



PROPERTY HIGHLIGHTS

- ◆ **Size:** ±1,855 SF
- ◆ **Purchase price:** \$555,555 (\$299 PSF)
- ◆ **Tax Parcel No:** 301-48-977 & 978
- ◆ **Location:** Minutes from SR-60 or I-10
- ◆ **Amenities:** Nearby restaurants, banks, stores and other services
- ◆ **Signage:** Monument sign on Rural Rd- one panel available
- ◆ **Rest Rooms:** Rest room in the Premises and common rest rooms in the courtyard
- ◆ **Patios:** Two of the offices have an outside door with a small patio
- ◆ **YOC:** 1984
- ◆ **Zoning:** City of Tempe R/O
- ◆ **Parking:** Two covered reserved in addition to visitor parking



The owner was a counselor and the space was used by six professional counselors and psychologists.

The current floorplan consists of reception, six large private offices, work station and coffee bar.

For more information, contact:

Geoffrey M. Waldrom

Office: 602.888.9112 Cell: 602.469.6664

Email: gmw@azcamelback.com

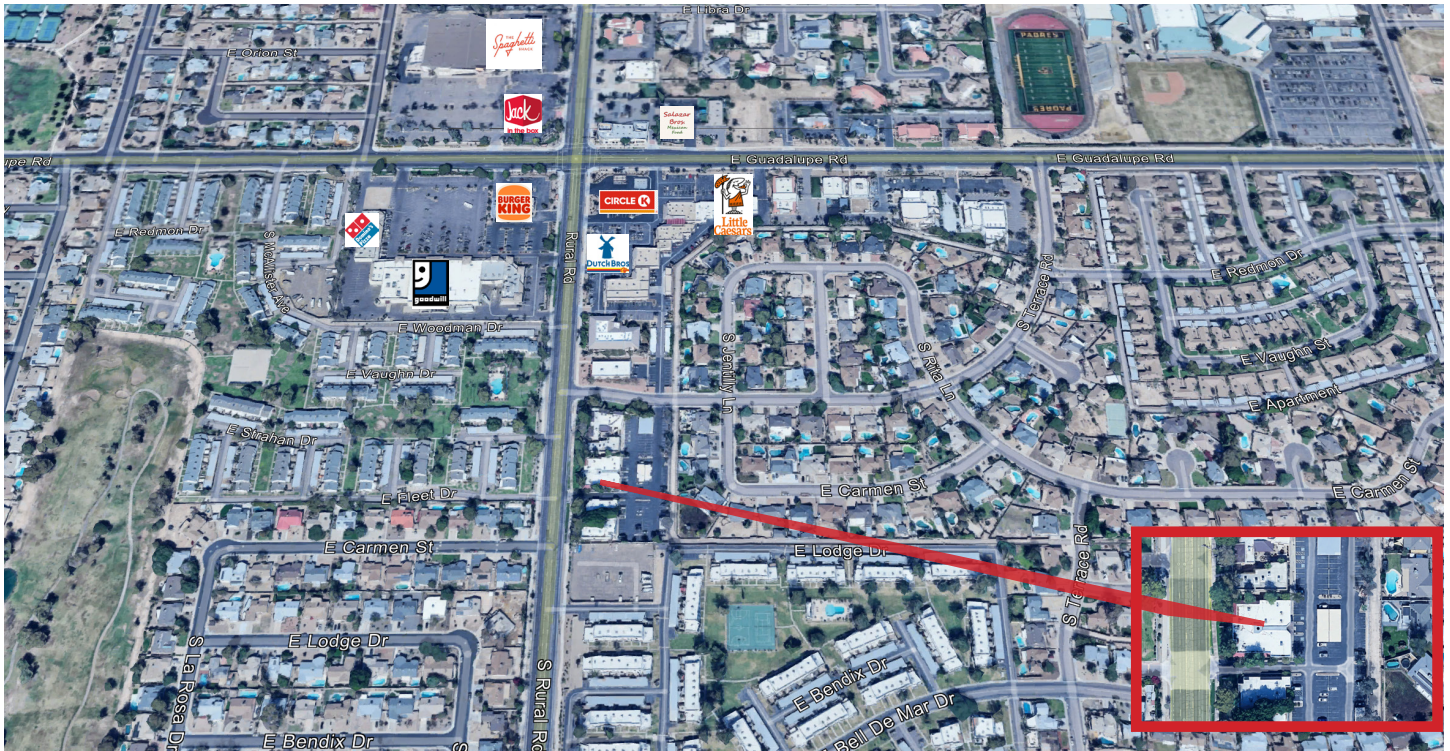
Camelback Commercial Real Estate

6225 North 24th Street, Suite 150

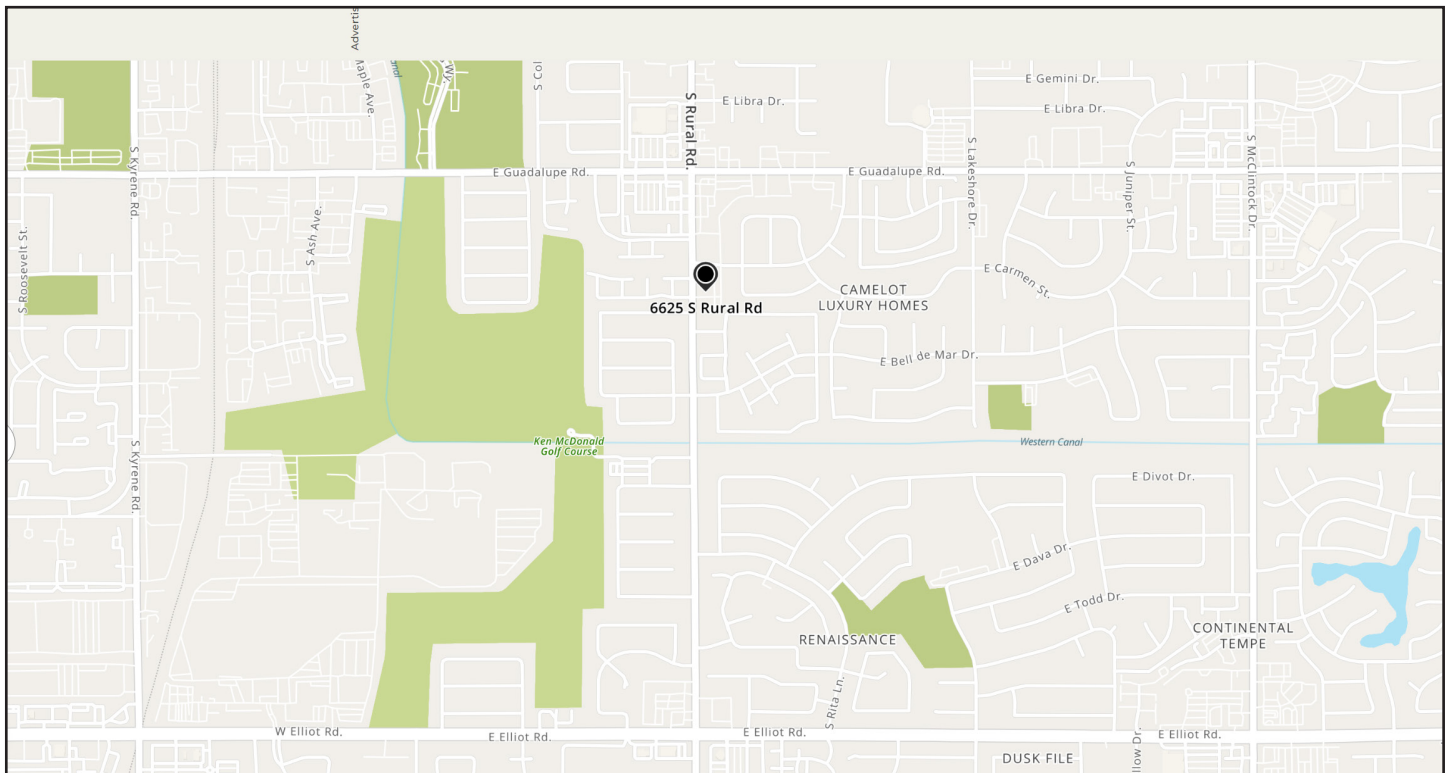
Phoenix, AZ 85016

www.azcamelback.com

AERIAL VIEW



STREET MAP



For more information, contact:

Geoffrey M. Waldrom
Office: 602.888.9112 Cell: 602.469.6664
Email: gmw@azcamelback.com

Camelback Commercial Real Estate
6225 North 24th Street, Suite 150
Phoenix, AZ 85016
www.azcamelback.com



CAMELBACK
COMMERCIAL REAL ESTATE

TEMPE OFFICE BUILDING FOR SALE

6625 S RURAL ROAD
TEMPE, AZ 85283



For more information, contact:

Geoffrey M. Waldrom

Office: 602.888.9112 Cell: 602.469.6664

Email: gmw@azcamelback.com

Camelback Commercial Real Estate

6225 North 24th Street, Suite 150

Phoenix, AZ 85016

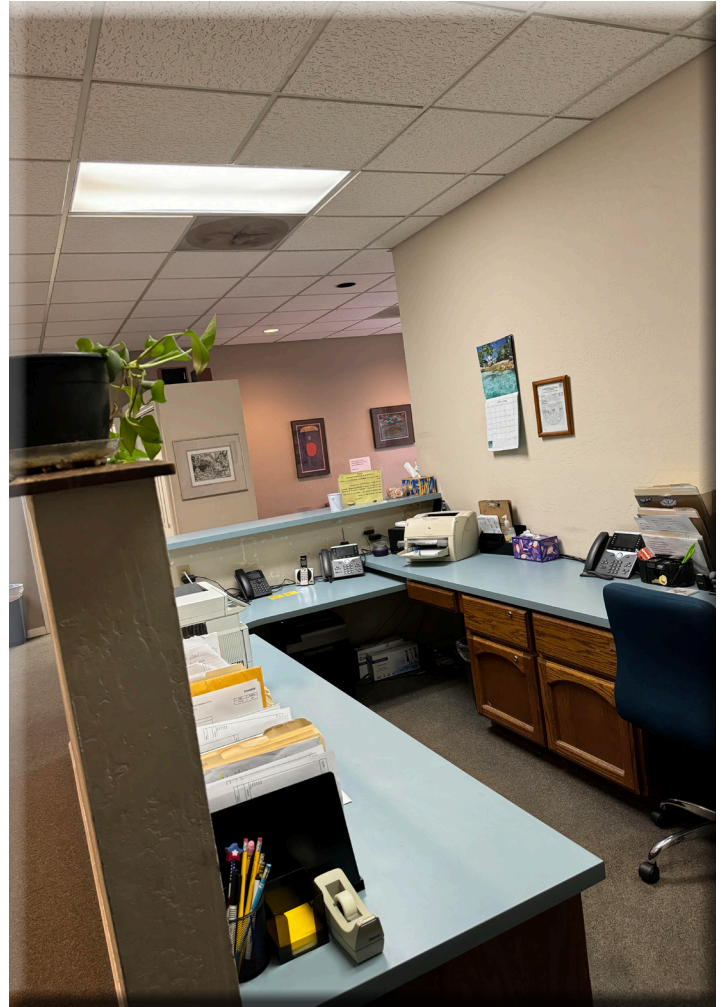
www.azcamelback.com



CAMELBACK
COMMERCIAL REAL ESTATE

TEMPE OFFICE BUILDING FOR SALE

6625 S RURAL ROAD
TEMPE, AZ 85283



For more information, contact:

Geoffrey M. Waldrom

Office: 602.888.9112 Cell: 602.469.6664

Email: gmw@azcamelback.com

Camelback Commercial Real Estate

6225 North 24th Street, Suite 150

Phoenix, AZ 85016

www.azcamelback.com