

206 W Julie Dr. Suite 3, Tempe | Office / Industrial Space For Lease 1,688 to 2,314 SF | Call Agent for Lease Rate

Close proximity to the US-60, Interstate 10, and Loop 101 freeways



BACK ON MARKET

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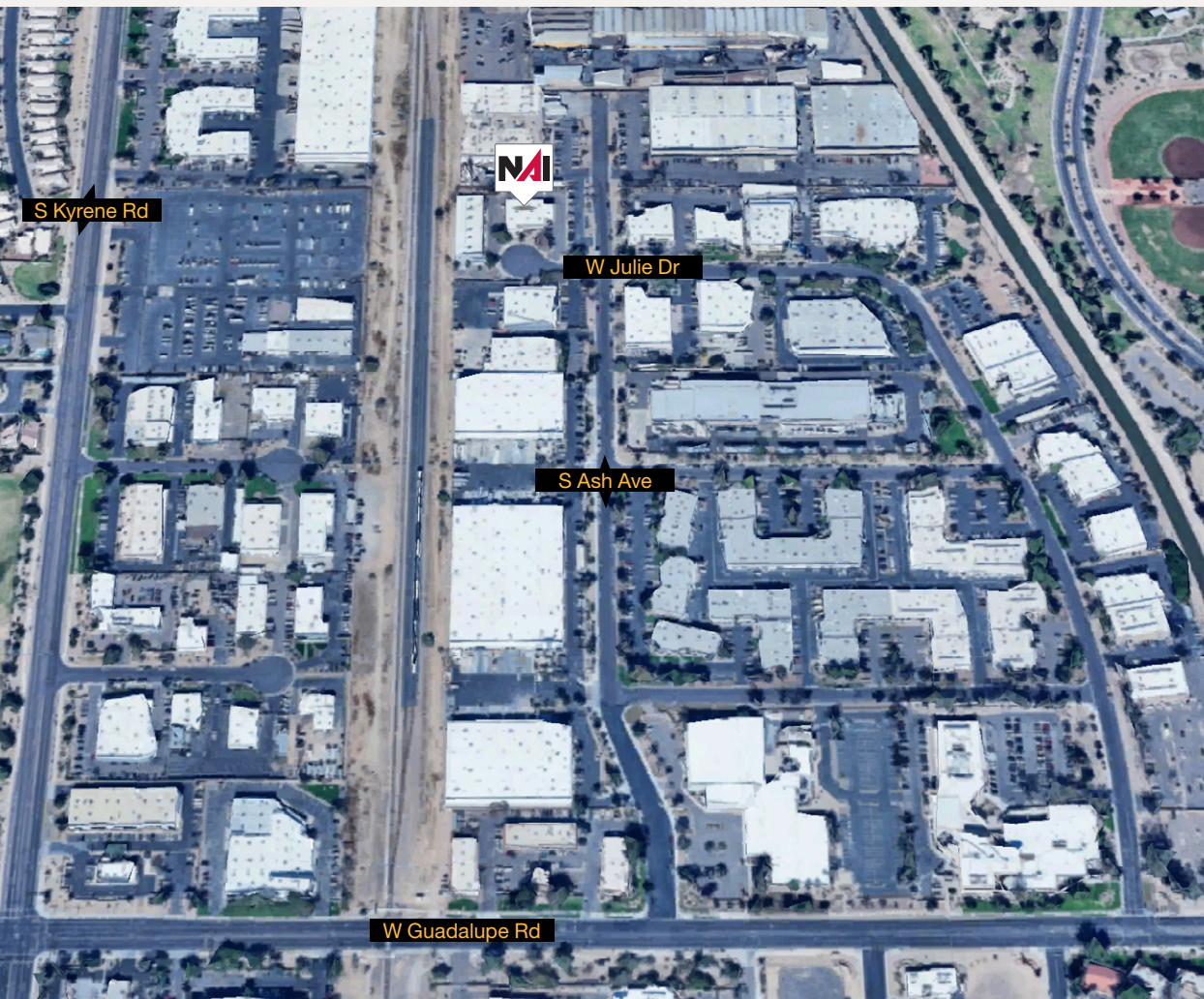
NaiHorizon

2944 N 44th St, Suite 200, Phoenix, AZ 85018
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Property Information

Multiple configuration options: 1,688 SF and 2,314 SF.

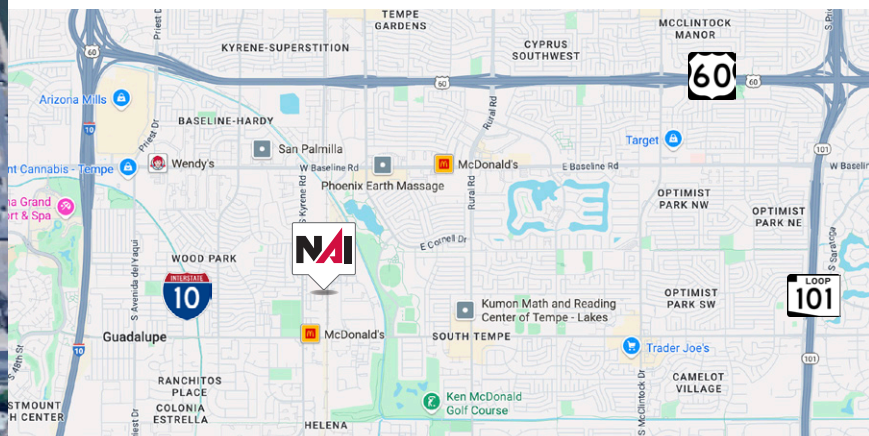
This property is located less than 3 miles from the full diamond interchange at I-10 Fwy and Baseline Rd and the full diamond interchange of Mill Ave and Hwy 60.



Location:	206 W Julie Dr, Tempe, AZ 85283
Building Size:	8,062 SF
Lease Rate:	Call Agent
Zoning:	GID City of Tempe
Use:	Industrial, Office

Property Features

- Heavy Office Buildout with Grade Level Door
- 1,688 SF or 2,314 SF
- Additional Mezzanine storage available
- Close proximity to the US-60, Interstate 10, and Loop 101 freeways
- Fenced yard
- Strong demographic market



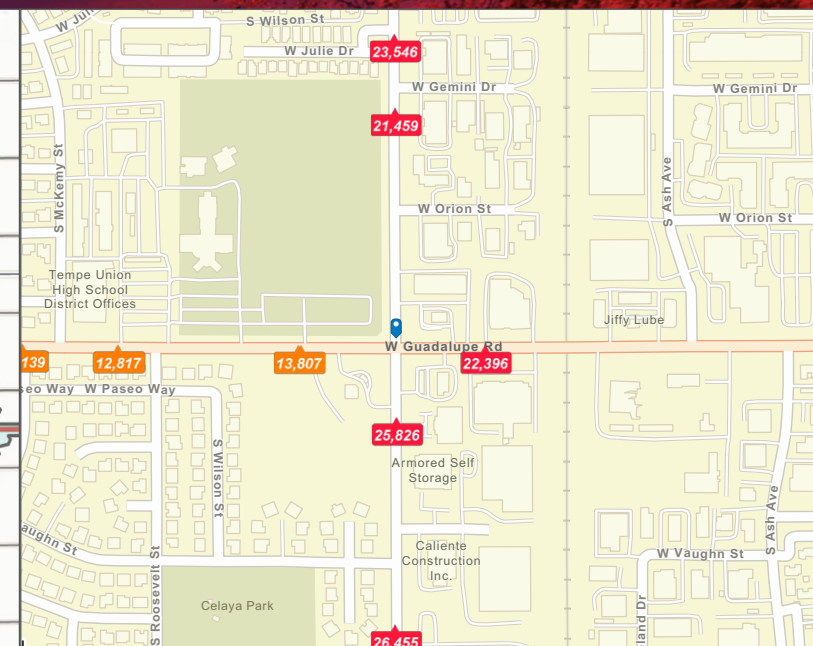
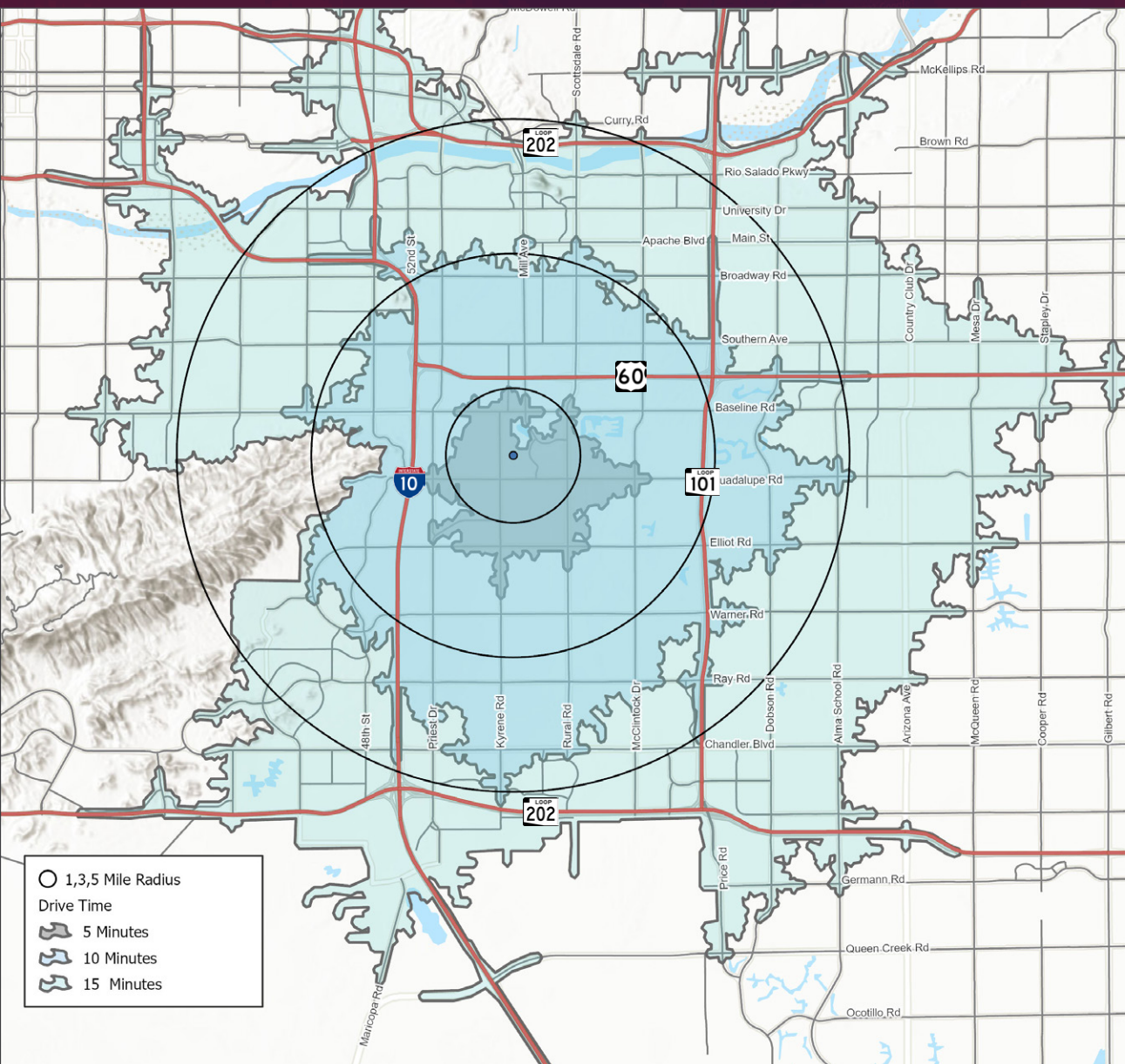
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Drive Time Map



Demographics

	1 Mile	3 Miles	5 Miles
Median Age:	33.2	35.5	33.6
Population:	17,183	121,770	342,189
Average HH Income	\$95,107	\$118,521	\$111,813
Average Home Value	\$406,749	\$518,521	\$518,954

Traffic Counts

	Vehicles Per Day (VPD)
W Guadalupe Rd	22,000
S Kyrene Rd	25,000

23-04-062

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Photos



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Interior Photos



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Floor Plan



Option 1: 1,688 SF

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Floor Plan



Option 2: 2,314 SF

25-04-043

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