

# SOUTHERN COMMERCE CENTER

2707 - 2747 W. SOUTHERN AVENUE • TEMPE, AZ 85282



## Exclusive Contacts:

Tyson Breinholt  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpiaz.com

Cliff Jenkins  
D 480.634.2332  
M 480.888.6017  
cjenkins@cpiaz.com

Caleb Allen  
D 480.621.3290  
M 480.622.4174  
callen@cpiaz.com

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Effective: 09 18 25



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

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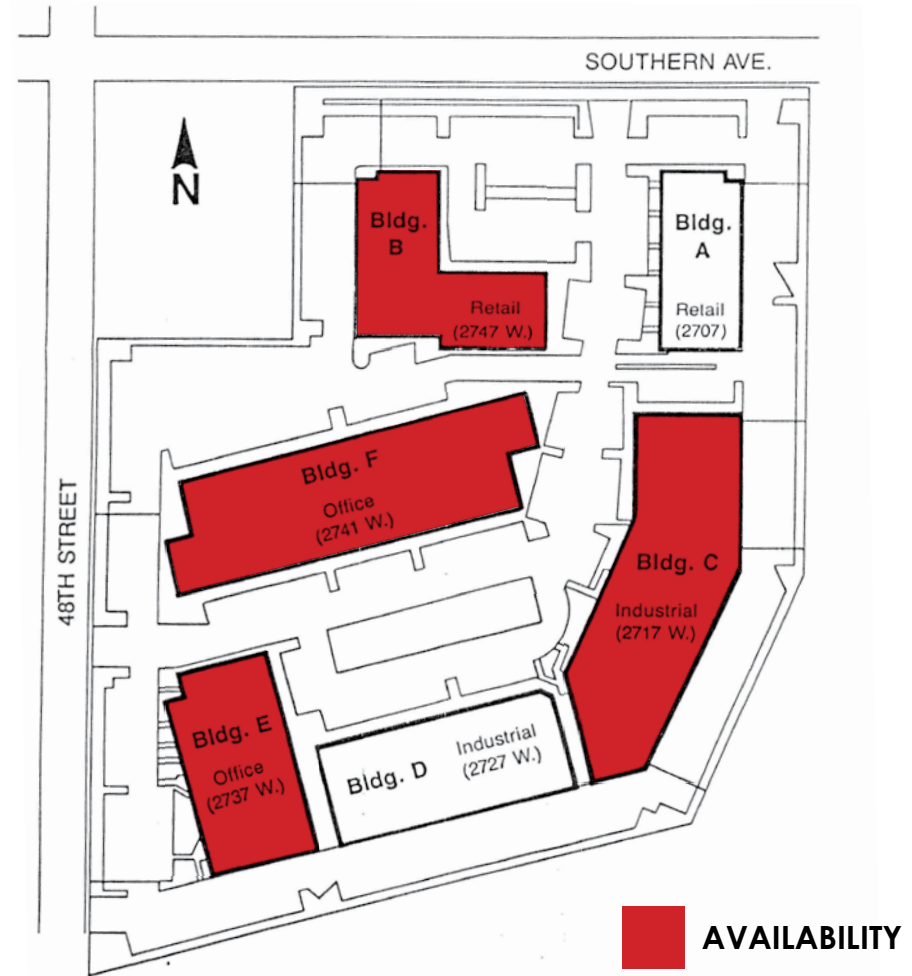


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## PROPERTY DETAILS:

- ±104,650 SF Flex Project - Office/Retail For Lease
- Zoning: PCC-1, City of Tempe
- Monument Signage Available
- Frontage on Southern Avenue
- Excellent Visibility and Access
- Minutes From US-60 / I-10



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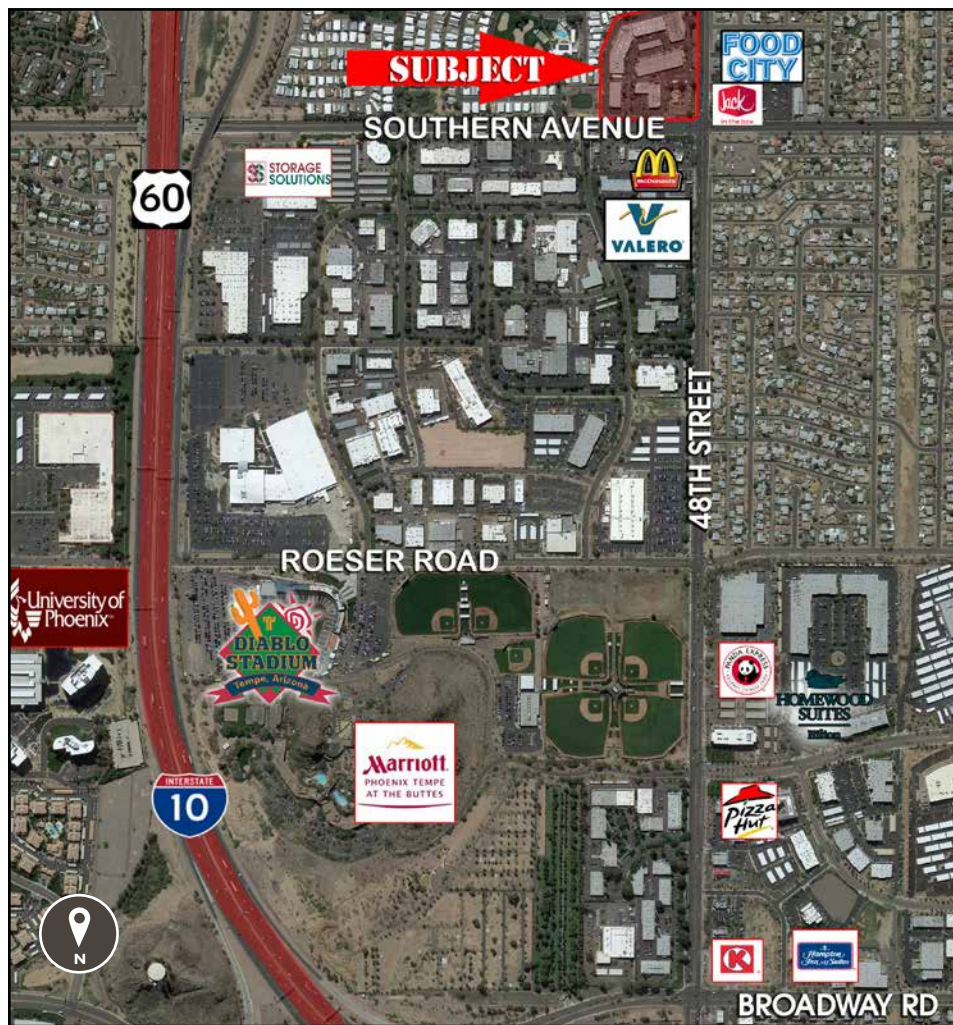
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INDUSTRIAL SUITES



OFFICE / RETAIL SUITES



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## AVAILABILITY

INDUSTRIAL SUITES	SIZE (SF)	NOTES	LEASE RATE (NNN)
<b>2717 W Southern Ave</b>			
Suite 1	±2,500 SF	<a href="#">CLICK FOR FLOOR PLAN</a> 100% AC, Drop Ceiling, Flex Building	\$0.90 SF/MO
Suite 2	±3,400 SF	<a href="#">CLICK FOR FLOOR PLAN</a>	\$0.90 SF/MO
Suite 3	±2,115 SF	<a href="#">CLICK FOR FLOOR PLAN</a>	\$0.90 SF/MO
Suite 4/5	±3,966 SF	<a href="#">CLICK FOR FLOOR PLAN</a>	\$0.85 SF/MO
Suite 6	±2,304 SF	<a href="#">CLICK FOR FLOOR PLAN</a>	\$0.90 SF/MO
<i>Suites 1, 2, 3, &amp; 4/5, &amp; 6 are contiguous up to ±14,285 SF</i>			

RETAIL SUITES	SIZE (SF)	NOTES	LEASE RATE (NNN)
<b>2747 W Southern Ave</b>			
Suite 1	±1,111 SF	<a href="#">CLICK FOR WEBSITE</a>	\$15.00 SF/YR
Suite 3	±3,704 SF	<a href="#">CLICK FOR FLOOR PLAN</a>	\$15.00 SF/YR

OFFICE SUITES	SIZE (SF)	NOTES	LEASE RATE (FS)
<b>2741 W Southern Ave</b>			
Suite 1	±1,961 SF	<a href="#">CLICK FOR FLOOR PLAN</a>	\$15.00 SF/YR
Suite 2 & 3	±1,915 SF	<a href="#">CLICK FOR FLOOR PLAN</a>	\$15.00 SF/YR
Suite 14	±10,791 SF	<a href="#">CLICK FOR WEBSITE</a>	\$13.95 SF/YR
Suite 20 & 21	±1,867 SF	<a href="#">CLICK FOR WEBSITE</a>	\$15.00 SF/YR
<b>2737 W Southern Ave</b>			
Suite 1	±2,034 SF	<a href="#">CLICK FOR FLOOR PLAN</a>	\$13.95 SF/YR

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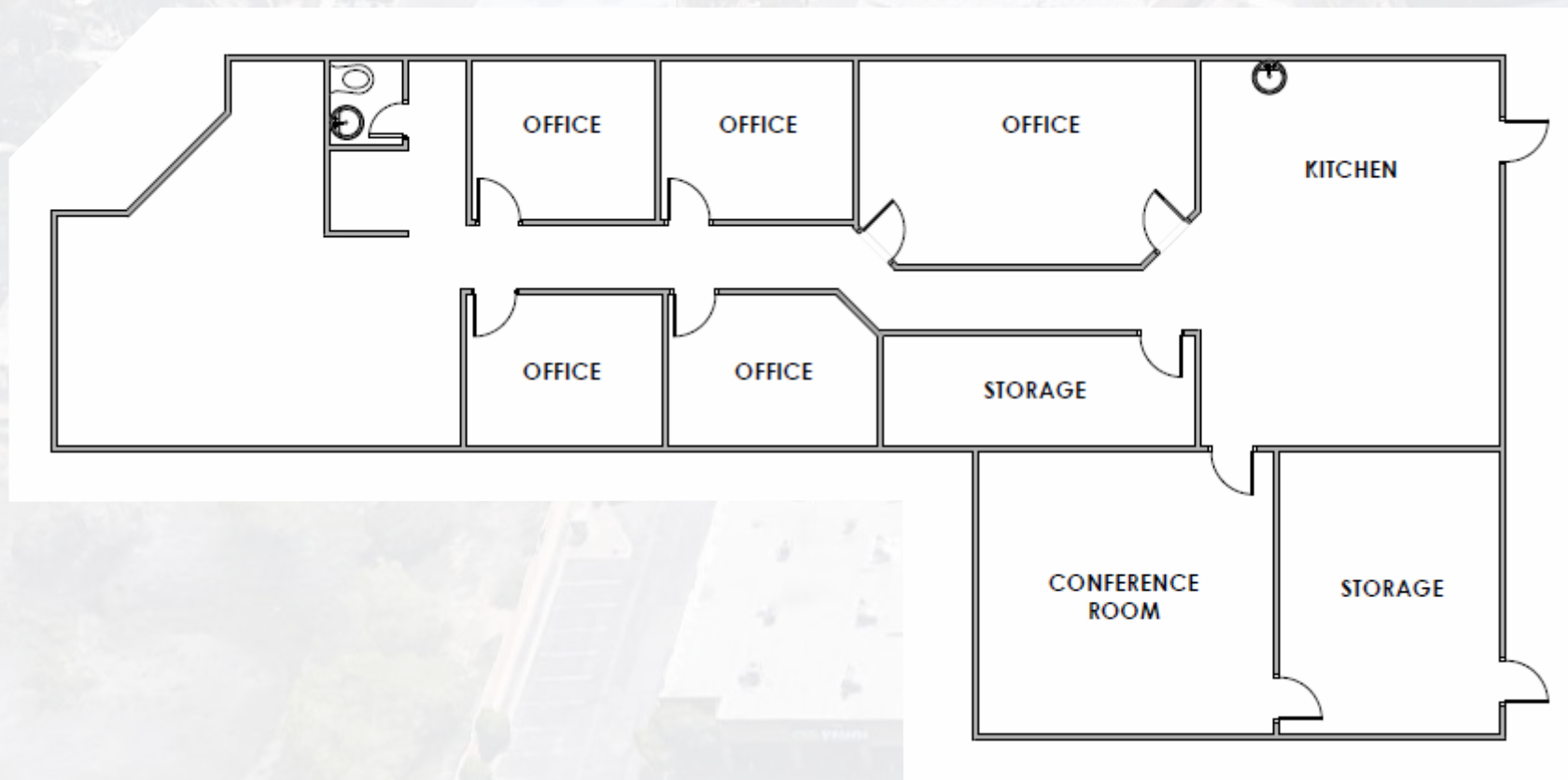
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**2717 W SOUTHERN AVE**  
**SUITE 1**



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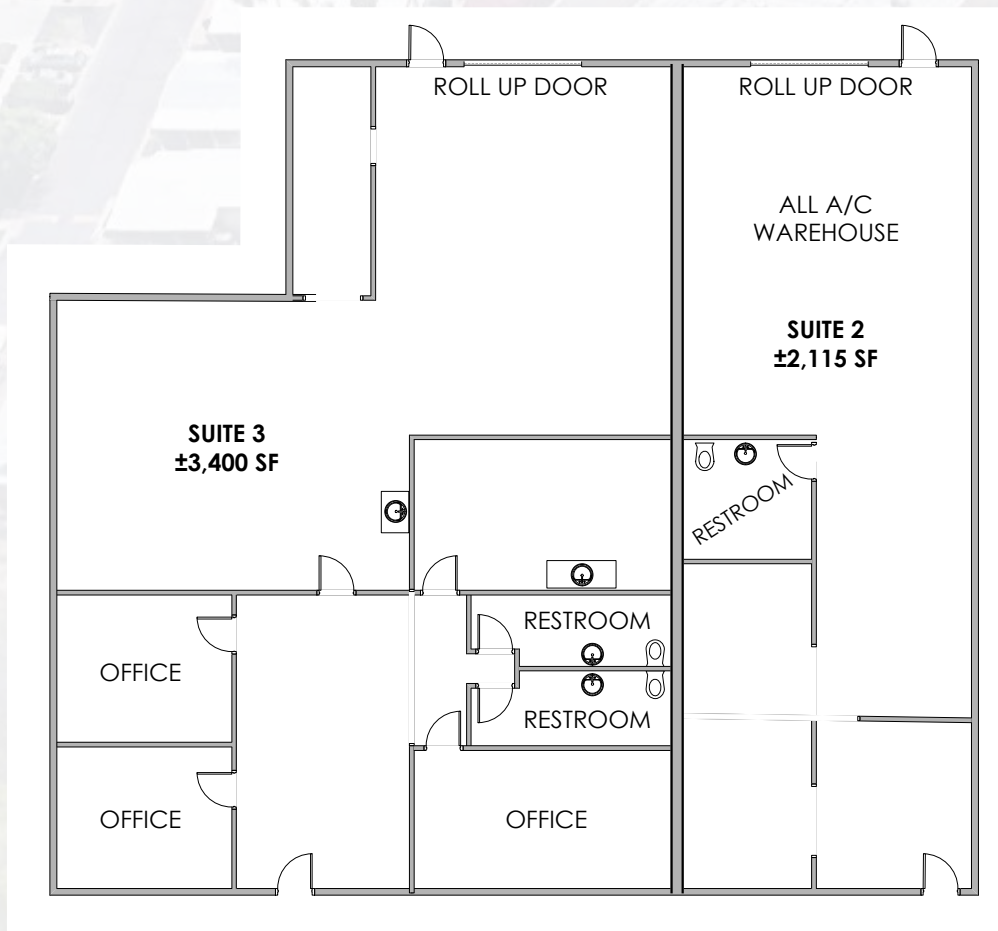
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## 2717 W SOUTHERN AVE SUITE 2, 3



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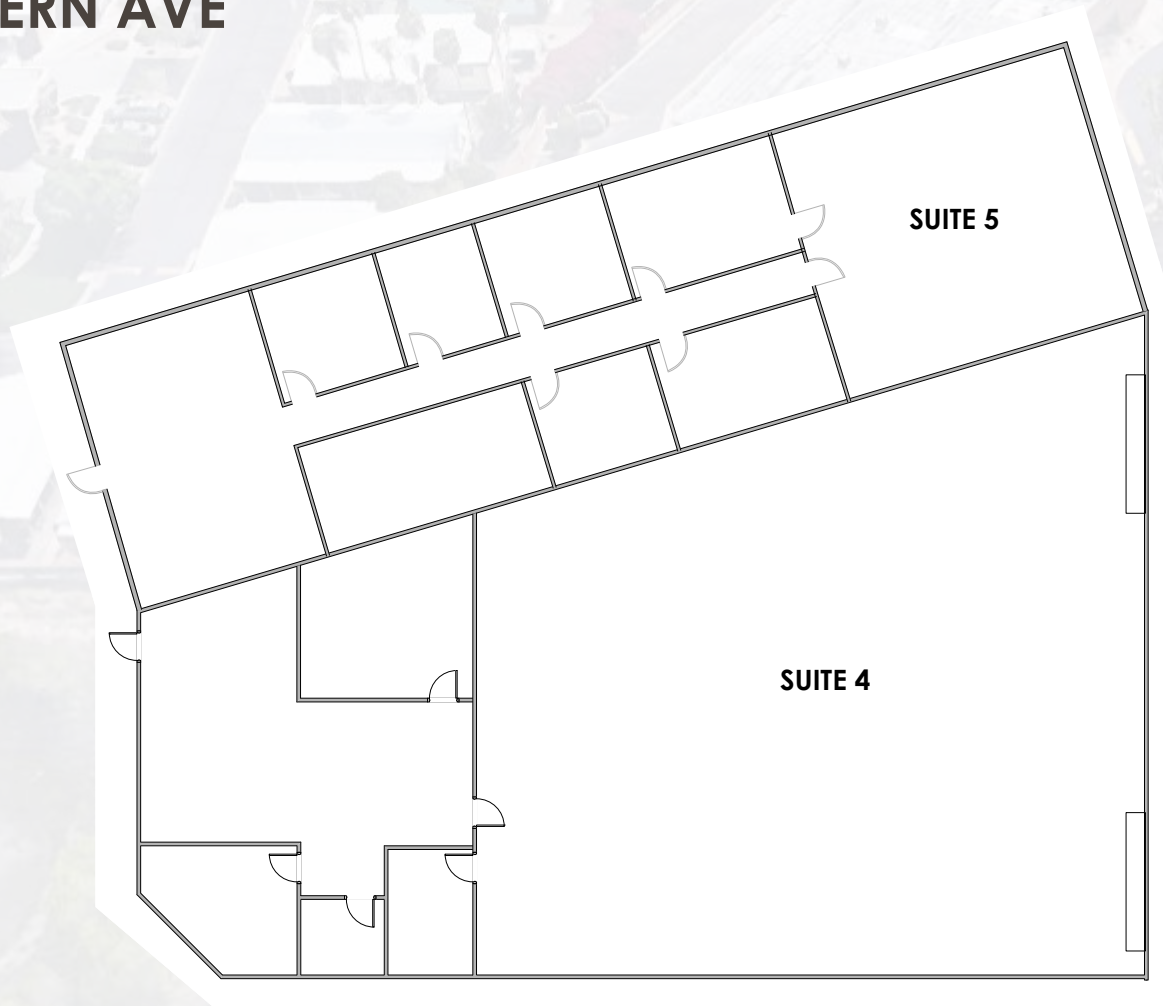
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**2717 W SOUTHERN AVE**  
**SUITE 4,5**



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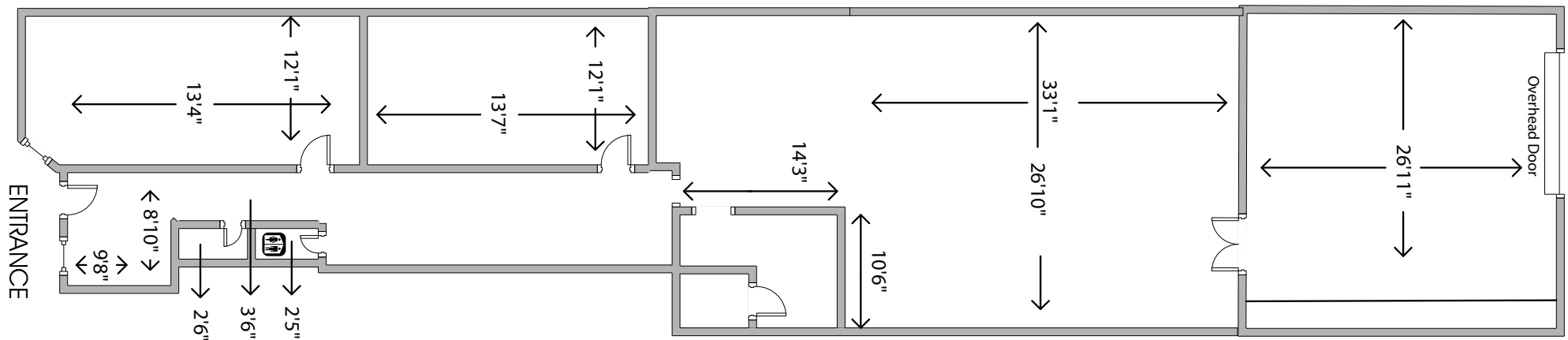


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**2717 W SOUTHERN AVE**

**SUITE 6**



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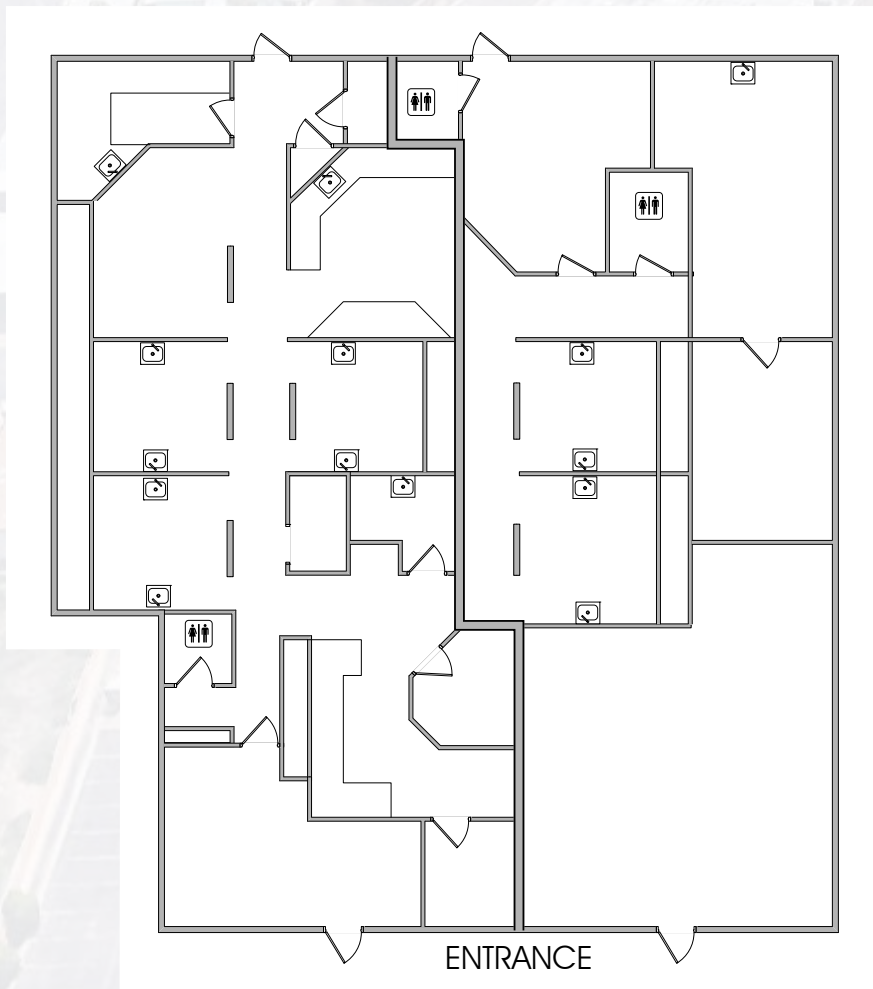
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## 2747 W SOUTHERN AVE SUITE 3



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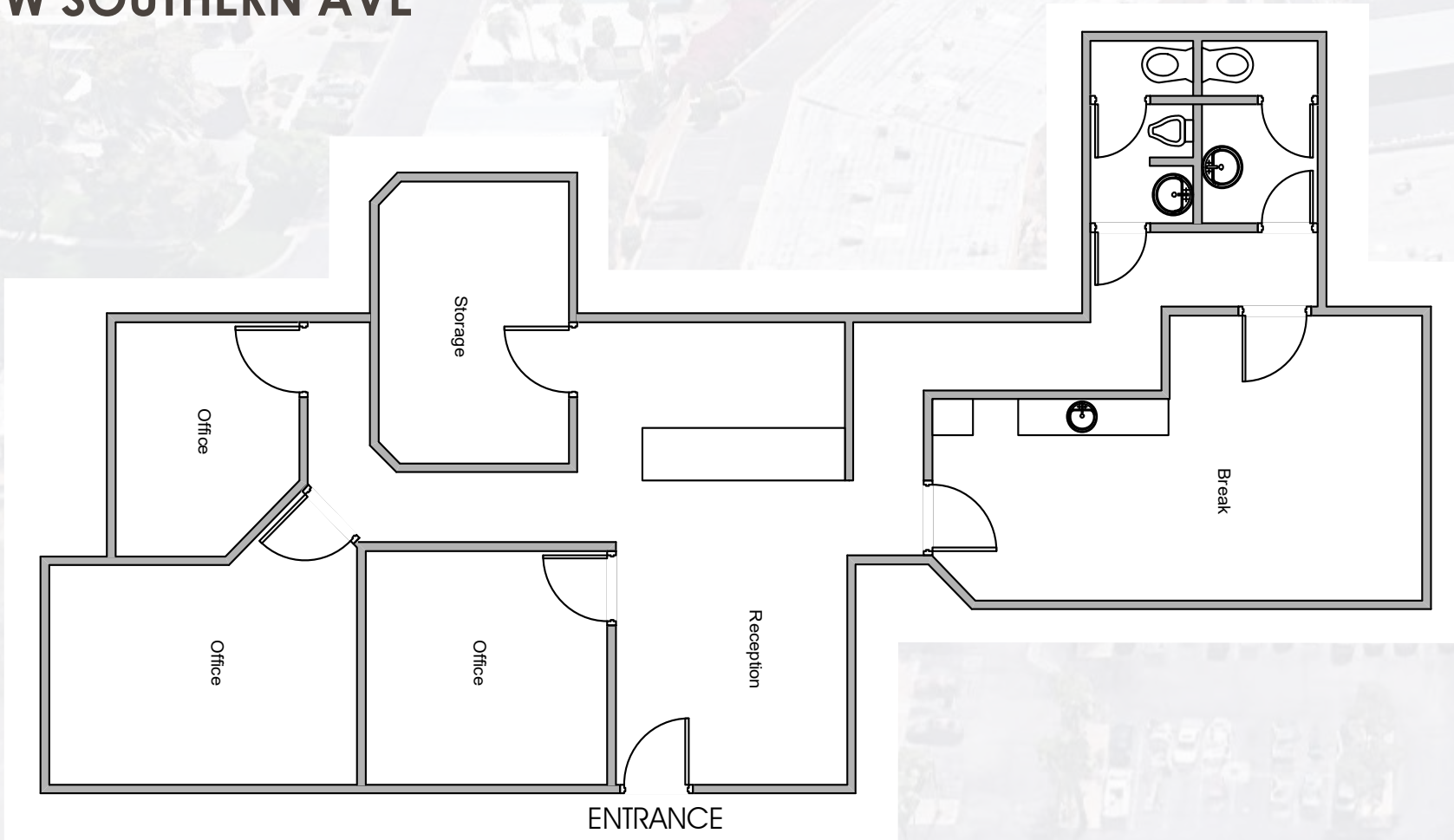
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## 2741 W SOUTHERN AVE SUITE 1



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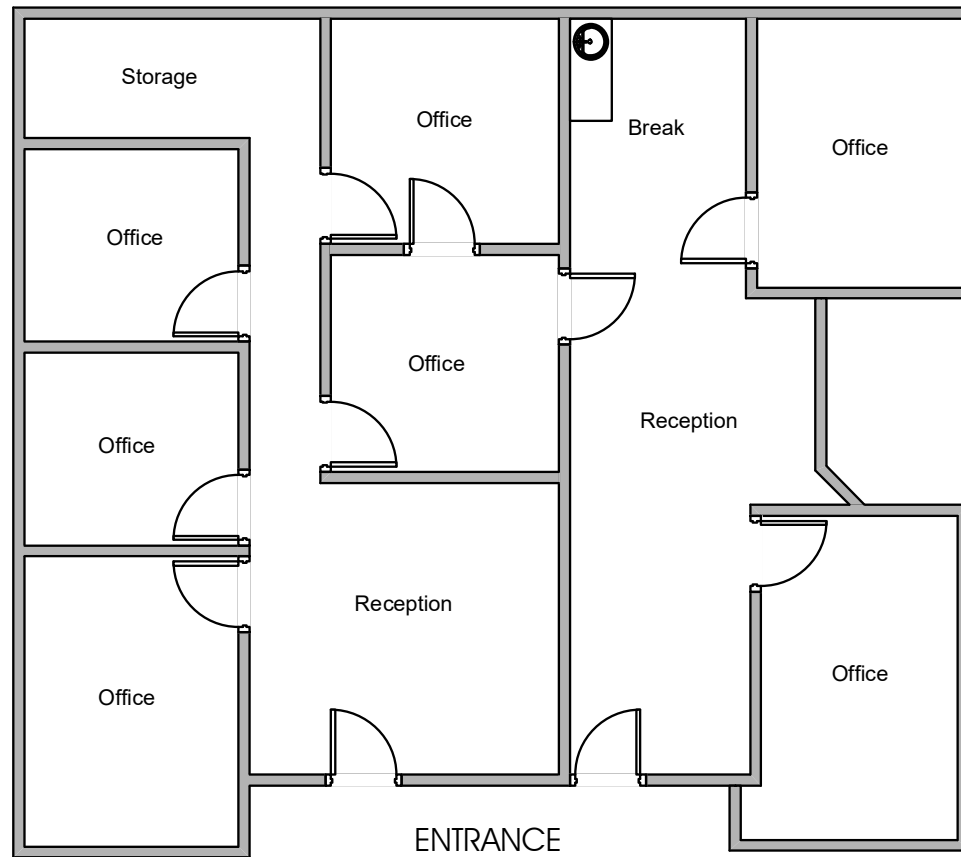


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## 2741 W SOUTHERN AVE

SUITE 2 & 3



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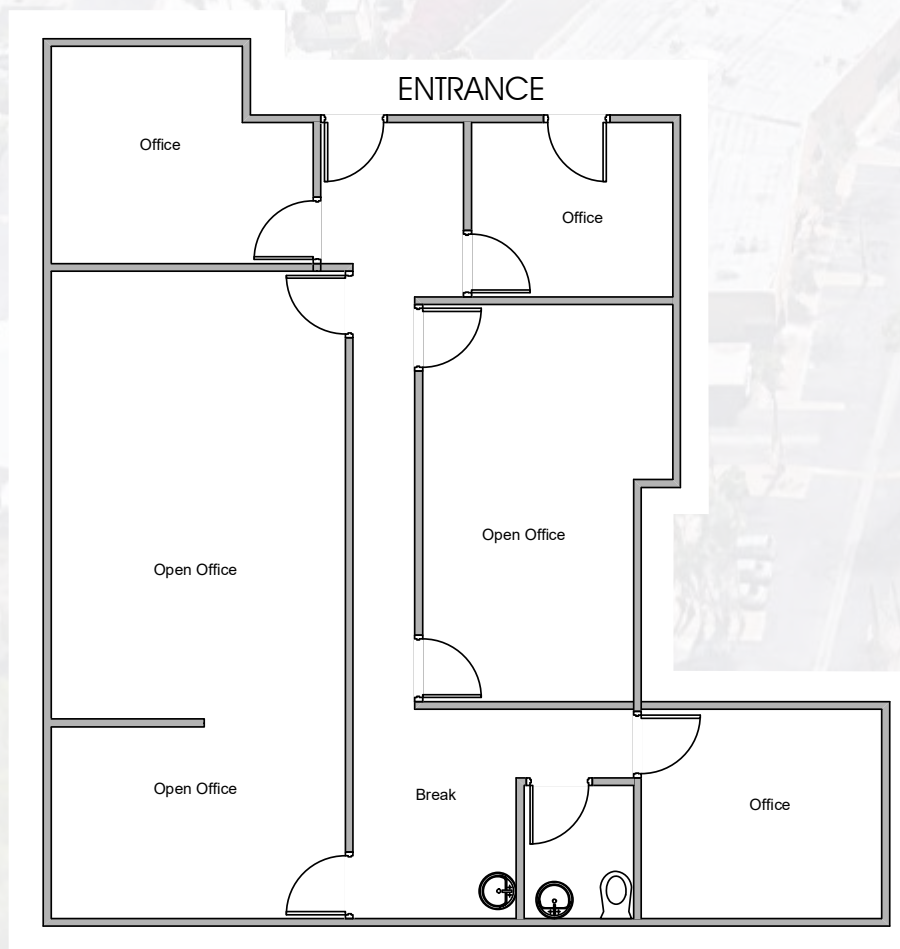
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## 2741 W SOUTHERN AVE SUITE 20



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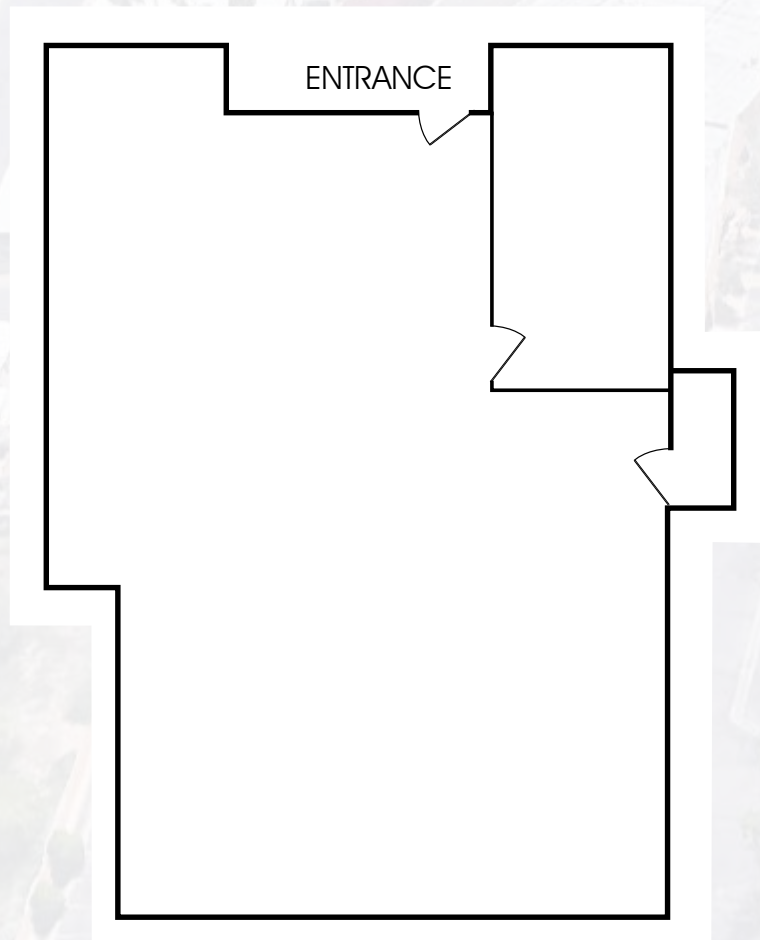
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**2737 W SOUTHERN AVE**  
**SUITE 1**



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