

# 1,546 SF OFFICE SPACE FOR LEASE – TEMPE

446 E SOUTHERN AVE | TEMPE, AZ 85281



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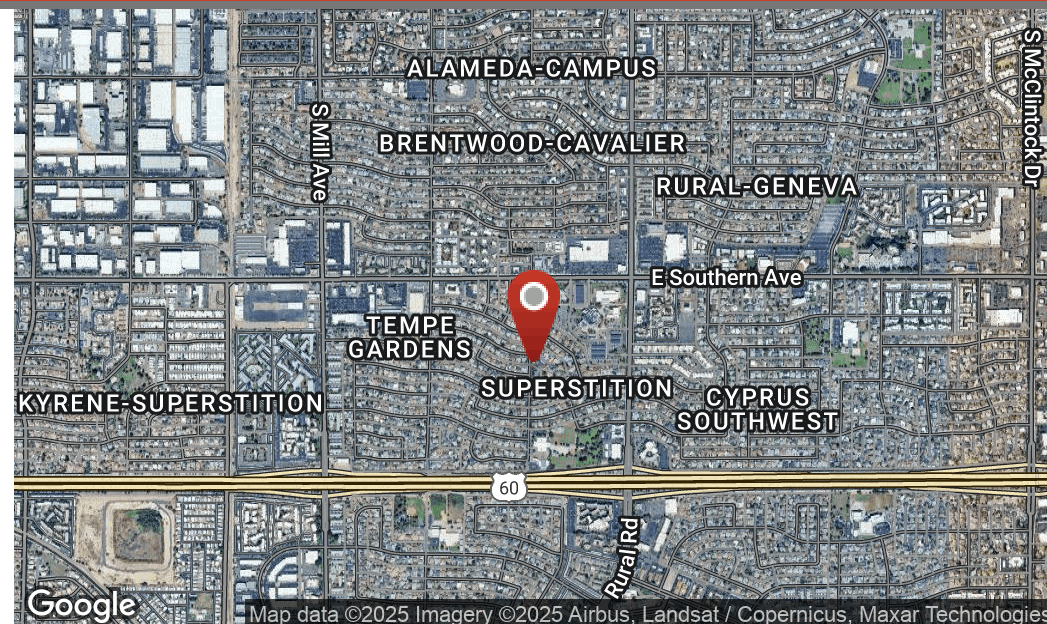




# FOR LEASE - 1,546 SF OFFICE SPACE - TEMPE

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.

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# BRIGHT, FUNCTIONAL OFFICE SPACE

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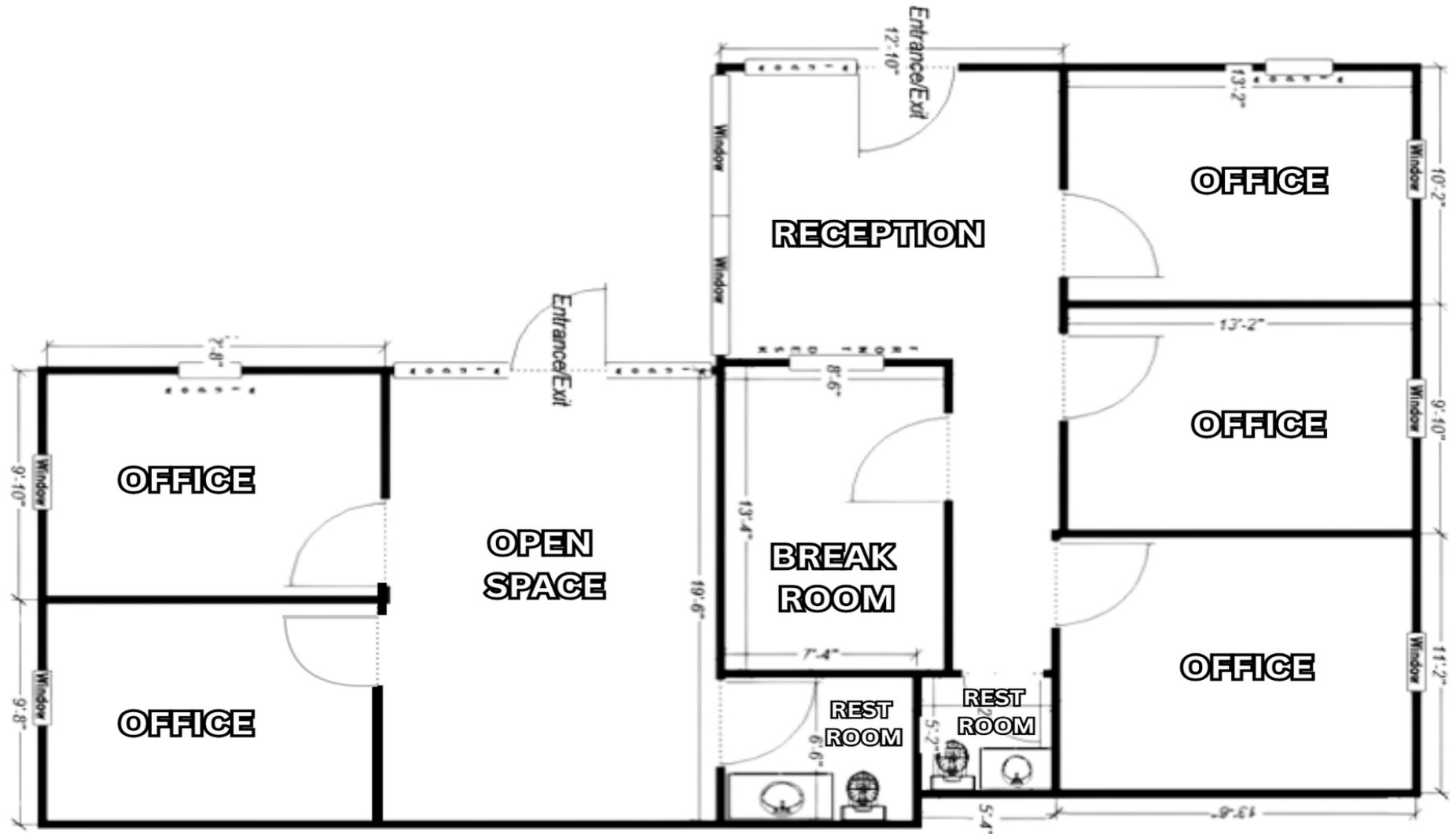
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# FIVE PRIVATE OFFICES, OPEN WORKSPACE FOR 4-6 CUBICLES, RECEPTION AREA, AND TWO BATHROOMS

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# SURROUNDED BY RETAILERS AND NEAR HIGHWAY

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# DEMOGRAPHIC SUMMARY

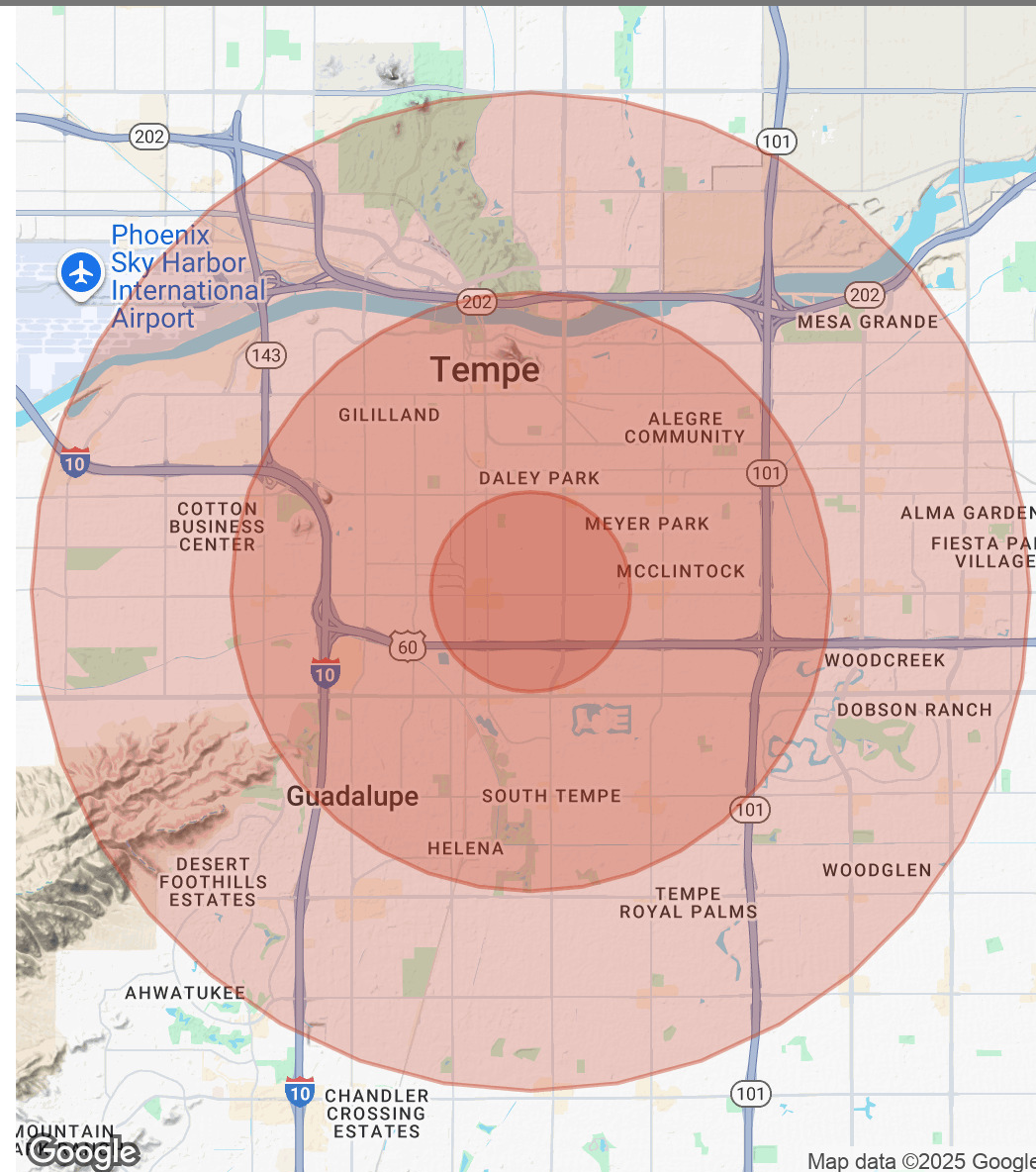
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## FOR LEASE

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



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