

1631 E Guadalupe Rd
Tempe, AZ 85283



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Property Highlights

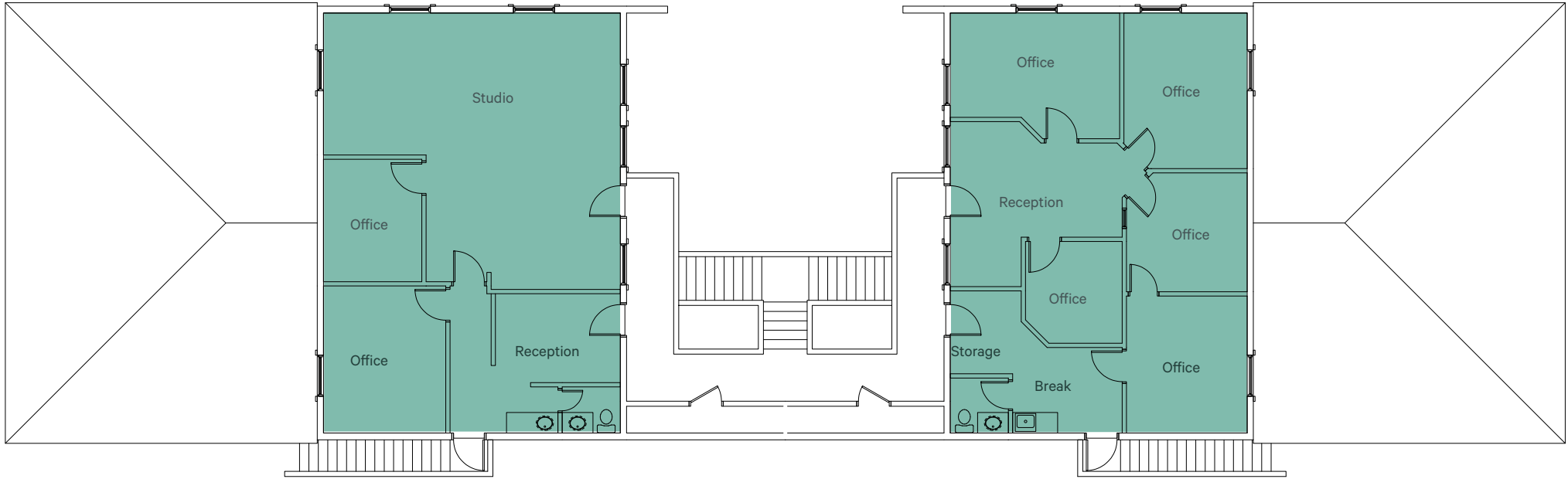
- + Suite 200
 - ±1,543 SF
 - *available now*
- + Suite 201
 - ±1,543 SF
 - *available 10/1/2024*
- + Building size
 - ±8,302 SF
- + Walk up access to suites
- + Monument signage
- + Plenty of parking
- + Rental Rate \$22.00/SF Modified Gross
 - tenant pays electric and janitorial*
- + Excellent Tempe location
- + Easy access from Loop 101, US-60, and I-10
- + High Traffic Counts
 - Guadalupe Rd - ±19,054 VPD
 - McClintock Dr - ±25,488 VPD
 - Source: MPSI 2022
- + Several shopping centers within walking distance provide a variety of dining and retail amenities
- + Some amenities in the area include; Trader Joe's, Fry's, Starbucks, Rubios, Einstein Bros Bagels, Taco Bell, Walgreen's, PetsMart, Pizza Hut and Panda Express



Floor Plans

Suite 201 ±1,543 SF
Available October 1, 2024

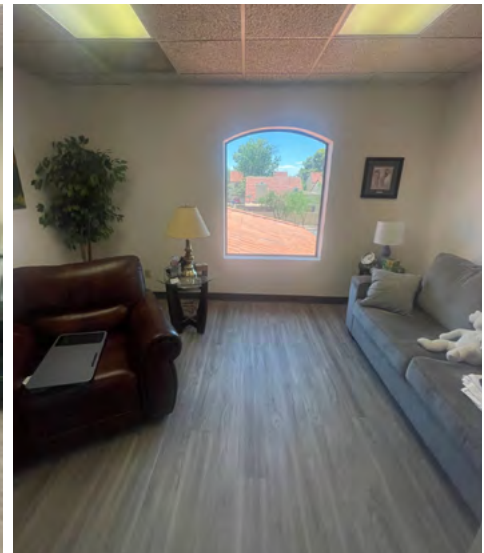
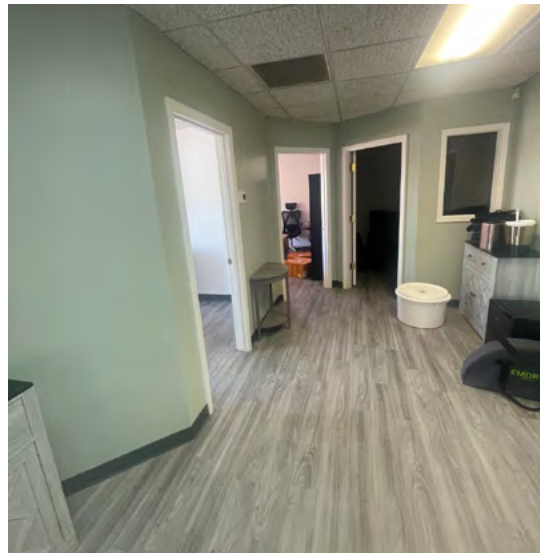
Suite 200 ±1,543 SF
Available Now



Suite Photos

Suite 201

Suite 200



1631 E Guadalupe Rd
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For Lease

Property Photos



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For Lease



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