



# LAKESHORE PLAZA

4801 South Lakeshore Drive, Tempe, AZ 85282

Professional Office Space Available For Lease



### Property Highlights:

- Part of a ±23,851 SF Office Plaza
- Located at Rural & Baseline in Tempe
- Frontage on Lakeshore Drive
- Monument Signage Available
- Excellent Access to US-60, I-10 & Loop 101
- Near Retail, Restaurants, Transportation
- Beautifully Maintained Grounds

THE LEROY BREINHOLT TEAM

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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. 08.20.24



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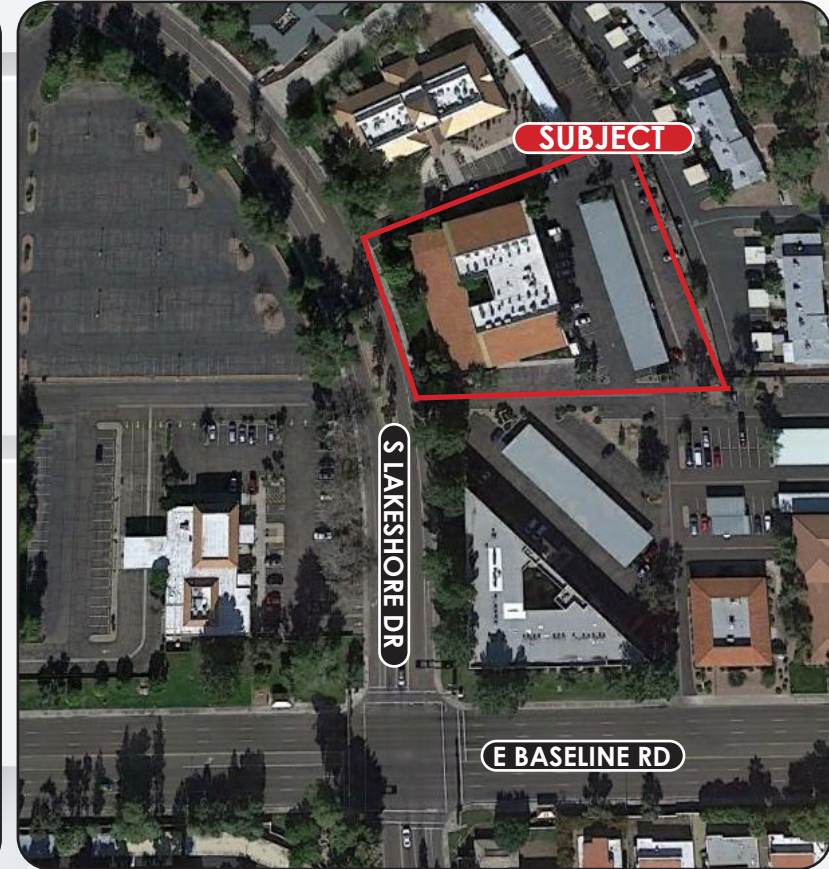
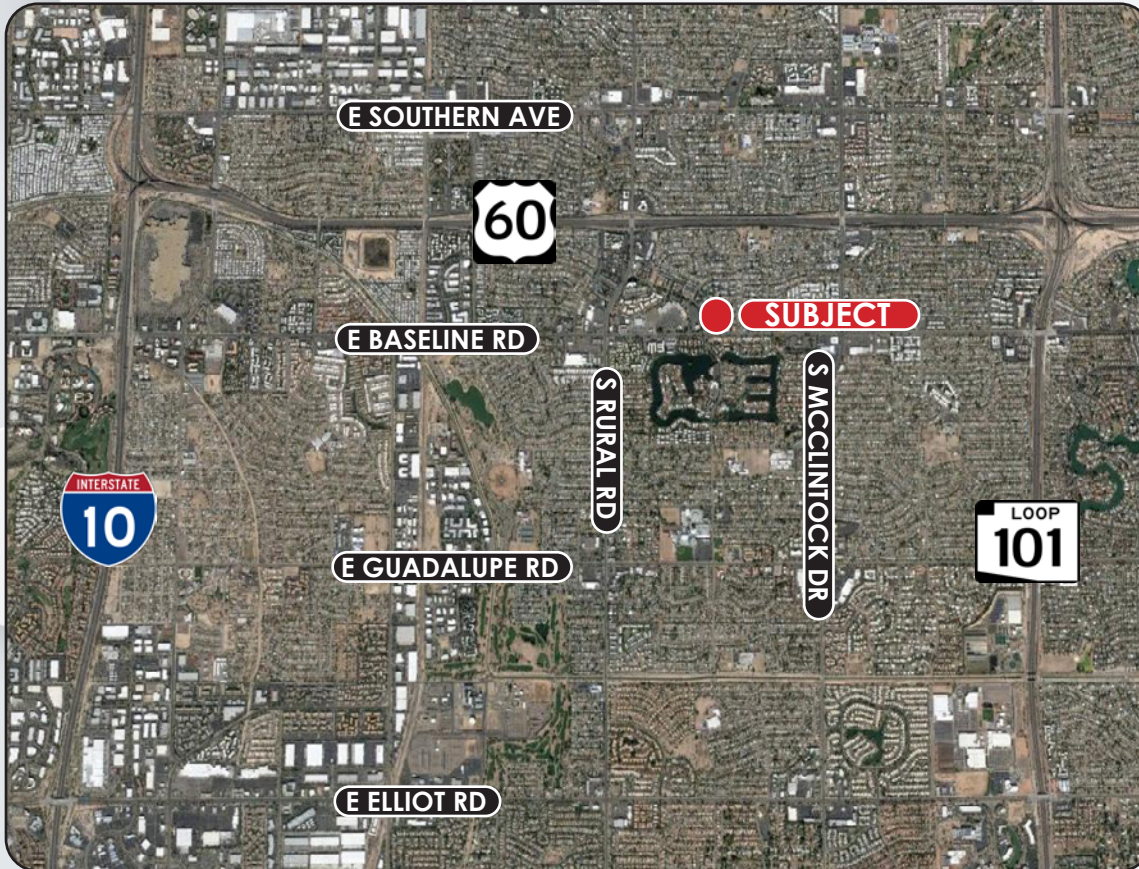
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiplaz.com



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DEMOGRAPHICS	1M	3M	5M
Population:	17,895	156,560	367,722
Households:	7,266	61,622	146,054
Avg. Median Income:	\$58,790	\$48,279	\$49,375

## TRAFFIC

Baseline & Lakeshore: 30,312 VPD  
Baseline & Rural: 24,700 VPD

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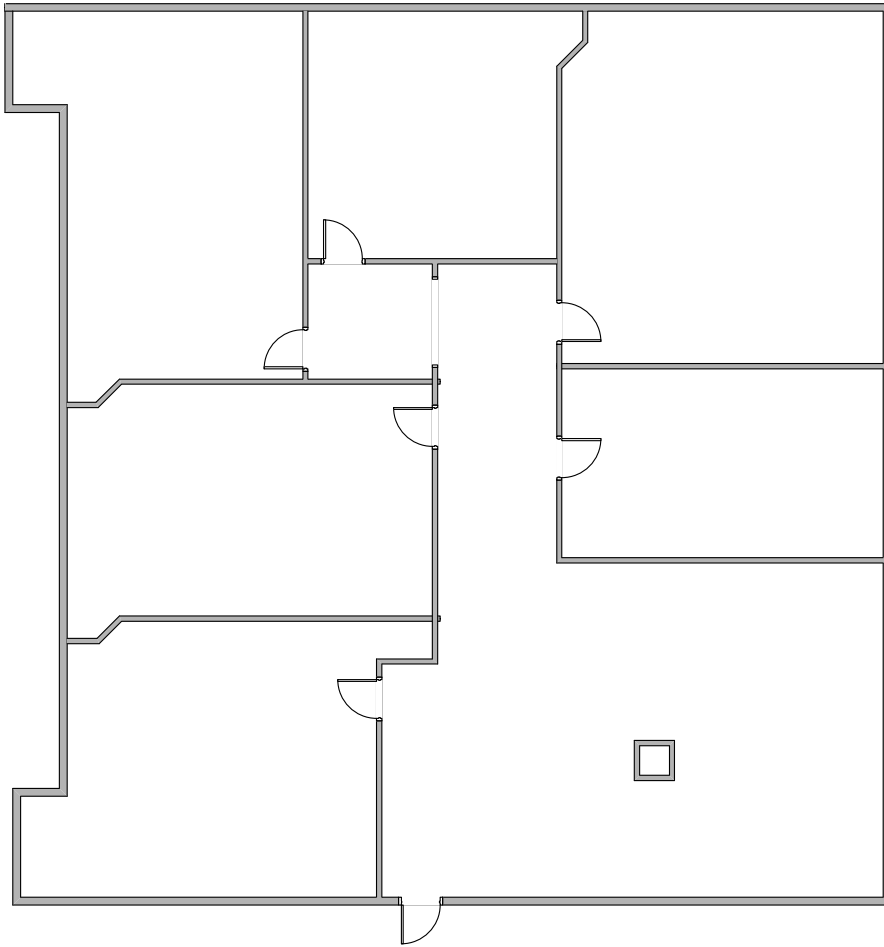
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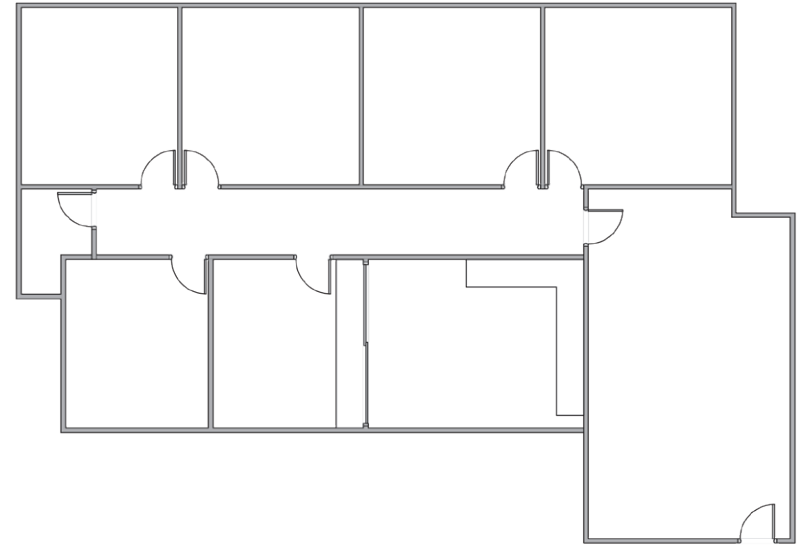
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## Suite 201

±1,519 SF | \$18.00 PSF/Yr FS



## Suite 206

±1,801 SF | \$18.00 PSF/Yr FS

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