

THE COLLE HOUSE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

2323 W. University Dr. Tempe, AZ 85281

8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258

480.966.2301 | WWW.CPIAZ.COM



Historic Office Space

Available For Sale in Downtown Tempe

180 South Ash Avenue

Tempe, Arizona 85281

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A Unique Commercial Office Space For Sale in Downtown Tempe, AZ

Property Overview

The Historic Cole House, now a distinguished commercial office space, presents a rare opportunity for businesses seeking a unique and prestigious address in Tempe, Arizona. Located originally at the southeast corner of Ninth and Myrtle, this iconic property was relocated in 1970 to accommodate Arizona State University's expansion, preserving its architectural and historical significance.

Architectural Significance

Constructed in 1910 by James W. Woolf and Milton H. Meyer, the Cole House exemplifies neo-classical architecture with its two-story design and rusticated concrete block construction.

The house stands as a larger and more somber counterpart to the renowned Frankenberg House, embodying a timeless elegance that is sure to impress clients and visitors alike.

Historical Importance

James W. Woolf: A Pioneer Legacy

James W. Woolf, a prominent Tempe pioneer since 1888, originally built the Cole House as a family residence. Woolf was a key figure in the community, owning a ranch south-east of Tempe and serving in the Arizona Territorial Legislature in 1897 and 1903. He also established the area's first concrete block industry, with blocks for his houses produced at the Ninth and Myrtle site using a portable block-mak-



ing machine. This entrepreneurial spirit and commitment to community development are integral to the house's legacy.

The Cole Family: Stewards of Education and Community The house later became associated with another pioneering family, the Coles. "Pinky" Cole and his wife Dora, originally ranchers near Payson, moved to Tempe to ensure their children received a proper education. After acquiring the house following the death of James W. Woolf, the Coles owned it for over fifty years. Mrs. Cole, after being widowed, rented the upstairs bedrooms to college faculty until the property was acquired by ASU through eminent domain.



Rediscovery and Preservation

For nearly two decades, the Cole House was thought to be lost until it was rediscovered during the dismantling of the Frankenberg House. The demolition contractor, who had salvaged materials from a similar house years before, revealed that he had preserved valuable elements of the Cole House. This serendipitous rediscovery has allowed the property to be cherished once again, blending historical authenticity with modern functionality.

A Prestigious Opportunity

The Historic Cole House offers more than just commercial office space; it provides a connection to Tempe's rich heritage and a testament to the pioneering spirit that shaped the community. Businesses operating from this historic property will benefit from its unique character, prime location, and the prestige associated with its storied past.

Embrace the opportunity to be part of Tempe's history while enjoying the benefits of a modern commercial space at the Historic Cole House.



THE OFFERING

RARE Owner/User Office Opportunity

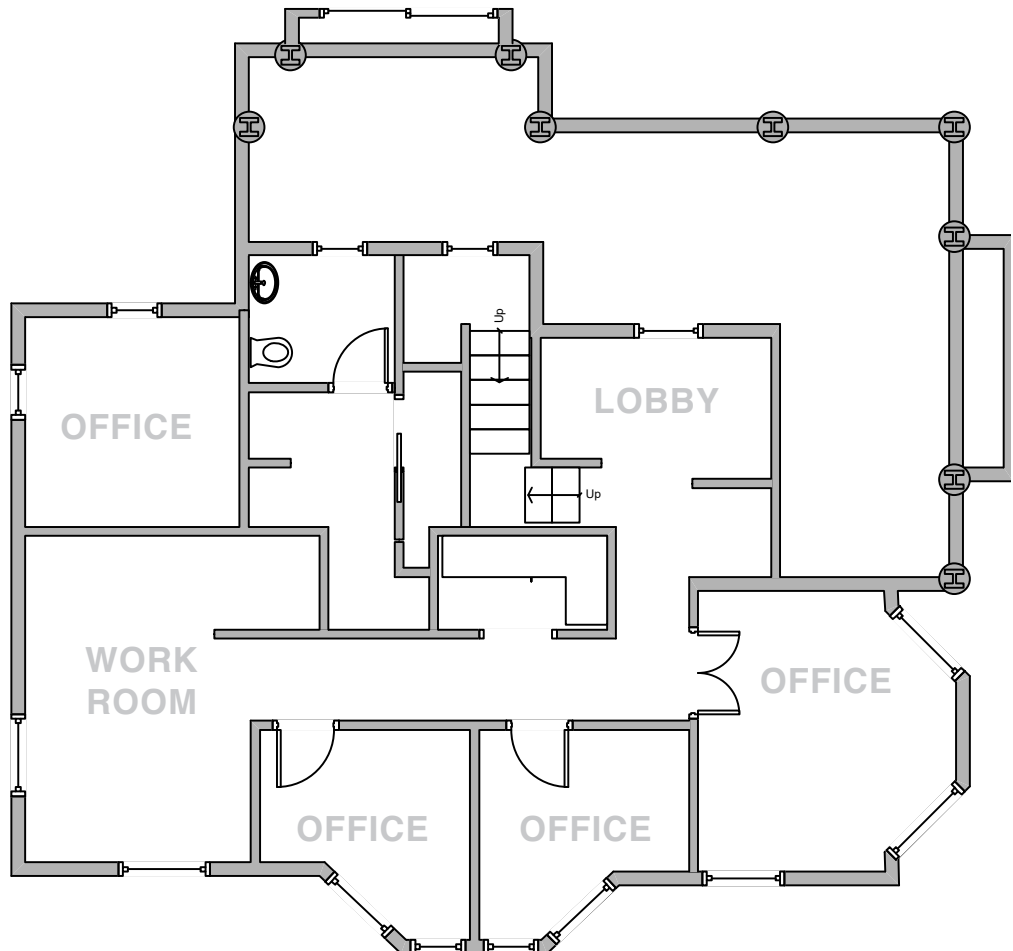
Introducing a historic gem in the heart of Tempe, AZ. Located at 180 S. Ash Ave. This 2,900 SF office building, originally constructed in 1910 and thoughtfully renovated in 1990, presents a prime investment opportunity. With a lot size of approximately 0.24 acres (10,598 SF), this property combines timeless charm with modern functionality, making it an attractive option for discerning investors. Situated on the ASU campus and next door to the future mixed-use development at the historic Tempe train station—formerly Macayo’s Depot Cantina—the property benefits from planned amenities including two towers, ground-level retail, office space, and multifamily units.

This iconic two-story building, zoned PAD by the City of Tempe, is designed for single tenancy and offers a unique blend of historic character and contemporary amenities. Priced at \$1,300,000, the property provides a storied past and a promising future for any investor looking to make a mark in the area. The building’s strategic location and potential for long-term value appreciation make it a standout choice in Tempe’s thriving commercial real estate landscape. Don’t miss this opportunity to own a piece of Tempe’s history and capitalize on its vibrant commercial growth.

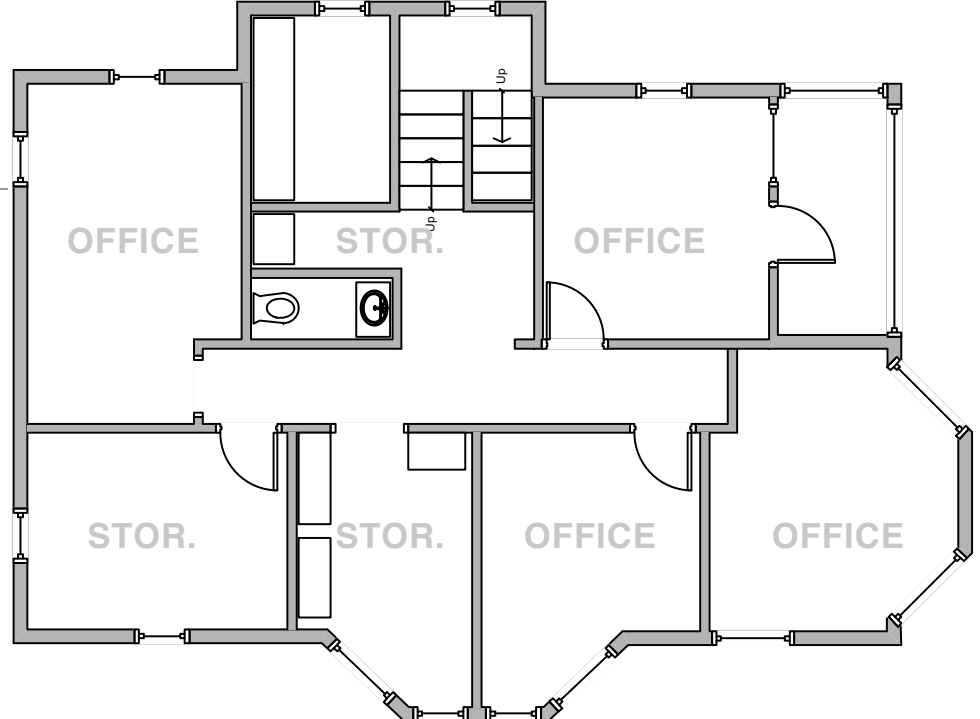


ADDRESS:	180 S. Ash Ave. Tempe, AZ 85281
BUILDING SIZE	±2,900 SF
LOT SIZE	±.24 AC (±10,598 SF)
APN	132-29-980
YEAR BUILT	1910
YEAR REMODELED	1990
TENANCY	Single Tenant
NUMBER OF FLOORS	2
ZONING	PAD, City of Tempe
SALE PRICE	\$1,300,000.00

FIRST FLOOR



SECOND FLOOR



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ABOUT TEMPE



Located just east of Phoenix in Maricopa County lies the city of Tempe, Arizona, which is named after the Vale of Tempe in Greece. With a population of over 190,000 people, Tempe is one of the best places to live in Arizona. It is best known as the home of Arizona State University and the Tempe Center for the Arts, Gammage Auditorium, and the Rock n Roll Marathon.

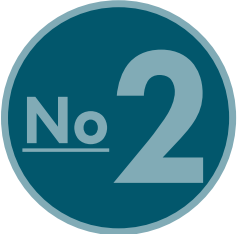
Considered to be part of the Phoenix metropolitan area, Tempe is bordered by Phoenix to the West, Scottsdale to the North, Chandler to the South, and Mesa to the East. Thanks to its affordable cost of living, thriving job market, and rapidly growing infrastructure, it is estimated that Tempe will experience a population increase of 20% over the next decade. uphomes.com

Not only is the city diverse and full of culture, but its good weather and excellent school system make it a sought-after place to live just 13 miles away from Phoenix.

Offering its residents the perfect blend of urban and suburban living, Tempe is a great place to live for college students, families, young professionals, and retirees alike. Often described as a college town, Tem-



pe has found a way to appeal to all age groups through its unique amenities, including world-class restaurants, trendy coffee shops, and beautiful parks.



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MOST WALKABLE CITY IN ARIZONA
WALKSCORE.COM 2023



BEST COLLEGE TOWN IN AMERICA
LIVABILITY.COM 2016



BEST DOWNTOWNS IN AMERICA
LIVABILITY.COM 2016



Papago Park



SCOTTSDALE RD

MCDOWELL RD



Biking Path
Walking Path
Recreational Activities

GENERAL DYNAMICS

CASINO ARIZONA

LOOP 202

E VAN BUREN ST



LOOP 202



ARIZONA 143

SITE



CURRY RD

LOOP 101

MCKELLIPS RD

HAYDEN RD



RIO SALADO PKWY



RURAL RD



MCCLINTOCK DR

PRIEST DR

UNIVERSITY DR

MILL AVE



FAT TUESDAY

FIVE GUYS BURGERS and FRIES



CHASE



UNITED STATES POSTAL SERVICE

Bank of America

CVS

URBAN OUTFITTERS

CORNISH PASTY

LOCO PATRÓN MEXICAN GRILL



BMO Harris Bank

AMC THEATRES



INTERSTATE 10

BROADWAY RD