

# FOR SUBLEASE

8320 S Hardy Dr, Tempe, AZ 85284  
+/- 51,217 SF at \$9.99 PSF MG

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**Tempe, AZ 85281**



**Menlo Group**



# +/- 51,217 SF Fully Furnished | Sublease Available

8320 S Hardy Drive\_Sublease, Tempe, AZ 85284

## Executive Summary



### SPACE PROFILE:

Premises:	Second Floor
Size:	+/- 30-000 - 51,217 SF
Asking Rate:	\$9.99/PSF MG
Availability:	Immediate
Term:	Through 5/31/2025
Parking:	6.10/1,000 SF

### PROPERTY OVERVIEW

Plug & Play Sublease Opportunity. Full floor offering, fully furnished, move-in ready with 400 workstations available. Centrally located on Hardy drive between Elliot & Warner Roads in Tempe, Arizona. Located within close proximity to business and retail amenities.

### PROPERTY HIGHLIGHTS

- Workstations: 400
- Private Offices: 43
- Conference Rooms: 7
- Break Rooms: 2
- FF&E Included
- Frontage on Hardy Drive
- Monument Signage Available
- Convenient Access to I-10, US-60 & Loop 202 Freeways
- Electric utilities included. Subtenant responsible for their own janitorial & internet
- 648 Total Parking Spaces: 259 covered, 21 Handicap, 368 non-covered



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## 2nd Floor - Interior Photos

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## 2nd Floor - Interior Photos

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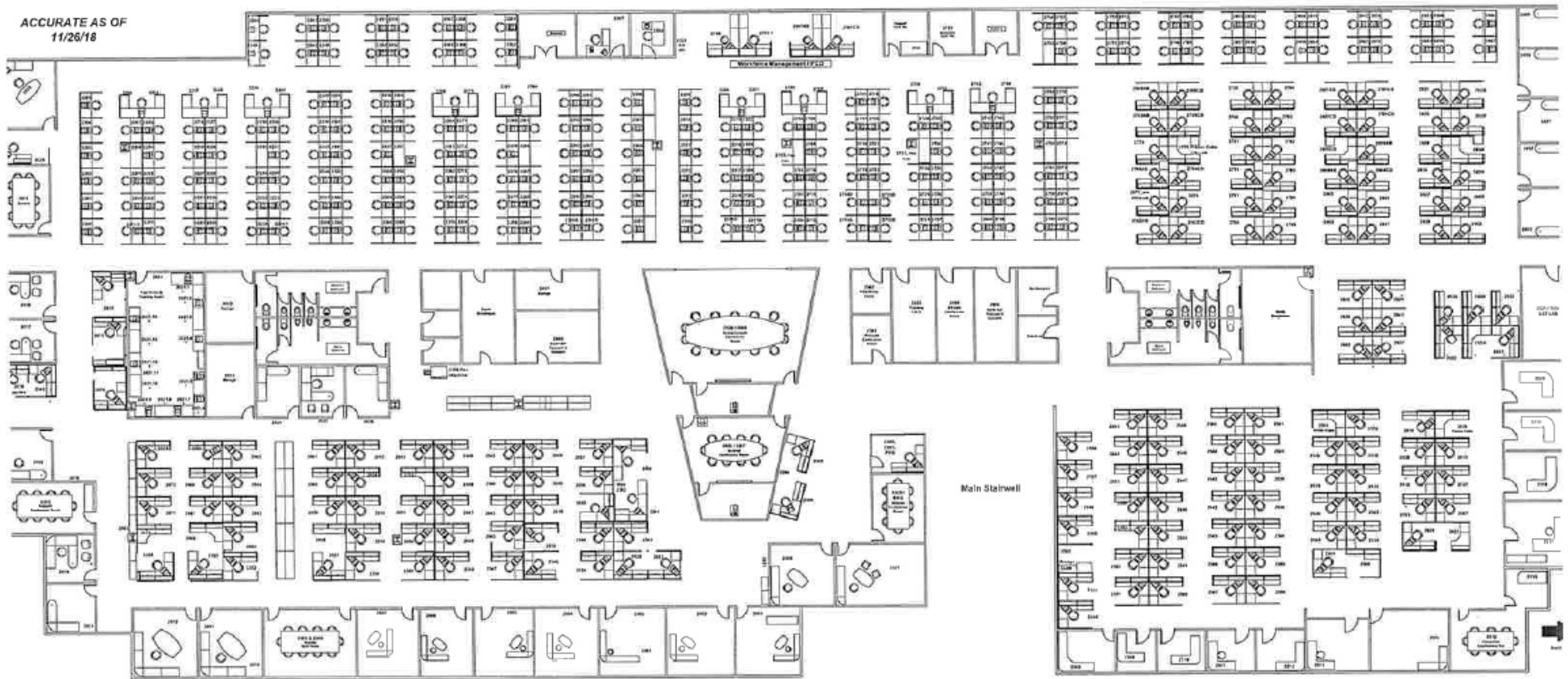


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2nd Floor

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## Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,353	42,110	102,719
Total Population:	6,349	104,027	261,886
Average HH Income:	\$106,598	\$81,428	\$80,686