

1,546 SF OFFICE SPACE FOR LEASE – TEMPE

446 E SOUTHERN AVE | TEMPE, AZ 85281



Jake Vice
Commercial Associate
480.273.0212
jvice@roiproperties.com

Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com

R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



FOR LEASE - 1,546 SF OFFICE SPACE - TEMPE

446 E SOUTHERN AVE, TEMPE, AZ 85282

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$20.00 PSF (MG)

Space Size: 1,546 SF

Year Built: 1982

Offices: Five

PROPERTY OVERVIEW

This lease opportunity offers 1,546 square feet of well-designed office space, featuring five private offices, an open area that can accommodate four to six cubicles, a reception and waiting area, and two bathrooms. The suite provides two points of entry and exit. The location benefits from strong accessibility, situated near Arizona State University and major roads and highways that offer easy travel throughout the area.

PROPERTY HIGHLIGHTS

- 1,546 SF Full-Floor Office Suite – Includes five private offices, open workspace for 4-6 cubicles, reception area, waiting room and two bathrooms
- Near Arizona State University with strong access to local resources.
- Quick access to major highways for easy travel across the Valley.

JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



BRIGHT, FUNCTIONAL OFFICE SPACE

446 E SOUTHERN AVE, TEMPE, AZ 85282

FOR LEASE



JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

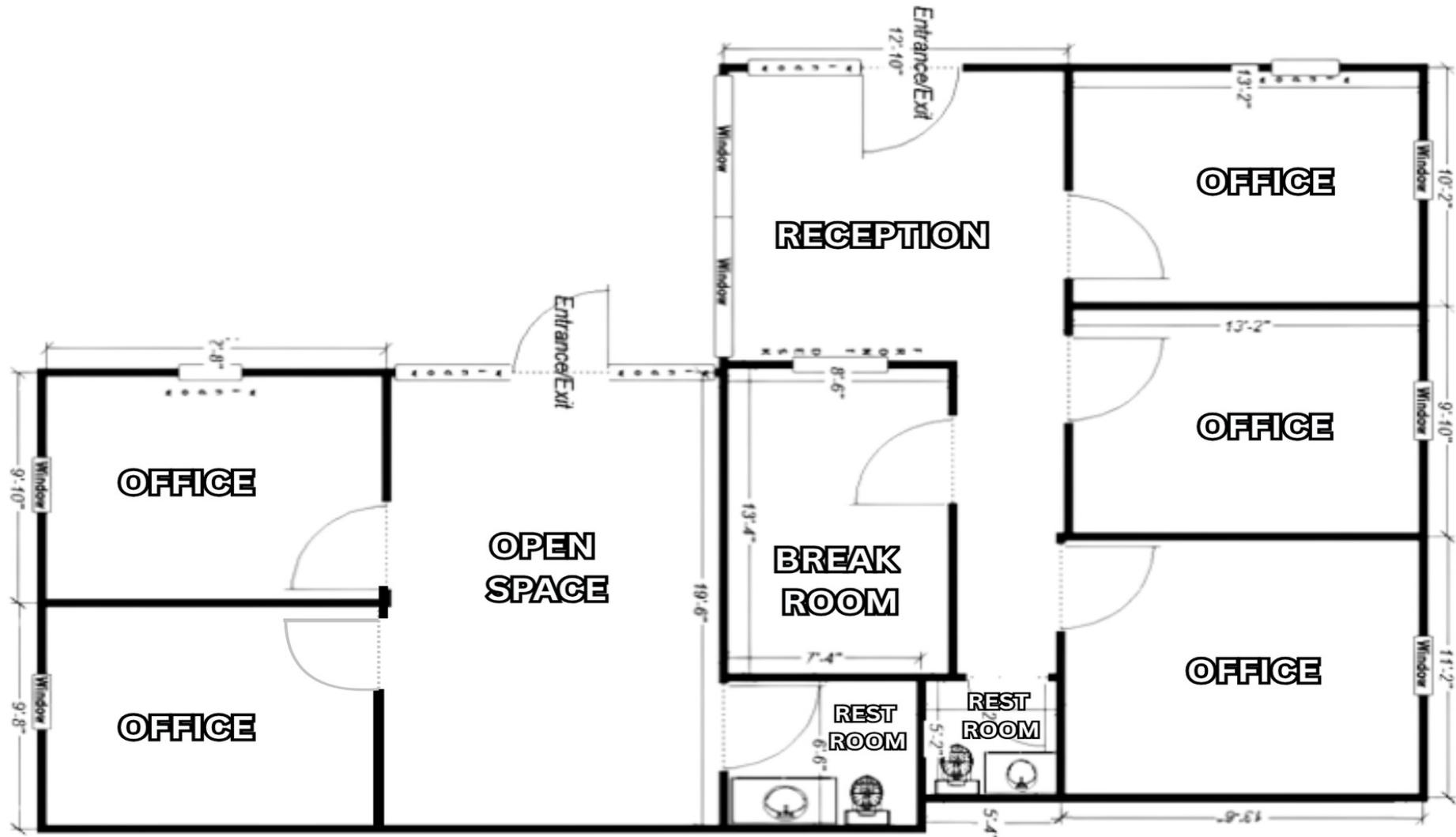
R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



FIVE PRIVATE OFFICES, OPEN WORKSPACE FOR 4-6 CUBICLES, RECEPTION AREA, AND TWO BATHROOMS
446 E SOUTHERN AVE, TEMPE, AZ 85282
FOR LEASE



JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389
www.roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



SURROUNDED BY RETAILERS AND NEAR HIGHWAY

446 E SOUTHERN AVE, TEMPE, AZ 85282

FOR LEASE



JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389



2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

www.roiproperties.com

DEMOGRAPHIC SUMMARY

446 E SOUTHERN AVE, TEMPE, AZ 85282

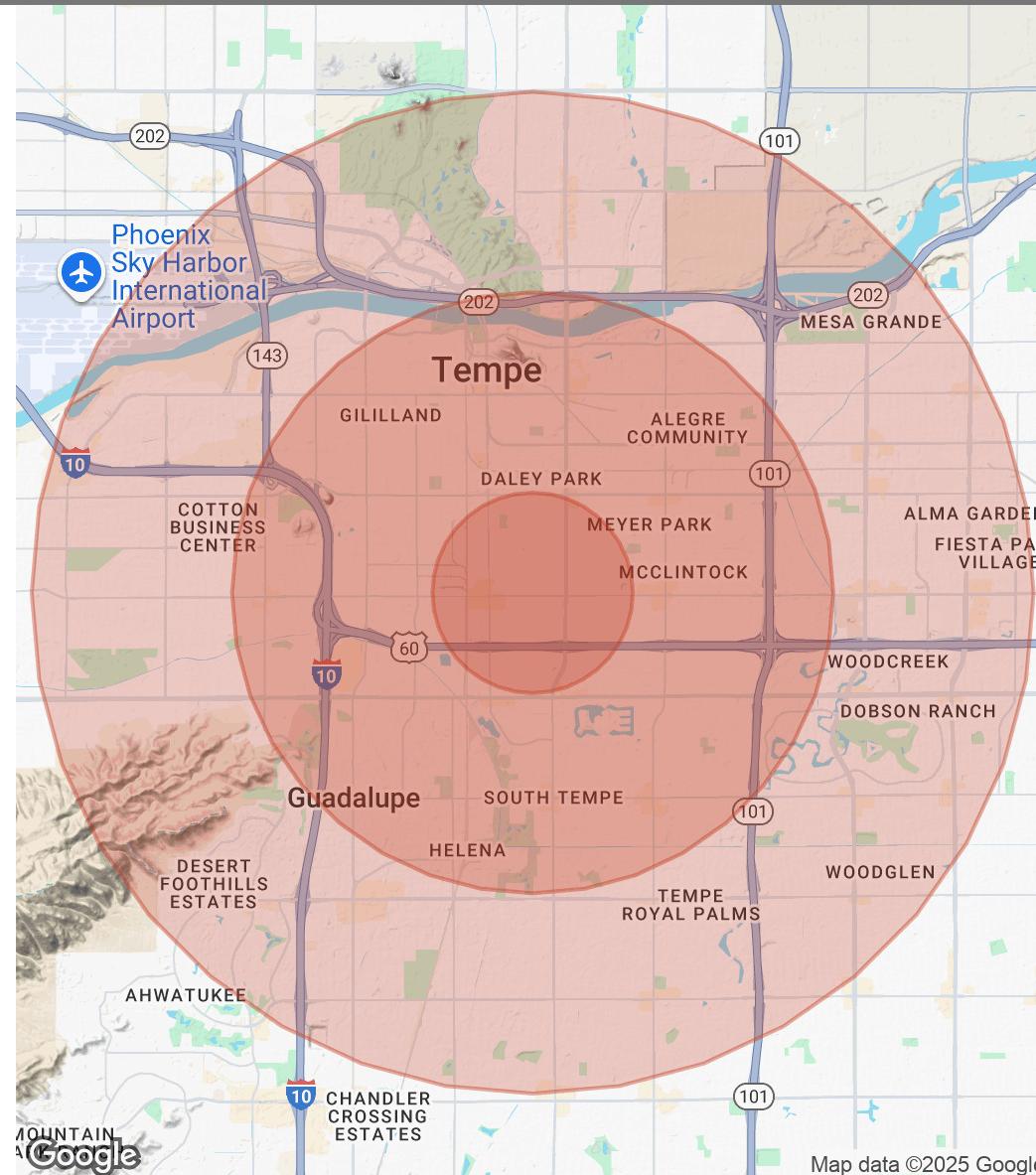
FOR LEASE

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,990	164,795	361,869
Average Age	36	35	37
Average Age (Male)	35	34	36
Average Age (Female)	37	35	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,985	67,814	151,096
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$92,335	\$87,756	\$97,398
Average House Value	\$440,177	\$411,500	\$421,121



JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

