

Tempe Commerce Park

Industrial/Flex/Office Potential



Sublease Summary



25,000-75,000 SF (divisible)
Can Accommodate Flex/Warehouse or Office



Rate \$0.40/SF NNN



Expires June 30, 2028



FF&E and All Furniture is Available



Walking Distance to Many Restaurants,
Costco, and Sprouts



458 Parking Spaces
Ratio of 6.1 Stalls/1,000 SF



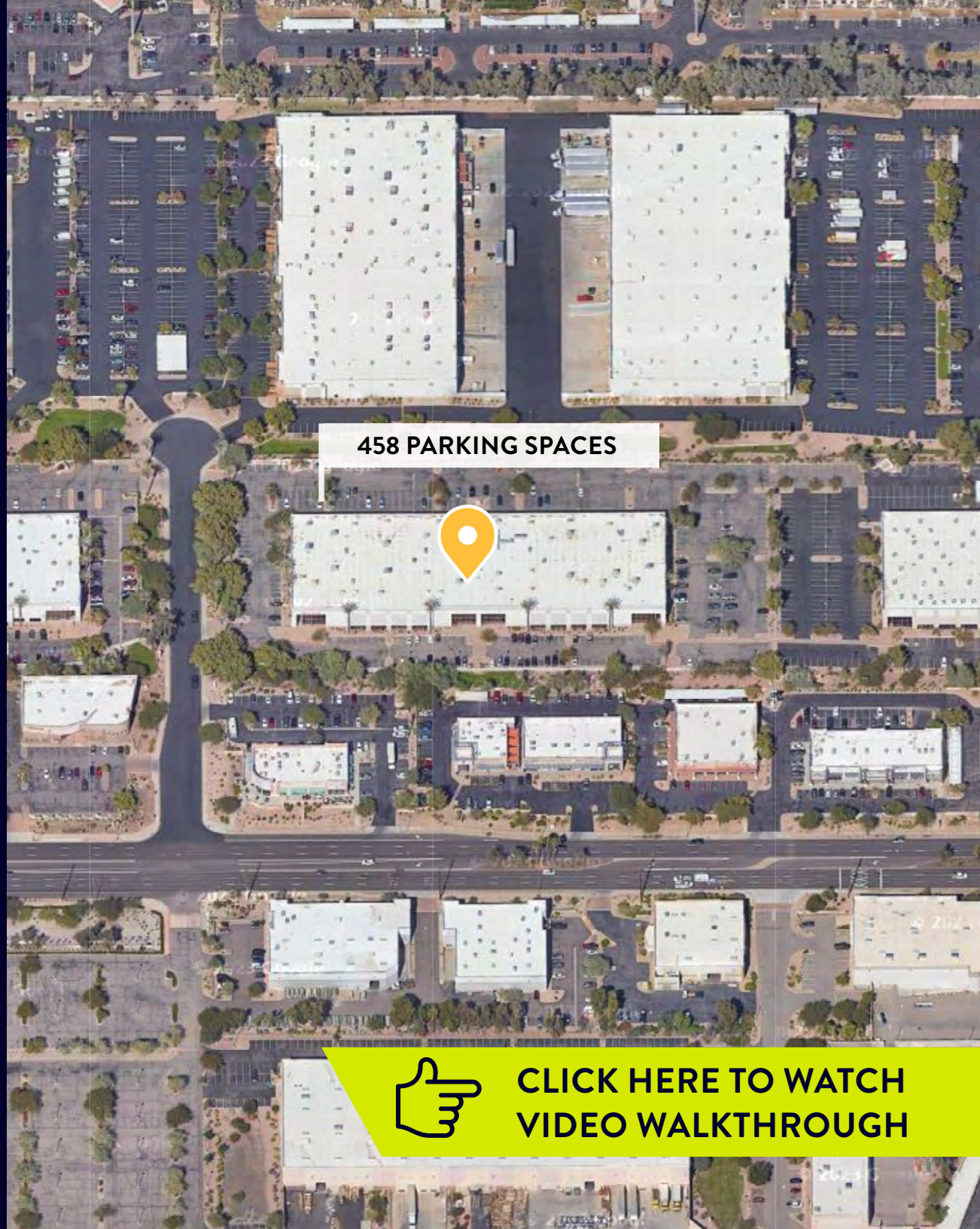
5.53 Land Acres



24' Ceiling Height



Ability to Add Loading Door

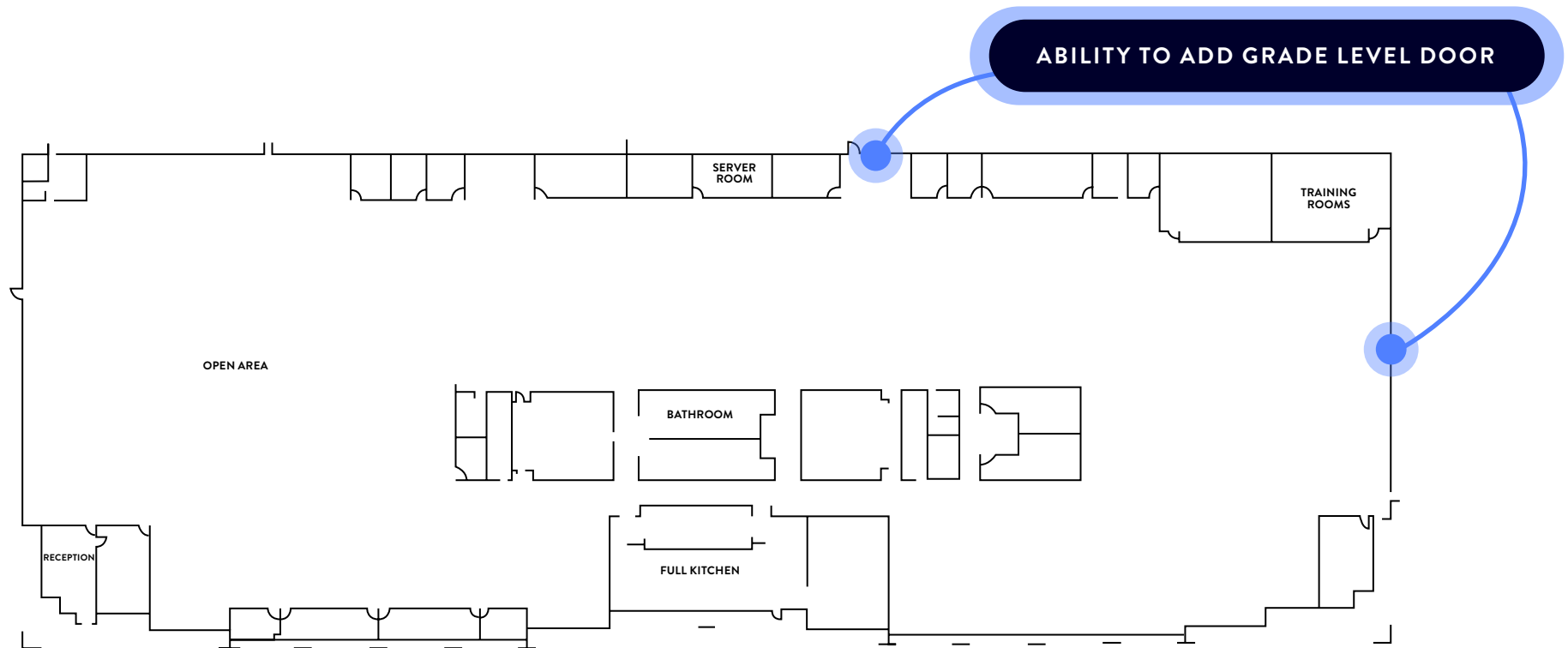


458 PARKING SPACES



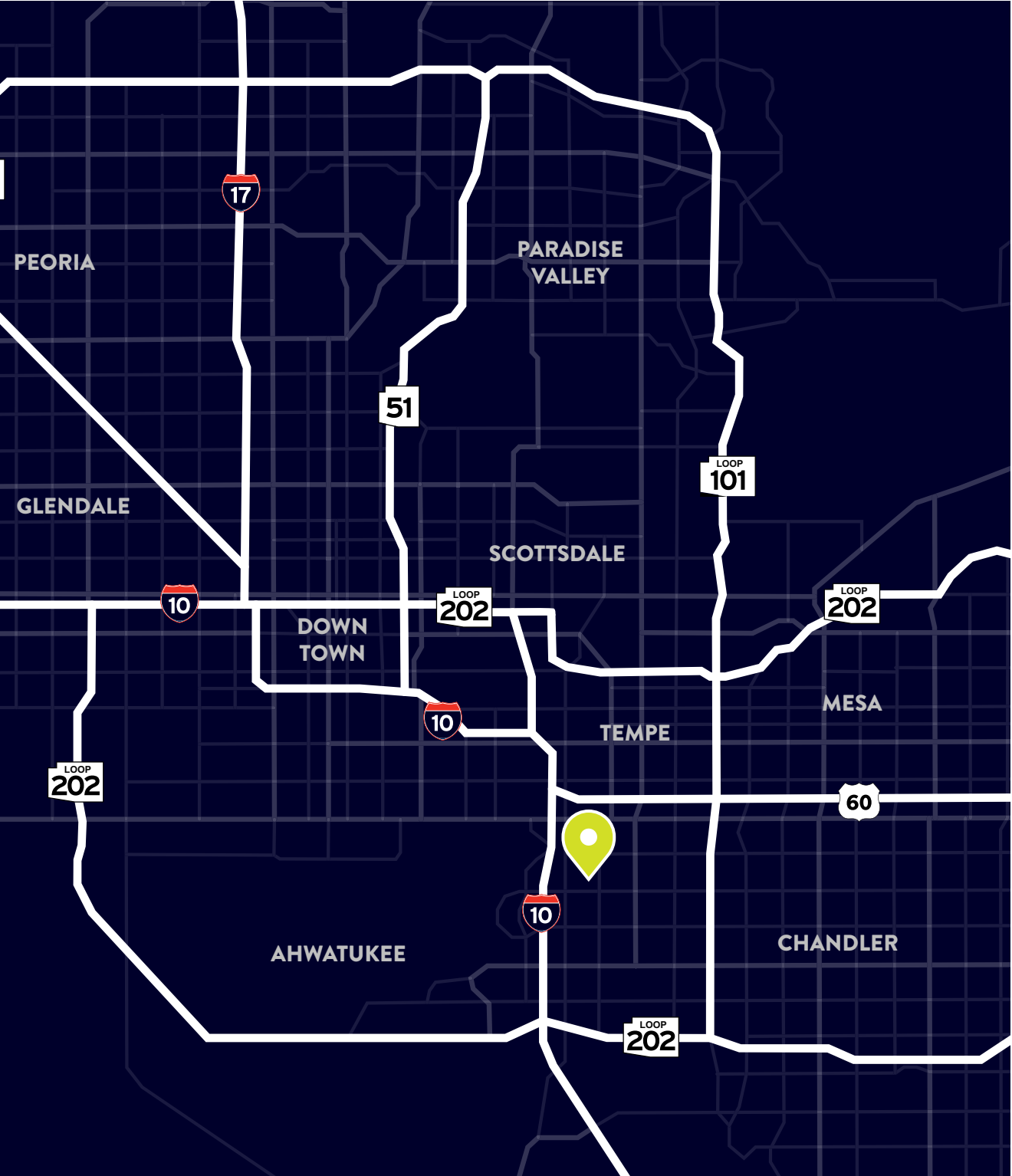
**CLICK HERE TO WATCH
VIDEO WALKTHROUGH**

Floor Plan



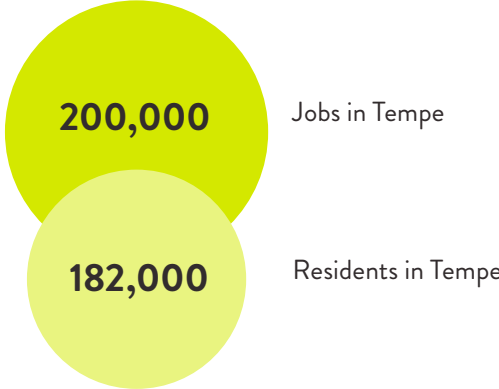
SPACE HIGHLIGHTS

- + Excellent Window Lines Throughout
- + Full Kitchen and Break Room
- + Several High-End Conference Rooms and 2 Training Rooms
- + 13 Private Offices
- + Ample Open Space and Cubicles
- + Robust IT Room



LOCATION OVERVIEW

- + 88.3K Vehicles per Day at nearest exit on I-10
- + Tempe is situated in the central Southeast Valley, 10 minutes from Phoenix Sky Harbor Airport and crisscrossed by five freeways as well as public transit options. Its unique location makes it close to everything and very easy to get to from anywhere else in the Valley.
- + Tempe has the most educated and technically-skilled workforce in Arizona, which is a testament to the strength of the city’s higher education institutions.
- + The City has strong representation in various high-tech industries, specifically Advanced Business Services, Advanced Manufacturing, Biotechnology and Healthcare, and Advanced Technologies. We are a leader in Class A office space and high technology office parks.



CONTACT

JORDAN SIEK

206.291.3845

jsiek@keyser.com



Thank You.

Keyser | Commercial Real Estate Advocates™ | Keyser.com

© 2024 Keyser, LLC. All rights reserved. Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.