



# 601 - 605 EAST BROADWAY ROAD

Tempe, AZ 85282 - Medical/Office Building For Sale

## JAMES LIEBERTHAL, SIOR

Associate Broker  
480.529.6400 (Mobile/Text)  
jjml@cutlercommercial.com

## ERIC FERBER, CCIM

Senior Associate  
602.332.2821 (Mobile/Text)  
eferber@cutlercommercial.com

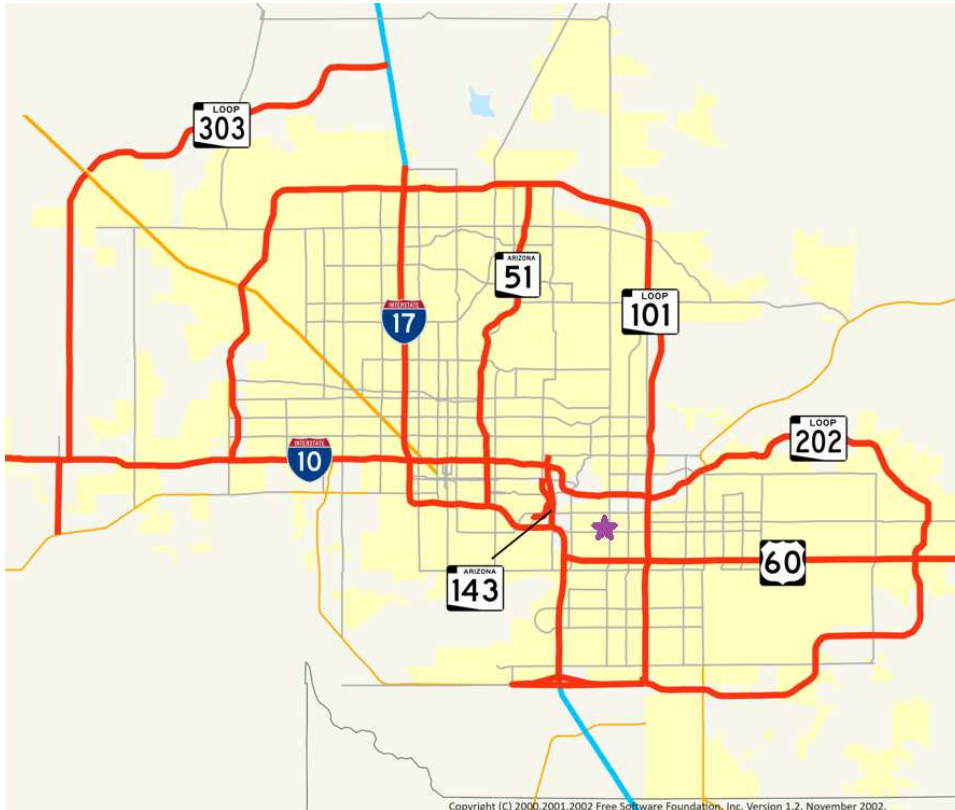


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

# 601 - 605 EAST BROADWAY ROAD

Tempe, AZ 85282

## OFFICE BUILDING FOR SALE



### PROPERTY HIGHLIGHTS

- ±4,233 SF Office/Medical Building for Sale
- Sale price: 1,300,000
- APN # 133-25-070 & 133-25-071
- Lot Size ±19,602 SF
- Tenant Improvements Completed Within Last 5 Years
- Below Market Seller Financing Available!
- Fenced Lot
- Roof Recoated in 2020
- Parking: ±4.66/1,000 SF
- Monument Signage on E. Broadway Rd.
- ±5 Minutes from ASU, Downtown Tempe, I-202 & Loop 101
- Year Built: 1977
- Zoning: CSS

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

#### JAMES LIEBERTHAL, SIOR

Associate Broker  
480.529.6400 (Mobile/Text)  
[jiml@cutlercommercial.com](mailto:jiml@cutlercommercial.com)

#### ERIC FERBER, CCIM

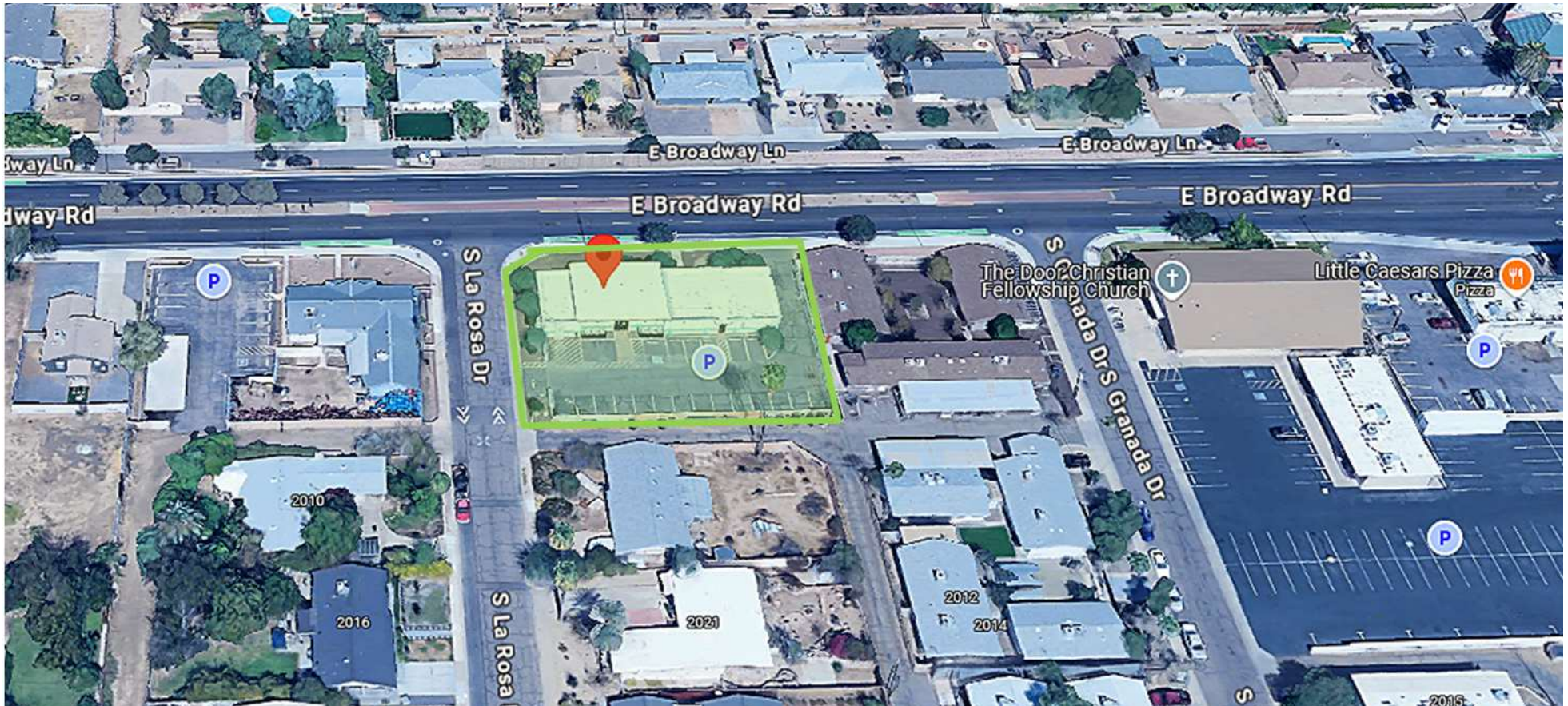
Senior Associate  
602.332.2821 (Mobile/Text)  
[eferber@cutlercommercial.com](mailto:eferber@cutlercommercial.com)



# 601 - 605 EAST BROADWAY ROAD

Tempe, AZ 85282

## AERIAL - BUILDING LOCATION



2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### JAMES LIEBERTHAL, SIOR

Associate Broker  
480.529.6400 (Mobile/Text)  
[jjml@cutlercommercial.com](mailto:jjml@cutlercommercial.com)

### ERIC FERBER, CCIM

Senior Associate  
602.332.2821 (Mobile/Text)  
[eferber@cutlercommercial.com](mailto:eferber@cutlercommercial.com)

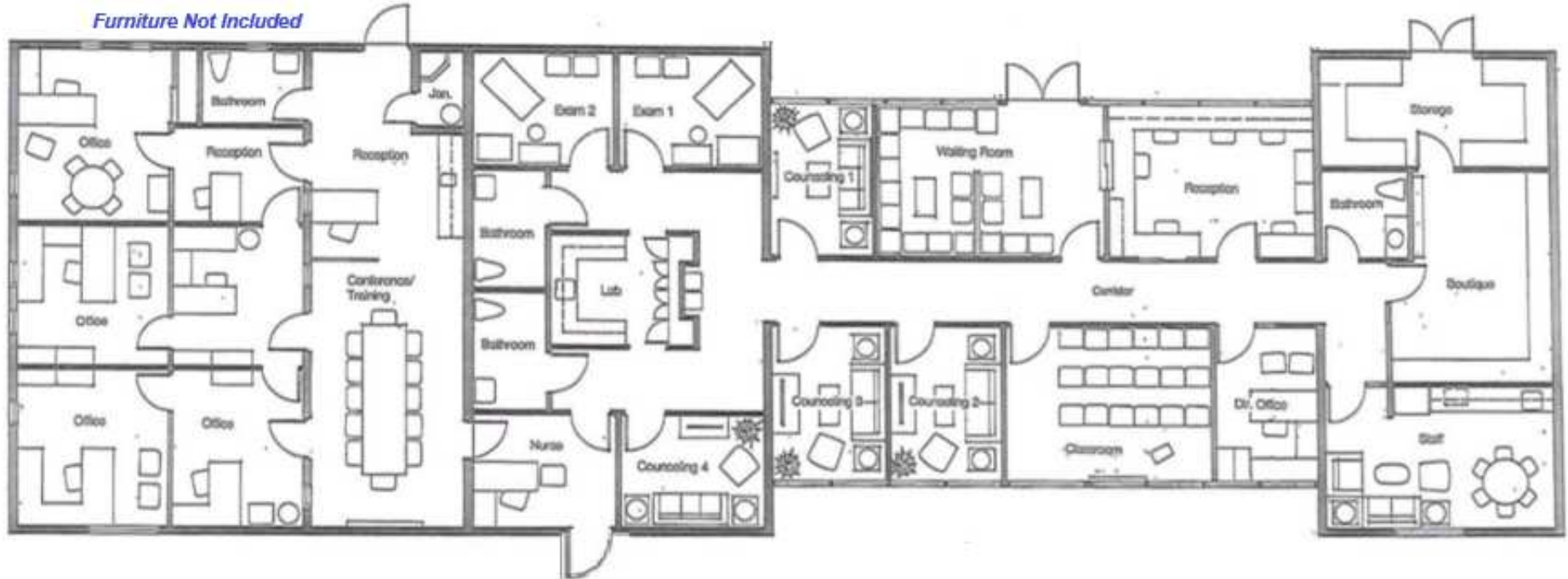


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

# 601 - 605 EAST BROADWAY ROAD

Tempe, AZ 85282

FLOORPLAN - FURNITURE NOT INCLUDED



*Not drawn to scale, all dimensions and figures are approximate*

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

## JAMES LIEBERTHAL, SIOR

Associate Broker  
480.529.6400 (Mobile/Text)  
[jiml@cutlercommercial.com](mailto:jiml@cutlercommercial.com)

## ERIC FERBER, CCIM

Senior Associate  
602.332.2821 (Mobile/Text)  
[eferber@cutlercommercial.com](mailto:eferber@cutlercommercial.com)



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

# 601 - 605 EAST BROADWAY ROAD

Tempe, AZ 85282

## INTERIOR PHOTOS



2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

**JAMES LIEBERTHAL, SIOR**  
Associate Broker  
480.529.6400 (Mobile/Text)  
[jjml@cutlercommercial.com](mailto:jjml@cutlercommercial.com)

**ERIC FERBER, CCIM**  
Senior Associate  
602.332.2821 (Mobile/Text)  
[eferber@cutlercommercial.com](mailto:eferber@cutlercommercial.com)



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.