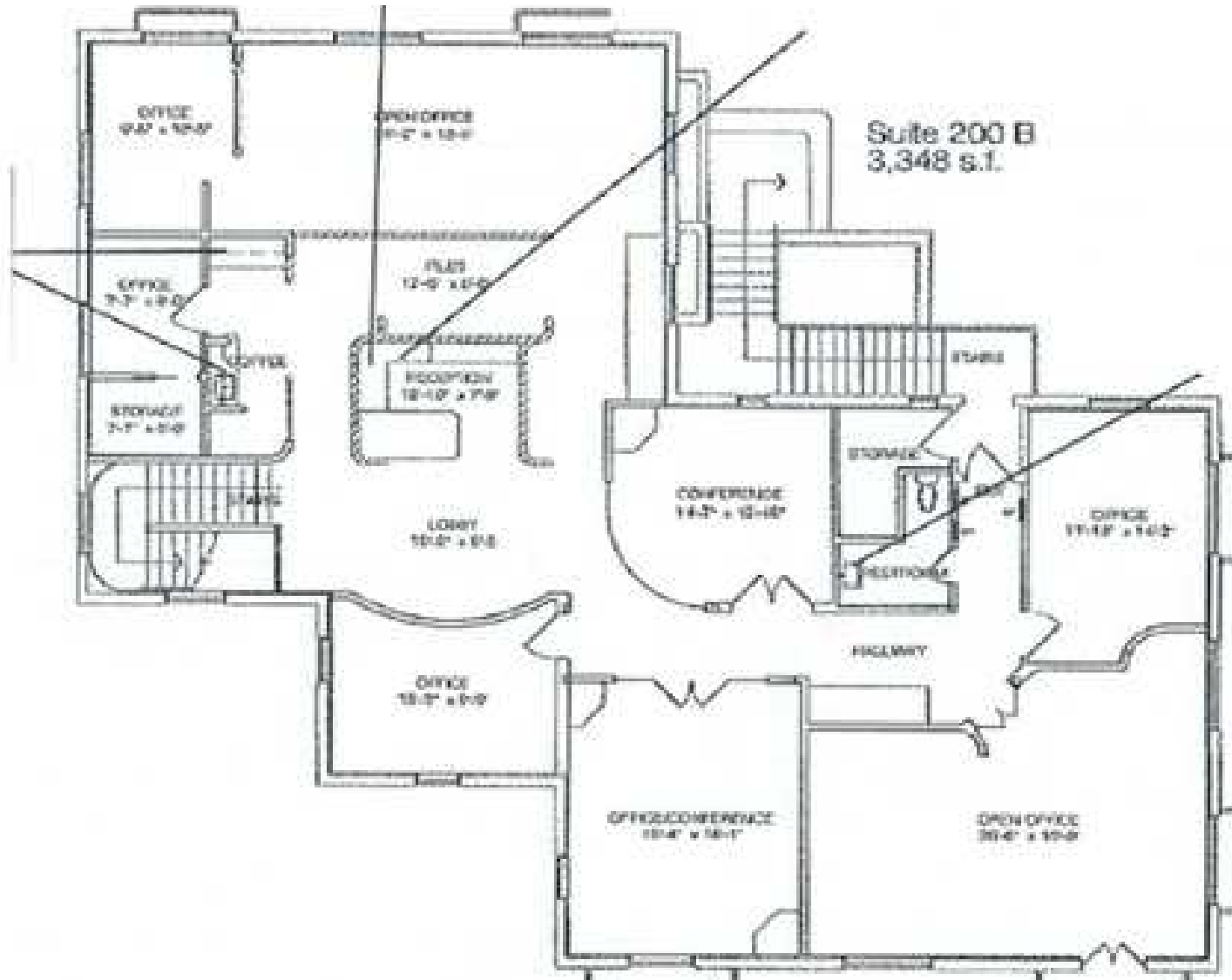
## Suite A210 Photos



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Suite B200: +/- 3,348 SF

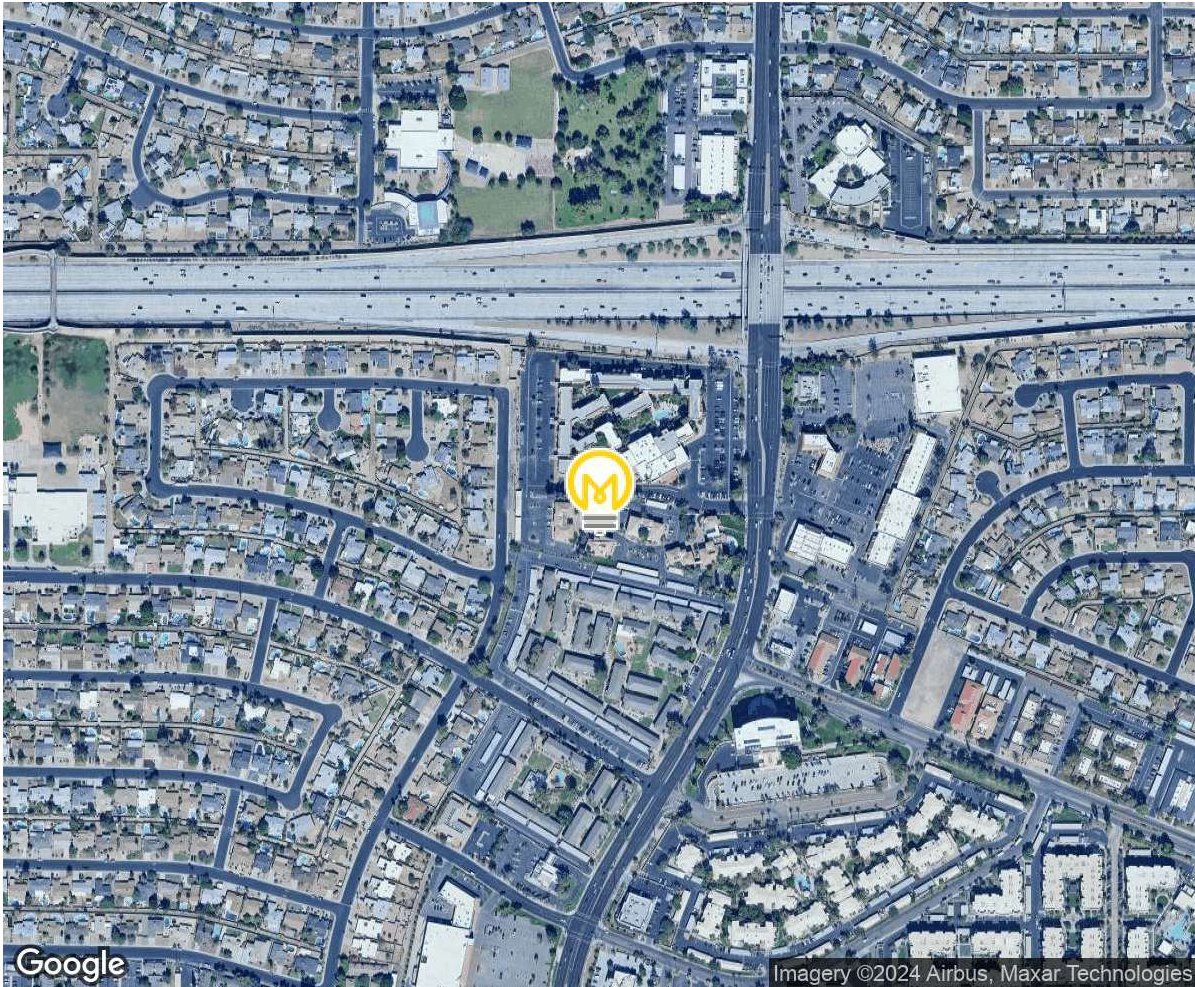




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Aerial



DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Households:	430	1,962	8,875
Total Population:	967	4,525	19,645
Average HH Income:	\$73,396	\$75,886	\$72,306