

# OFFICE SPACE

## AVAILABLE FOR LEASE

3110 S RURAL RD | TEMPE, AZ 85282

### PROPERTY FEATURES

- Bldg Square Footage: ±5,012 SF
- APN: 133-28-001Y
- Zoned CSS
- Parking Ratio 3.13/1,000
- Built 1981
- Rural Rd & Southern Ave
- Rural Rd Frontage



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORPAC 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](http://www.cpiaz.com)

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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.

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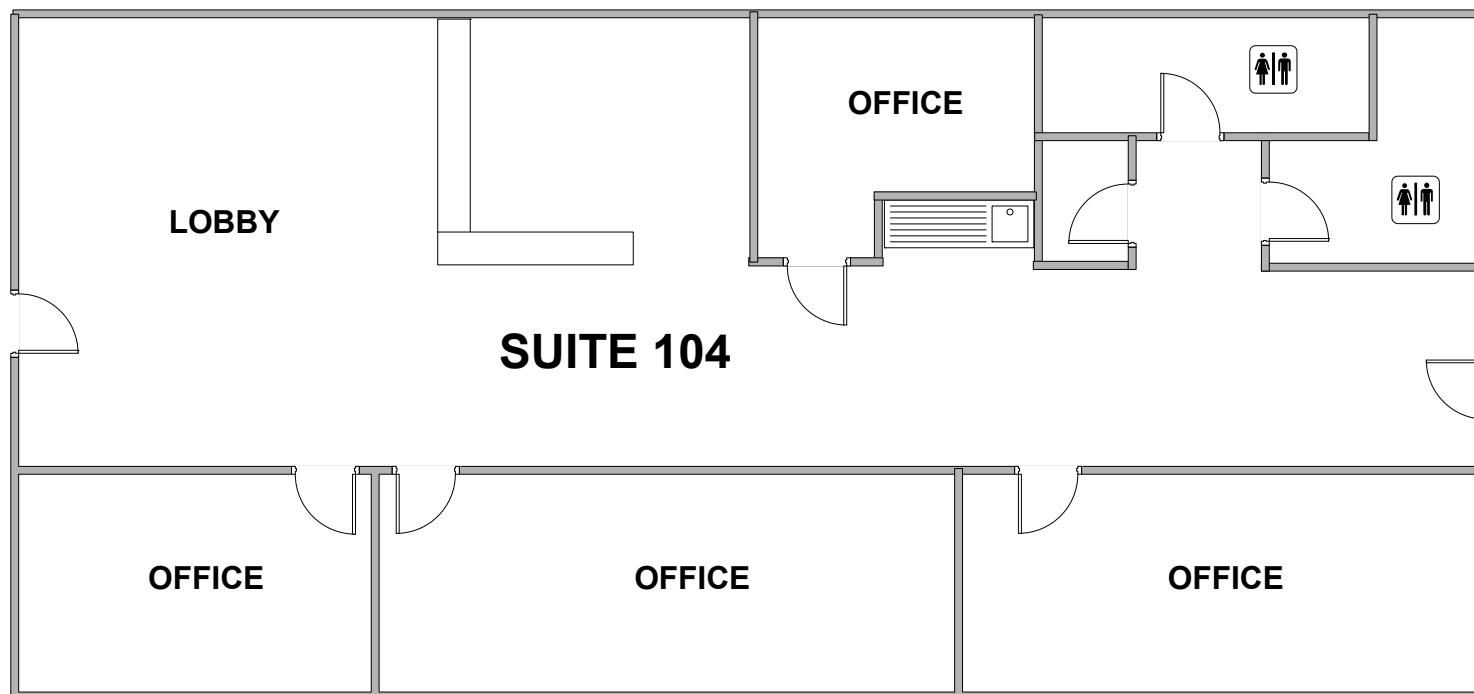
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### Suite 104

±1,232 SF  
\$19.95 MG

- Reception
- 4 Offices
- Break Room
- 2 Restrooms



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07.31.25

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### DEMOGRAPHICS (3 Mile Radius)



160,204  
Population



34.2  
Median Age



63,618  
Households



\$55,492  
Median HH Income



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