



**1-MONTH FREE RENT OR
SHORT TERM LEASES AVAILABLE**

Under New Ownership

TERRA

<https://terratempeaz.com/>

1050 E Southern Ave | Tempe, AZ 85282

NEWLY RENOVATED PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE
MID-CENTURY MODERN REVIVAL WITH FLEXIBLE & CUSTOMIZABLE FLOOR PLANS IN THE HEART OF TEMPE, AZ

THE **LEROY
BREINHOLT**
TEAM

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC
INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08.21.25



PROPERTY SUMMARY

Property Description	Professional Office Plaza
Location	1050 E Southern Ave Tempe, AZ 85282
Building Size	±27,583 SF
Number of Units	40
Year Built	1968 (Renovated 2025)
Zoning	RO

TERRA

PROFESSIONAL OFFICE SPACE
AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Mid-Century Modern Design
- Flexible and customizable floor plans
- Abundant natural light throughout the space
- Ample on-site parking for tenants and visitors
- Prime location in the heart of Tempe, AZ
- Thoughtful landscaping and impressive curb appeal
- Easy access to major transportation routes
- Ideal for corporate headquarters or dynamic office space
- Professional and welcoming environment for tenants

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TEMPE
HISTORY
MUSEUM

BIG 5
SPORTING GOODS



Walmart
Save money. Live better.

E SOUTHERN RD

RURAL RD

fray's
FOOD & DRUG STORES

STERRACE RD



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SITE PLAN

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Nearby Amenities

LIFESTYLE

1. Fry's Food
2. Sprouts Farmers Market
3. ALDI
4. Planet Fitness
5. LA Fitness
6. 'A' Mountain

HOSPITALITY

1. Moxy
2. Embassy Suites by Hilton
3. Canopy by Hilton
4. Graduate by Hilton

RESTAURANTS

1. Fate Brewing Company
2. d'Lite Healthy on the Go
3. Yucca Tap Room
4. Potbelly Sandwich Shop
5. Tempe Eats Food Hall
6. Red Devil Italian
7. The Golden Pineapple
8. Ted's Hot Dogs
9. Jimmy John's
10. Los Reyes De La Torta
11. Starbucks
12. Spokes
13. Outback Steakhouse
14. Four Peaks Brewing Company
15. Postino Annex
16. Snooze
17. Shady Park
18. Pita Jungle
19. First Watch
20. Casey Moore's

ENTERTAINMENT

1. Mullet Arena
2. Mountain America Stadium
3. Desert Financial Arena
4. Tempe Diablo Stadium
5. Marquee Theatre
6. ASU Gammage



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