

AVAILABLE FOR LEASE ±7,768SF OFFICE BUILDING

4812 S Mill Ave, Tempe, AZ 85282, presents a prime lease opportunity in a highly sought-after location. Off a major freeway

This office building, built in 1988 and recently renovated in 2024, combines classic architectural elements with modern workspace design. It is strategically located off Mill Ave & US Route-60, just over two miles south of Arizona State University's main campus. The property is now offering the second floor available for lease, making it ideal for businesses seeking a prestigious and functional office space.

Amenities:

- Controlled Access
- Atrium
- Covered Parking Available

\$28.00

Triple Net
Lease Rate

\$29.50 NNN

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4812 S MILL AVENUE

TEMPE, AZ 85282



**MYRICK
PROPERTY
GROUP**

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4812 S MILL AVE

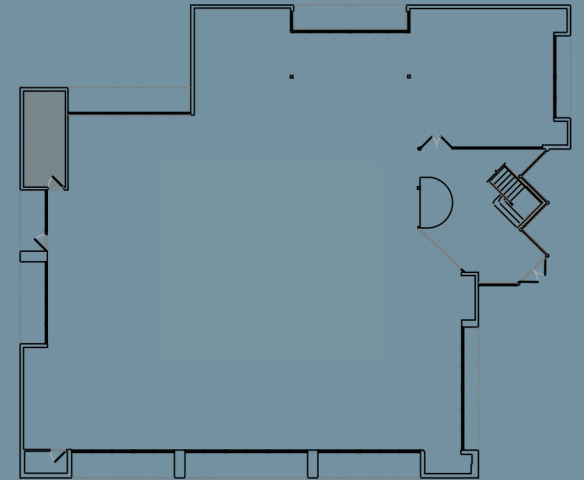
TEMPE, AZ 85282



FIRST
FLOOR:
±7,768 SF



SECOND
FLOOR:
±7,768 SF



PROPERTY HIGHLIGHTS



Multi-Tenant Opportunity
on the Second Floor



Great Parking Ratio



Outstanding Freeway Access
to the I-10 and SR-101



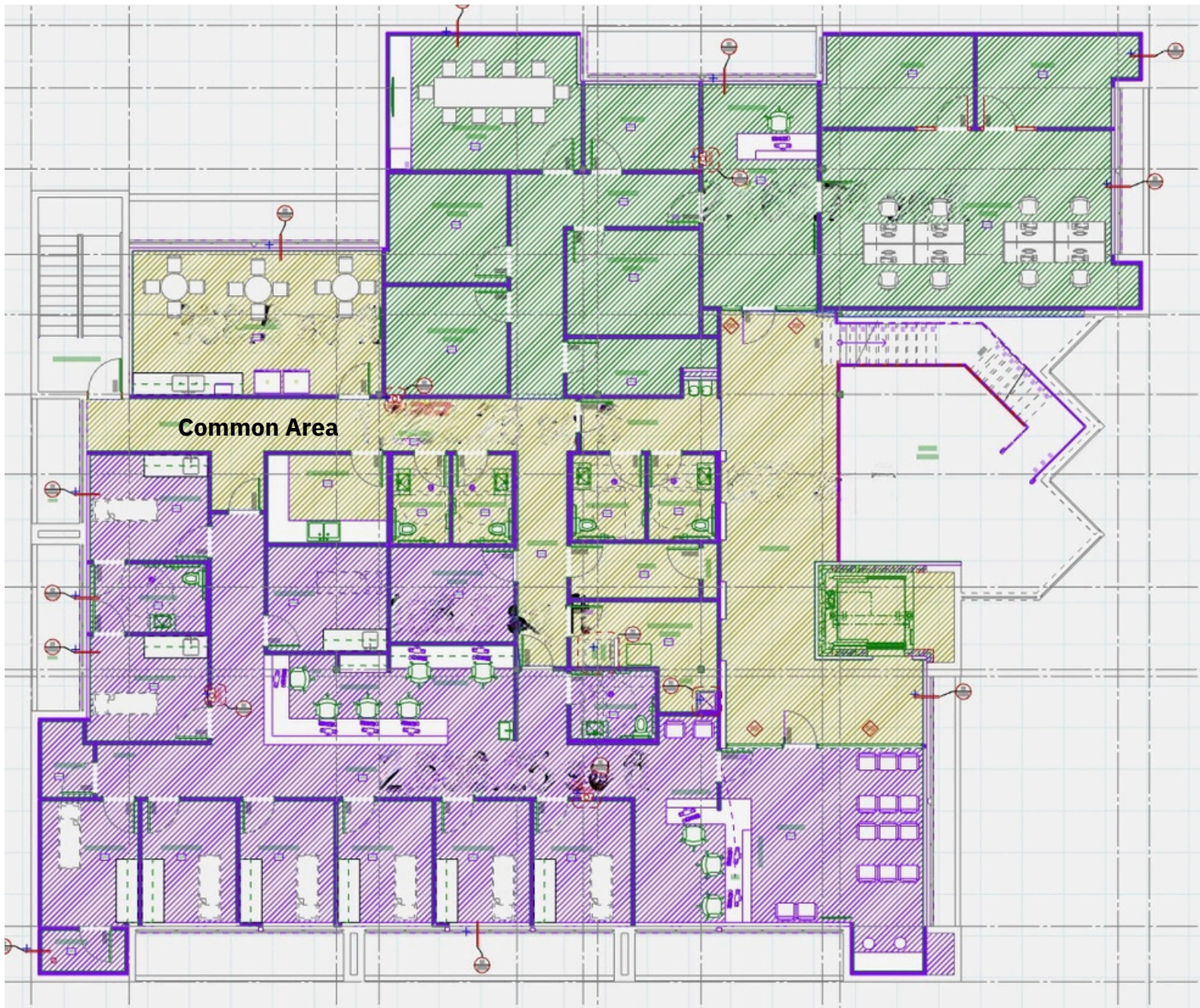
Visible Building Signage Available



±7,768 SF Available



\$28.00 - \$29.50
(NNN) Triple Net



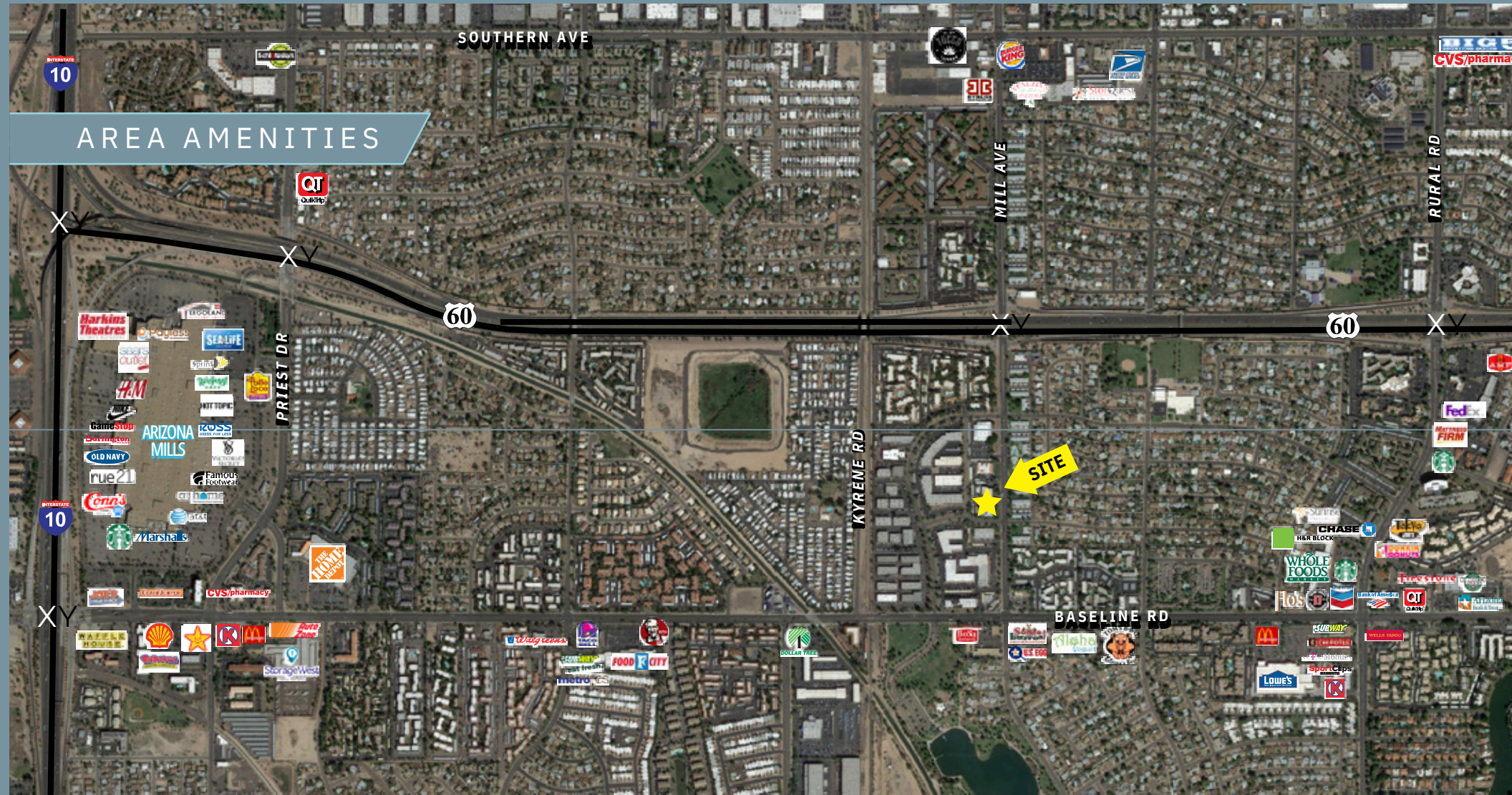
Layout Includes:

- Single Tenant Opportunity
- Multi-Tenant Opportunity
- Brand New Spec Suite
- High-End Finishes

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AREA AMENITIES



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