

425

S. MILL AVENUE
SUITE 201
TEMPE, AZ 85281

OFFICE SPACE
AVAILABLE FOR LEASE



NEWMARK

For office information, please contact:

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Chris Beall
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For retail information, please contact:

Chris Speciale
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PROPERTY HIGHLIGHTS



CREATIVE
TECH DESIGN



WALKER'S PARADISE
WALK SCORE 90



RENOVATED
AMENITY PATIO



LOFT-STYLE
MODERN OFFICE



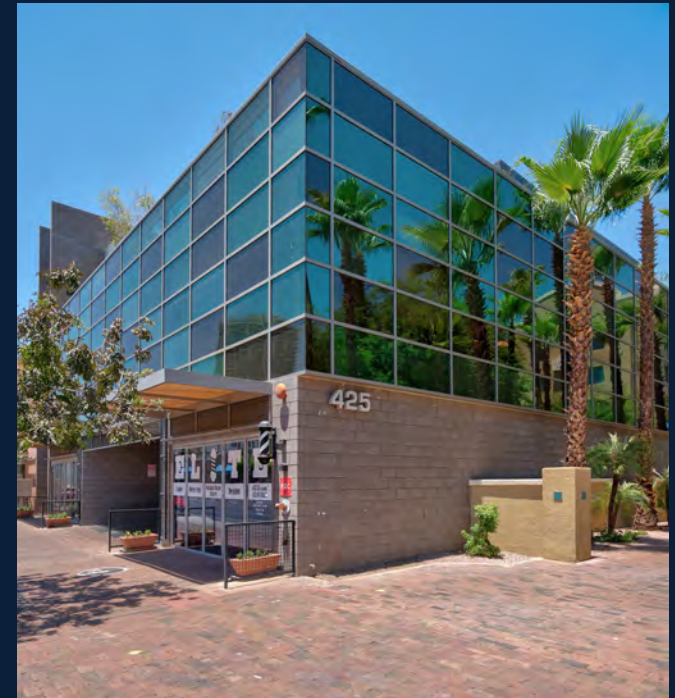
EXPOSED
CEILING & BRICK

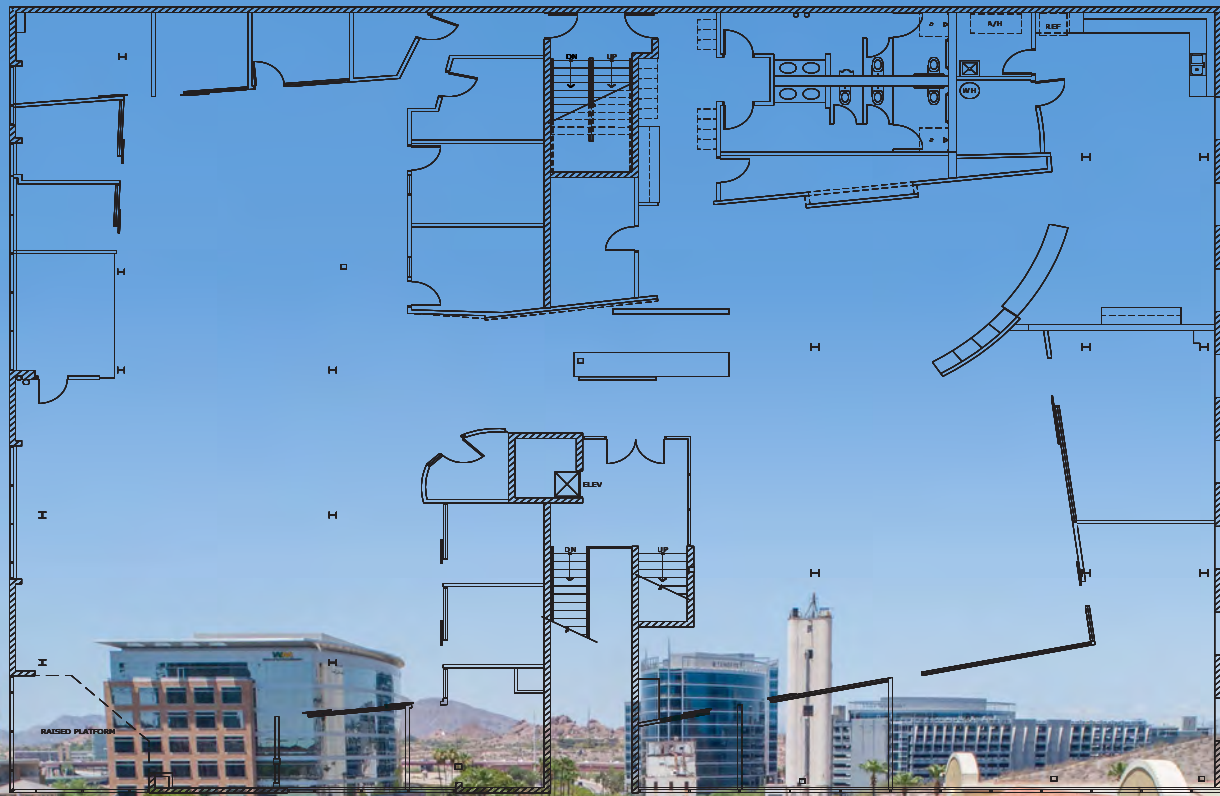


FLOOR TO
CEILING GLASS



CONCRETE
FLOORING





±11,425 SF

SUITE 201





WHY TEMPE

Situated on the prominent northeast corner of 5th Street & Mill Avenue in the heart of Downtown Tempe, the property offers immediate walkability to premier dining, retail, and entertainment.

Additional highlights include:

- Mill Avenue corridor undergoing a major streetscape refresh
- Immediate access to I-10, Loop 202 & Loop 101
- ±10 minutes to Downtown Phoenix and Downtown Scottsdale
- Steps from 30+ restaurants and eateries
- Less than one mile to Tempe Town Lake
- Within a 3-minute walk of Arizona State University's Tempe campus



DEMOGRAPHICS

	77,929 Businesses Within 10-Mile Radius		1,165,672 Population Within 10-Mile Radius
	\$14,846,629,748 Consumer Spending Within 10-Mile Radius		

TEMPE HIGHLIGHTS



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