

OFFICE | FOR LEASE



Tempe Parkside

3920 S Rural Rd | Tempe, AZ 85282

CBRE

Project Highlights

- Single-story garden office upgraded throughout with marble flooring and natural-stone accents
- Lushly landscaped exterior with shaded garden area
- Monument signage available
- Great location directly off US-60 Superstition Fwy
- Convenient access to Arizona State University and Sky Harbor International Airport
- Nearby shopping and dining amenities



Property Summary

AVAILABLE SPACE	Suite 101	±2,195 SF
	Suite 115	550 SF
	Suite 110*	±7,992 SF
<i>* Can be demised to:</i>	Suite 110A	±4,476 SF
	Suite 110B	±3,516 SF

BUILDING SIZE	±21,042 SF
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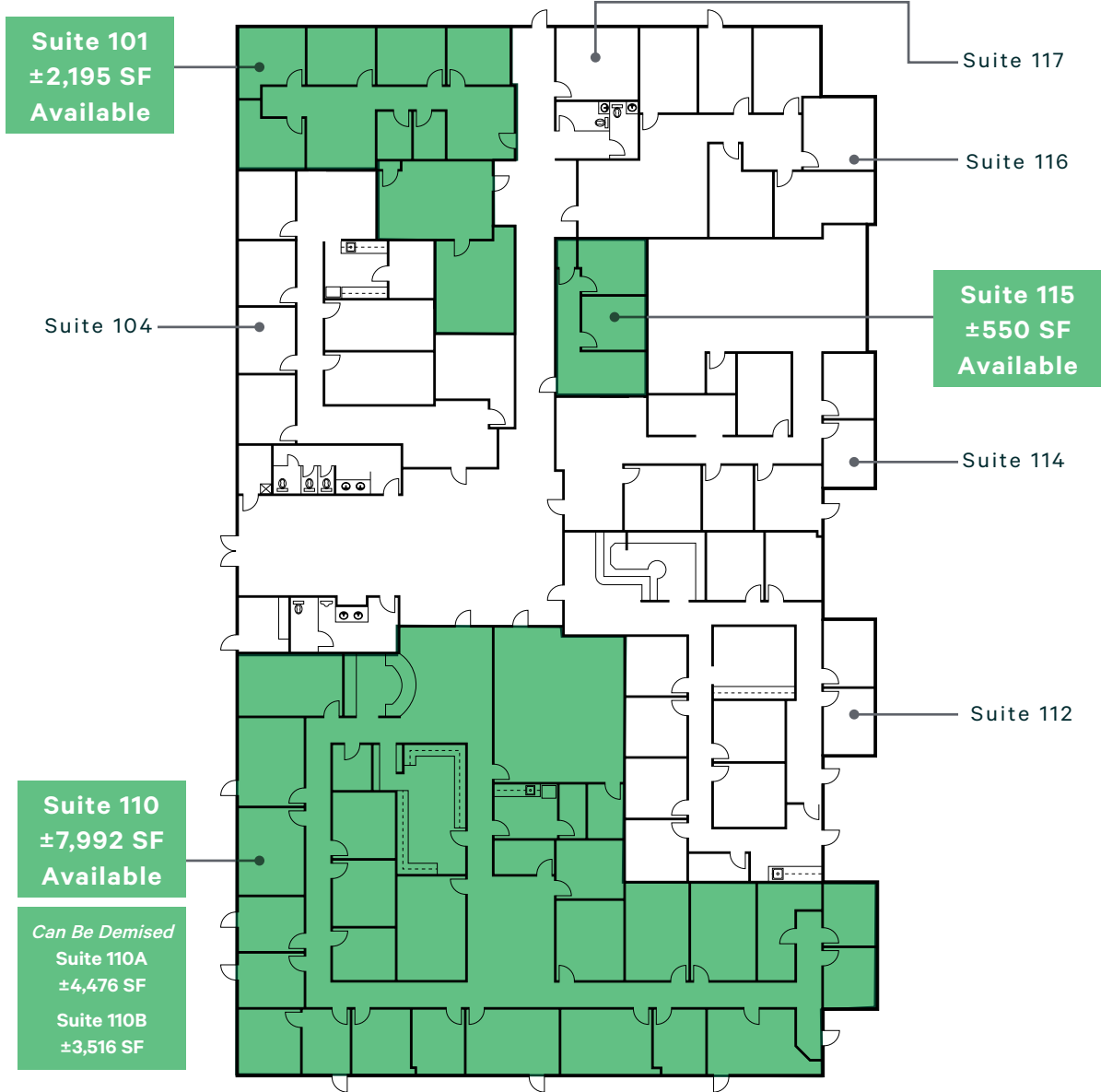
YEAR BUILT	2003
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PRICE	\$23.50/SF Full Service
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PARKING	5.26/1,000
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Building Floor Plan



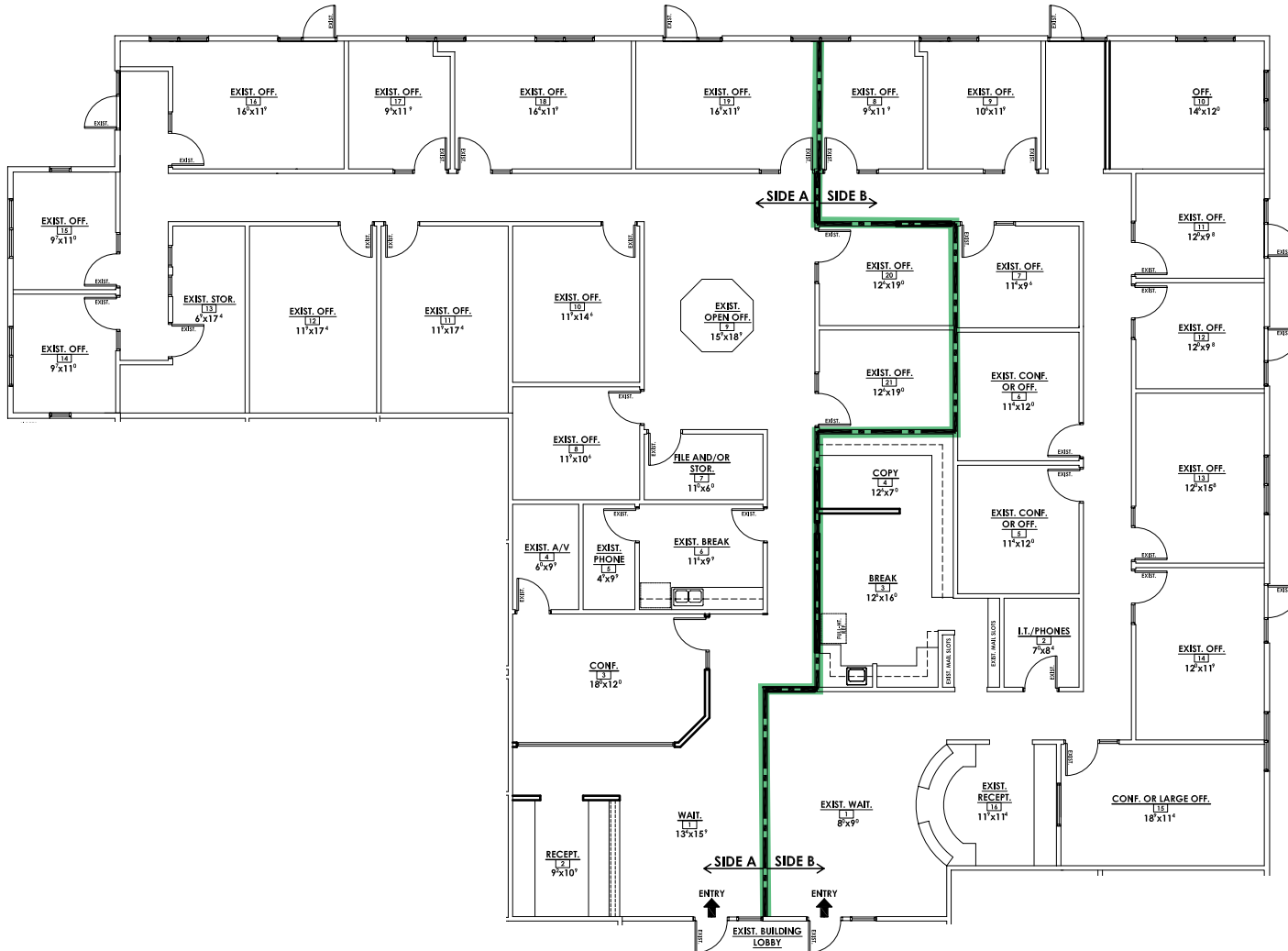

Not to Scale

Suite 110 ±7,992

Demising Floor Plan

Suite 110A
±4,476 SF

Suite 110B
±3,516 SF

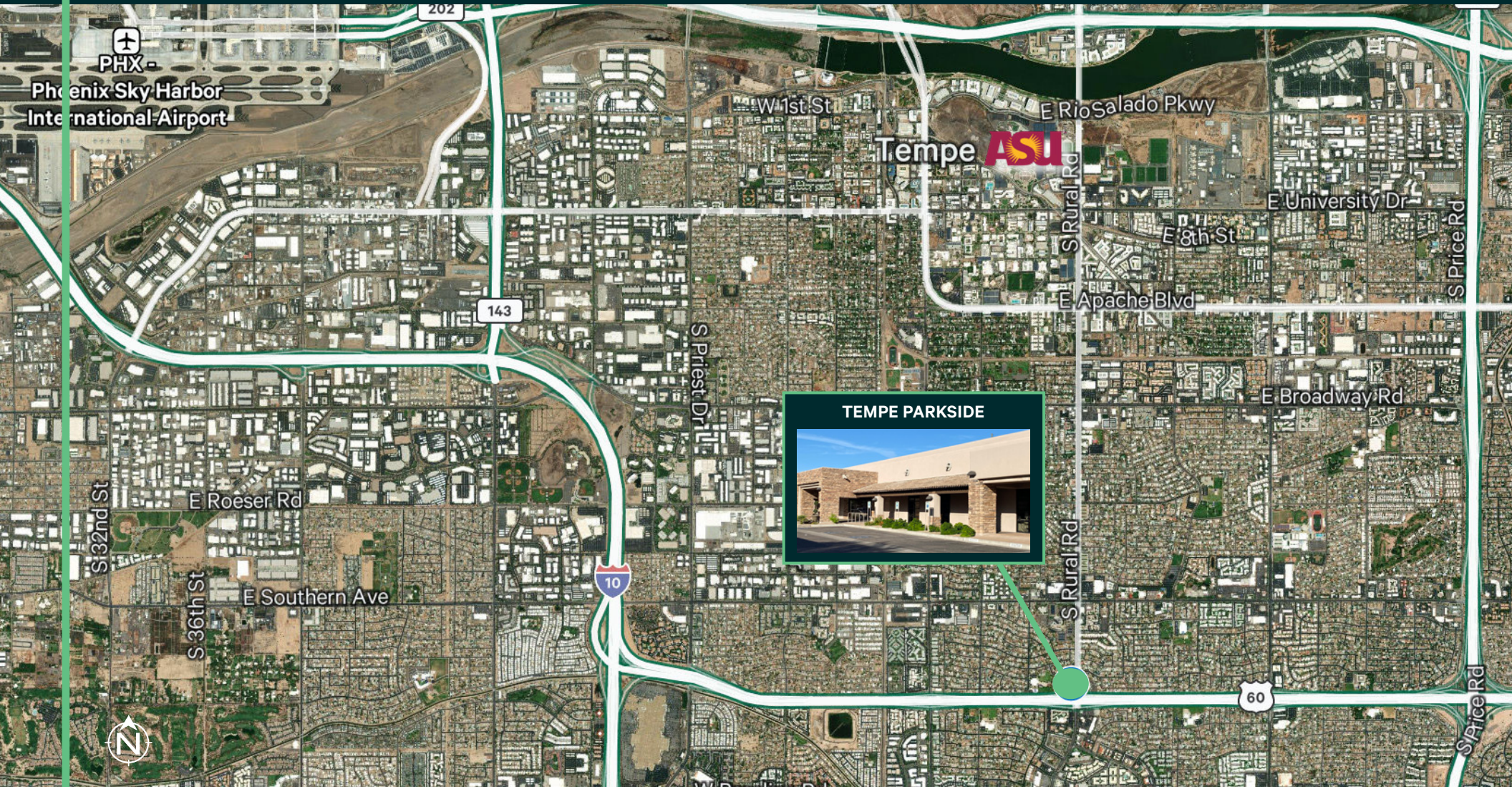


Not to Scale

Demographics

2023	3 mile radius	5 mile radius	10 mile radius
POPULATION	159,446	348,413	1,170,941
AVG HOUSEHOLD INCOME	\$88,976	\$95,337	\$103,951
MEDIAN AGE	30.9	32.7	34.3
TRAFFIC COUNTS	Rural Rd ±39,118 VPD Superstition Fwy SR-60 ±214,321 VPD		

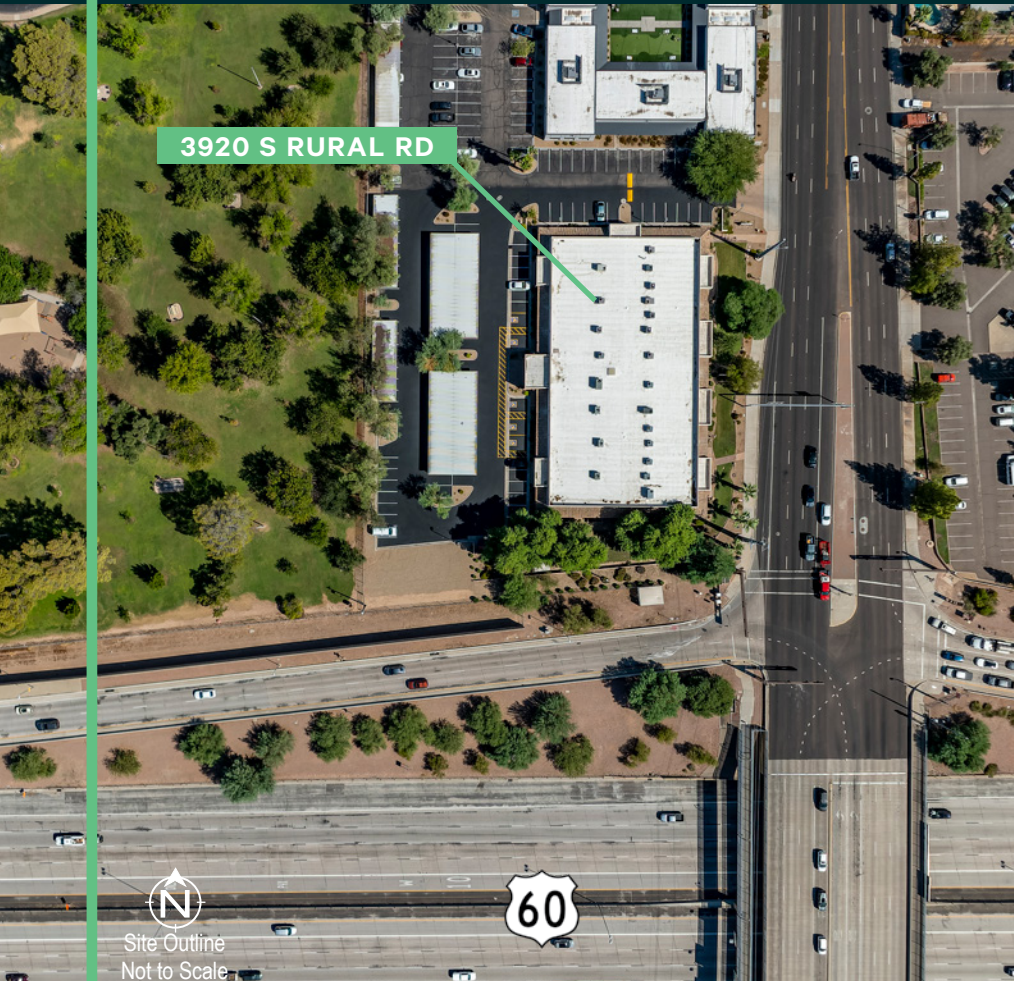
Source: ESRI, ADOT



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OFFICE SPACE AVAILABLE FOR LEASE | TURNKEY TIS AVAILABLE!

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