

FOR LEASE

Single use Availability / Multi-Tenant plans available
Minimum demising plans of $\pm 13,500$ RSF

8700 S PRICE RD
2 STORY - $\pm 132,070$ RSF



TEMPE, AZ 85284

CBRE

PROPERTY HIGHLIGHTS

Rentable SF	±132,070 SF divisible
Availability	1st Floor - ±66,688 RSF 2nd Floor - ±65,382 RSF
Parking	5.47/1,000 SF (723 total spaces) 435 covered (321 solar covered) (114 covered non-solar) 288 open uncovered
Availability	Single use or Multi-Tenant
Zoning	AG, City of Tempe
Site Area	±9.63 acres / ±419,584 SF



- + Located within the innovative powerhouse ASU Research Park
- + Solar panels on covered parking stalls and roof of building.
Solar system rated at 970 KW
- + Cafeteria with outdoor patio seating on the lake



Full-service

Cafeteria



5.4/1,000 SF

Parking Ratio



Covered Parking

Solar Panels

*Single or multi-tenant plans available with
minimum demising of ±13,500 SF*

FOR LEASE

8700 S PRICE RD | TEMPE, AZ 85285

CBRE



Building Highlights

Foundation	Reinforced concrete slab
Framing	Structural steel with masonry and concrete easement
Exterior Construction	Split face concrete, stucco
Roof	Sealed membrane
Floors	Mix of commercial grade carpet, tile, laminate wood plank flooring and polished concrete
Ceilings	2x2 acoustical tile
Windows	Glass in aluminum frames
Lighting	Flourscent
Elevators	3 - passenger hydraulic elevators
HVAC	8 - Trane 58-ton water source heat pumps 4 - scroll compressors with fluid coolers in detached yard Trane Tracer Summit Energy Management System controls each water source heat pump 2 - 300 ton fluid coolers
Electrical	2 - electrical service entrance sections located inside electrical meter room 2 - 3,000 amp, SRP 277/480V/3-phase 1,500 KVA transformers
Solar Energy System	Solar array totaling ±970 KW installed on parking lot canopies and roof
Fire Protection	Smoke alarms fire sprinkler systems

FOR LEASE

8700 S PRICE RD | TEMPE, AZ 85285

CBRE

LOCATION HIGHLIGHTS

8700 S Price Road is ideally situated in Arizona State University's Research Park, a 320-acre innovation zone with high-tech and research facilities. The park also features three lakes with extensive landscaping and over six miles of surfaced jogging trails with picnic ramadas.

This prestigious location provides extensive freeway frontage visibility with Immediate access to Loop 101 freeway which is a gateway to the valley's freeway system serving a population of almost three million within a 30-minute commute.

It is surrounded by over 11 million SF retail, dining and entertainment amenities within a 3-mile radius including a regional mall.

The area is also home to high-profile companies such as; Amazon, Arizona State University, Amkor Technology, Avnet, Edward Jones, Versum Materials, ViaSat, Walgreens, Iridium, and FOX.



Various

Amenities



Access to

Workforce



Nearby

Freeways



FOR LEASE

8700 S PRICE RD | TEMPE, AZ 85285

CBRE

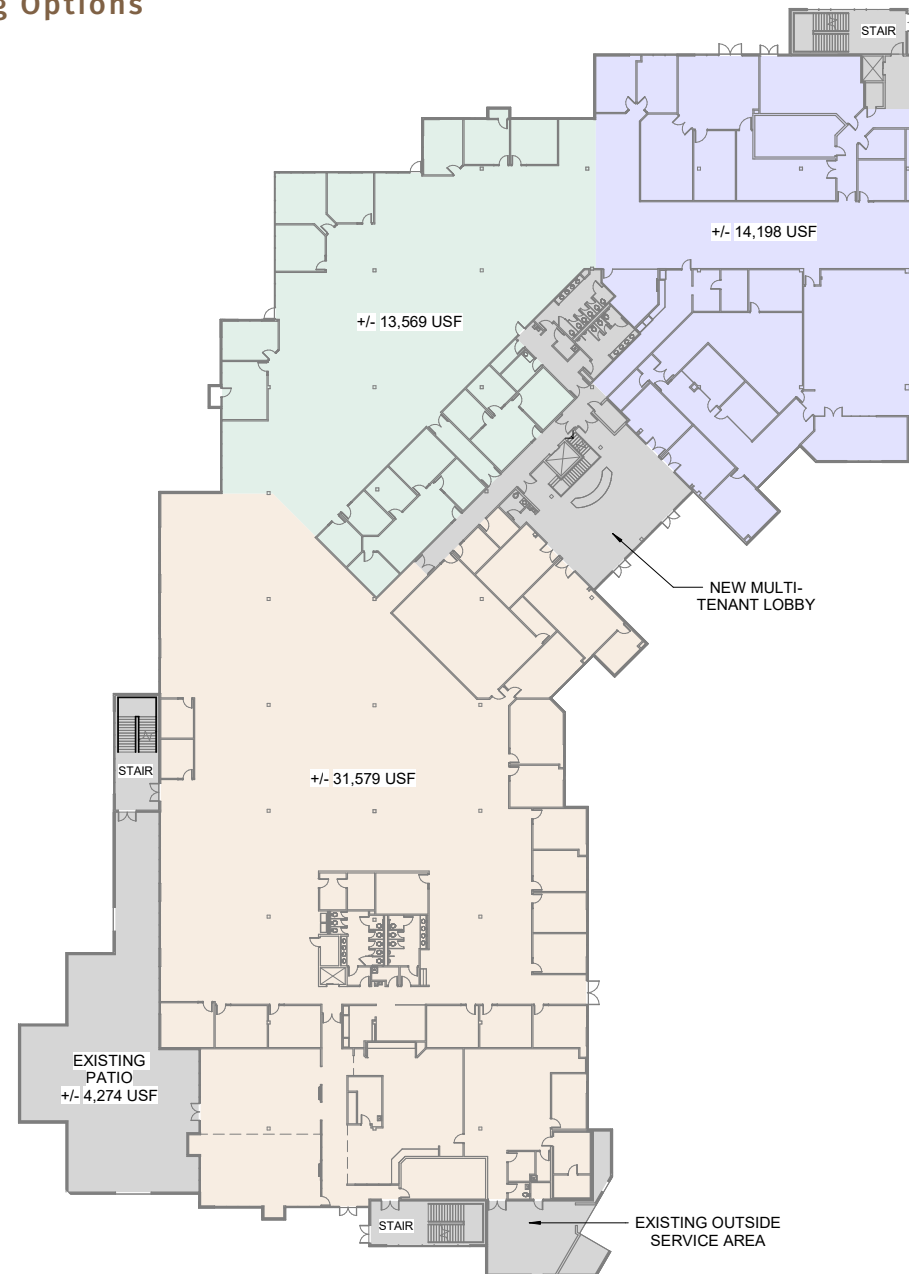


FOR LEASE

8700 S PRICE RD | TEMPE, AZ 85285

CBRE

±66,688 SF



FOR LEASE

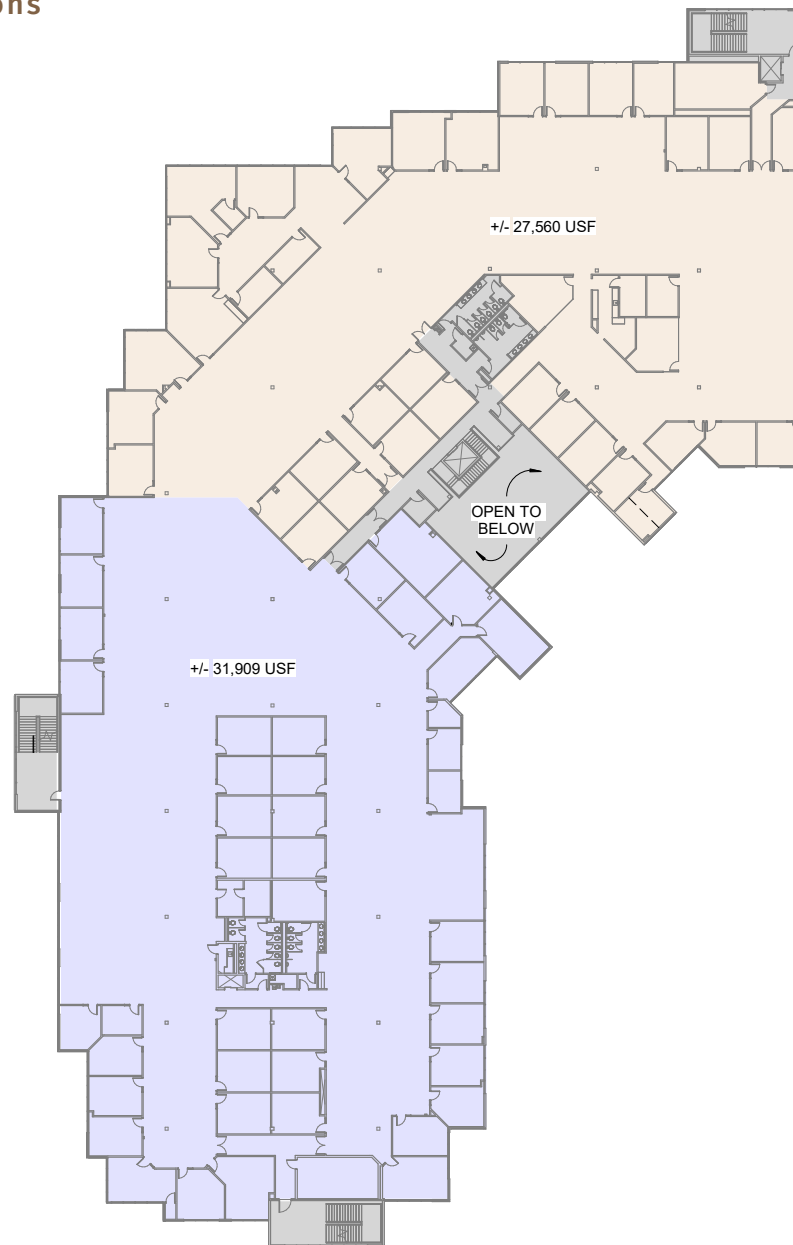
8700 S PRICE RD | TEMPE, AZ 85285



2nd Floor

Conceptual Demising Options

±65,382 SF



FOR LEASE

8700 S PRICE RD | TEMPE, AZ 85285

CBRE





Tempe, the heart of the Southeast Valley and home to ASU Research Park, positions **8700 S Price Rd** to leverage the Silicon Desert's innovation ecosystem—accessing top-tier talent and attracting high-profile national corporations.



The Southeast Valley has become the top destination for major corporate employers in the Phoenix area, especially in the technology sector, earning national recognition as the 'Silicon Desert' for its innovation, talent, and business-friendly environment.

In The Heart of the Silicon Desert

The Southeast Valley has become the premier destination for major corporate employers in the Phoenix metro area—particularly in the technology sector—earning national recognition as the 'Silicon Desert.'

Corporations are drawn to the steady stream of highly educated graduates from Arizona State University whose expertise and fresh perspectives continually fuel the Southeast Valley's innovation ecosystem.

The Southeast Valley offers strategic freeway access, high-quality yet affordable housing, and dynamic retail amenities—making it an ideal location for some of the nation's most respected corporations.

Tempe's central location in the Southeast Valley—home to ASU Research Park—positions 8700 S Price Road to tap into the Silicon Desert's skilled workforce and appeal to top national corporations.

Tempe is home to a diverse range of high-impact industries, including healthcare and biotechnology, aerospace, nanotechnology, solar energy, software development, and advanced manufacturing serving the medical, aviation, and aerospace sectors.

Major employers that call Tempe home include Amazon, Honeywell, Medtronic, Netsian, Carvana, Amkor, Stryker, Analog Devices, First Solar, SAP, Applied Materials, and ASML.

FOR LEASE

8700 S PRICE RD | TEMPE, AZ 85285

CBRE

ASU Research Park

Vibrant corporate community

- The East Valley's premier research and technology business park
- Home to many of the area's technology and business headquarters
- Beautifully landscaped including lakes and jogging trails and picnic ramadas
- Class A office/flex and R&D space covering 320 acres
- Large variety of retail shops and restaurants in immediate vicinity
- Executive housing, hotels and hospitals nearby

Source: ASU

Location. Location. **Innovation.**



Office Space

2.2 M SF



Employees on-site

6,700



Ideal

Location

MacroTechnology Works

Forging the future of materials technology and manufacturing

FOR LEASE

8700 S PRICE RD | TEMPE, AZ 85285

CBRE

F O R L E A S E

8700

S P R I C E R D

T E M P E , A Z 8 5 2 8 5

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Charles Miscio
Senior Vice President
+1 602 705 5220
charles.miscio@cbre.com

Luke Walker
Senior Vice President
+1 602 735 1771
luke.walker@cbre.com

CBRE