



Tempe Corporate Center  
4515 S McClintock Dr  
Tempe, AZ 85282



Monument Signage

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# Property **Details**

## Location

- Easy access to US-60 & Loop 101 Freeways
- Centralized location in Tempe
- Close to ASU, Banner Desert Hospital, Tempe St. Luke's, retail, and restaurants

## Building

- General & medical office space
- TIs available based on terms, etc
- Parking — 8:1,000
- Recent property upgrades

## Availabilities

- Suite 209 | 1,406 SF — \$21.95 PSF  
*(Available with 30 days notice)*
- Suite 217 | 1,239 SF — \$21.95 PSF

| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 15,632   | 170,253  | 378,052  |
| Average HH Income | \$82,763 | \$60,130 | \$63,041 |
| Average Age       | 37.3     | 31.2     | 32.4     |

| Traffic Counts           | VPD    |
|--------------------------|--------|
| Superstition Fwy (US-60) | 32,524 |
| S McClintock Dr          | 35,321 |



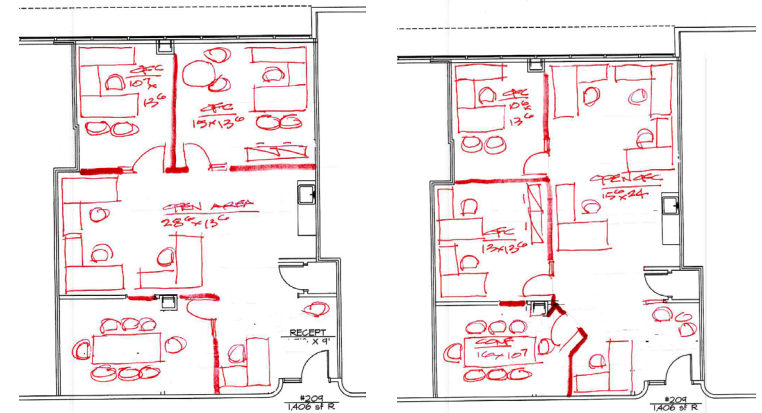
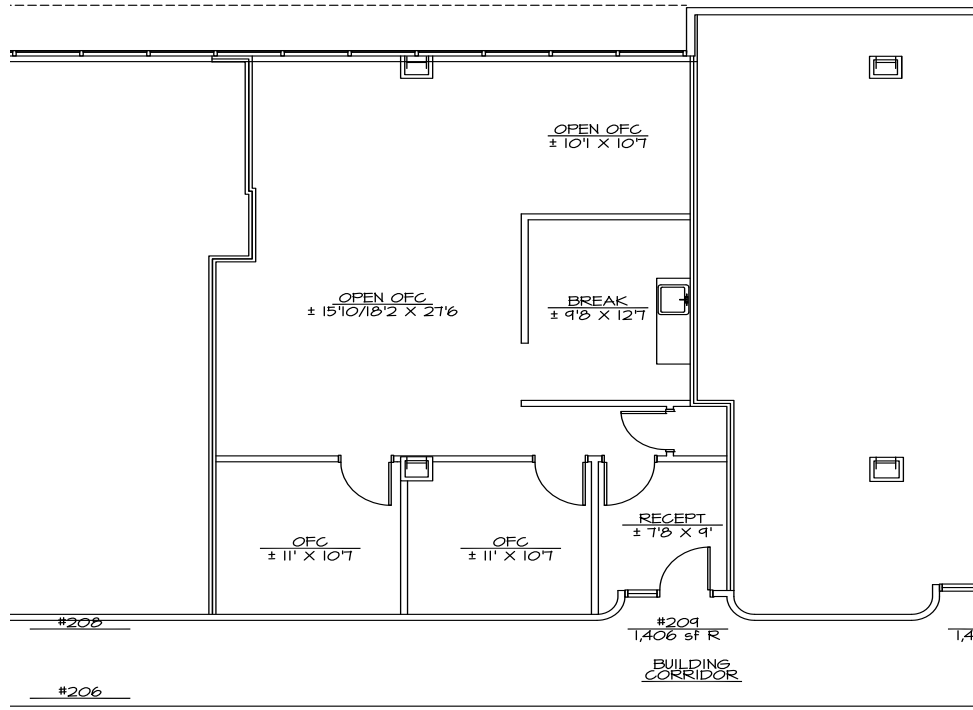
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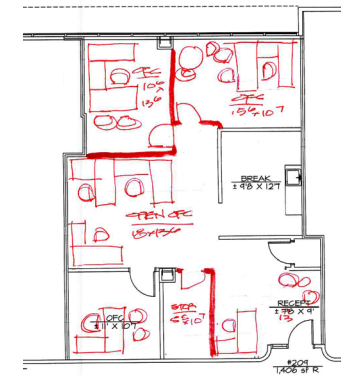
# Suite 209

## Concept Plans



Option 1

Option 2



Option 3

**Suite 209 | 1,406 SF | As-Built**

Office

\$21.95/SF, Full Service

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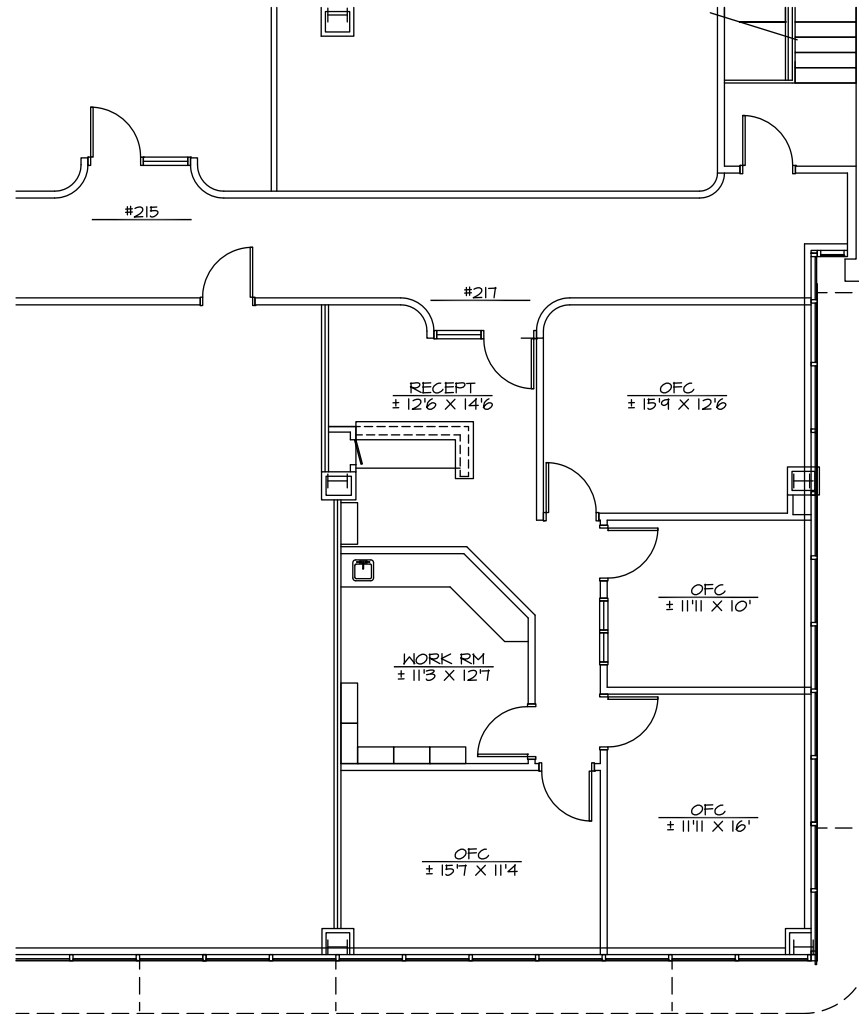
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# Suite 217

**Suite 217 | 1,239 SF | As-Built**  
Office  
\$21.95/SF, Full Service

## Suite Highlights

- Efficient office space
- Great window line
- Move-in ready



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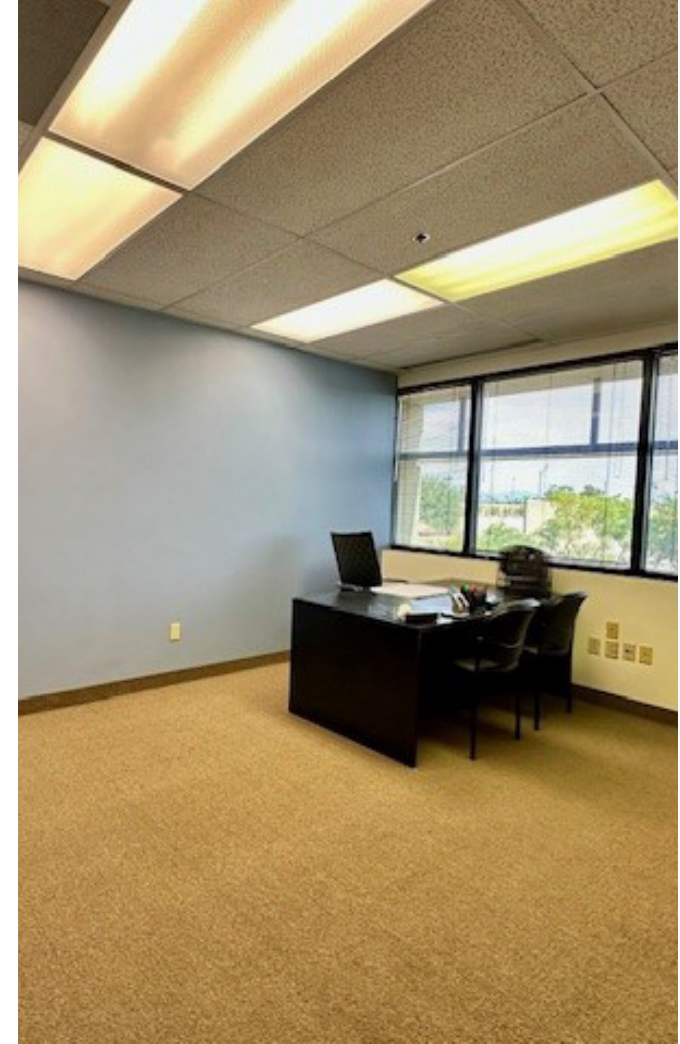
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# Suite 217 Photos



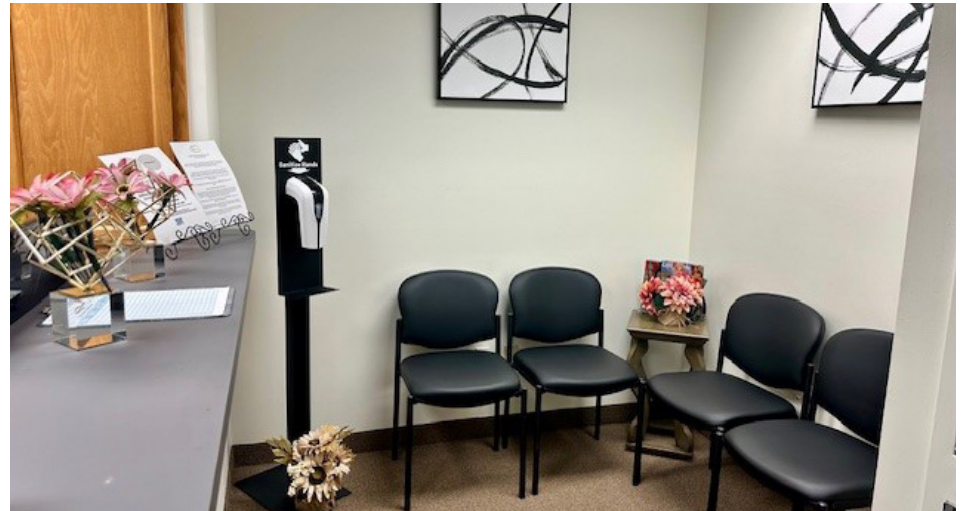
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