

SOUTHERN COMMERCE CENTER

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



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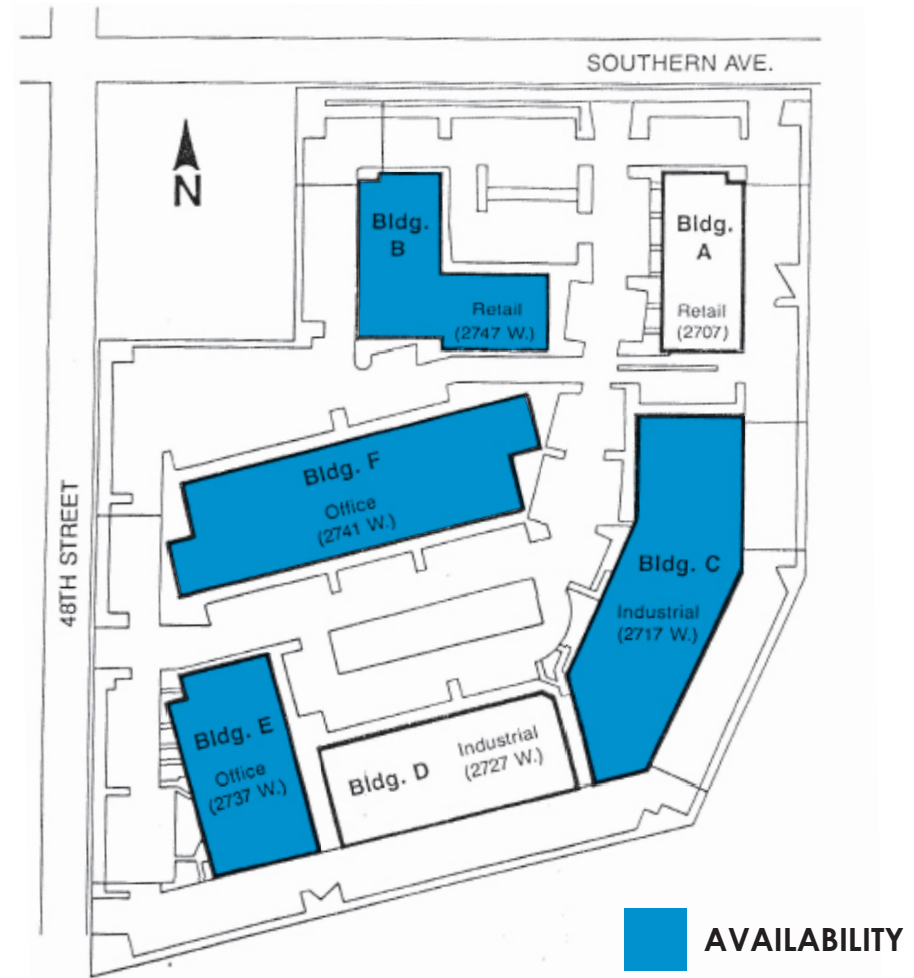
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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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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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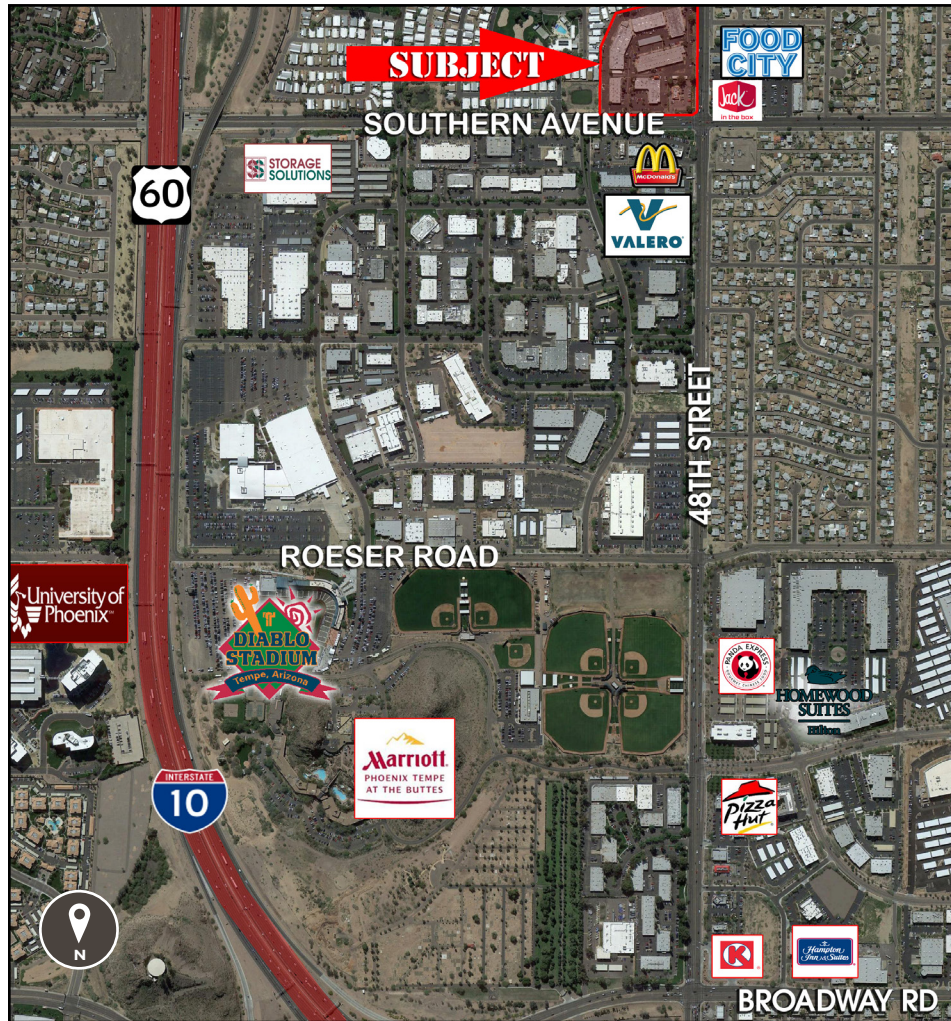
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INDUSTRIAL SUITES



OFFICE / RETAIL SUITES



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AVAILABILITY

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

RETAIL SUITES	SIZE (SF)	NOTES	LEASE RATE (NNN)
2747 W Southern Ave			
Suite 1	±1,111 SF	CLICK FOR FLOOR PLAN	\$16.50 SF/YR
Suite 2A	±3,704 SF	CLICK FOR FLOOR PLAN	\$16.50 SF/YR
Suite 3	±-	-	-

OFFICE SUITES	SIZE (SF)	NOTES	LEASE RATE (FS)
2741 W Southern Ave			
Suite 1	±1,870 SF	CLICK FOR FLOOR PLAN	\$15.00 SF/YR
Suite 2 & 3	±2,142 SF	CLICK FOR FLOOR PLAN	\$15.00 SF/YR
Suite 14	±12,269 SF	CLICK FOR FLOOR PLAN	\$15.00 SF/YR
Suite 20	±1,731 SF	CLICK FOR FLOOR PLAN	\$15.00 SF/YR
Suite 24 & 25	±1,014 SF	CLICK FOR FLOOR PLAN	\$15.00 SF/YR
2737 W Southern Ave			
Suite 1	±2,034 SF	CLICK FOR FLOOR PLAN	\$15.00 SF/YR

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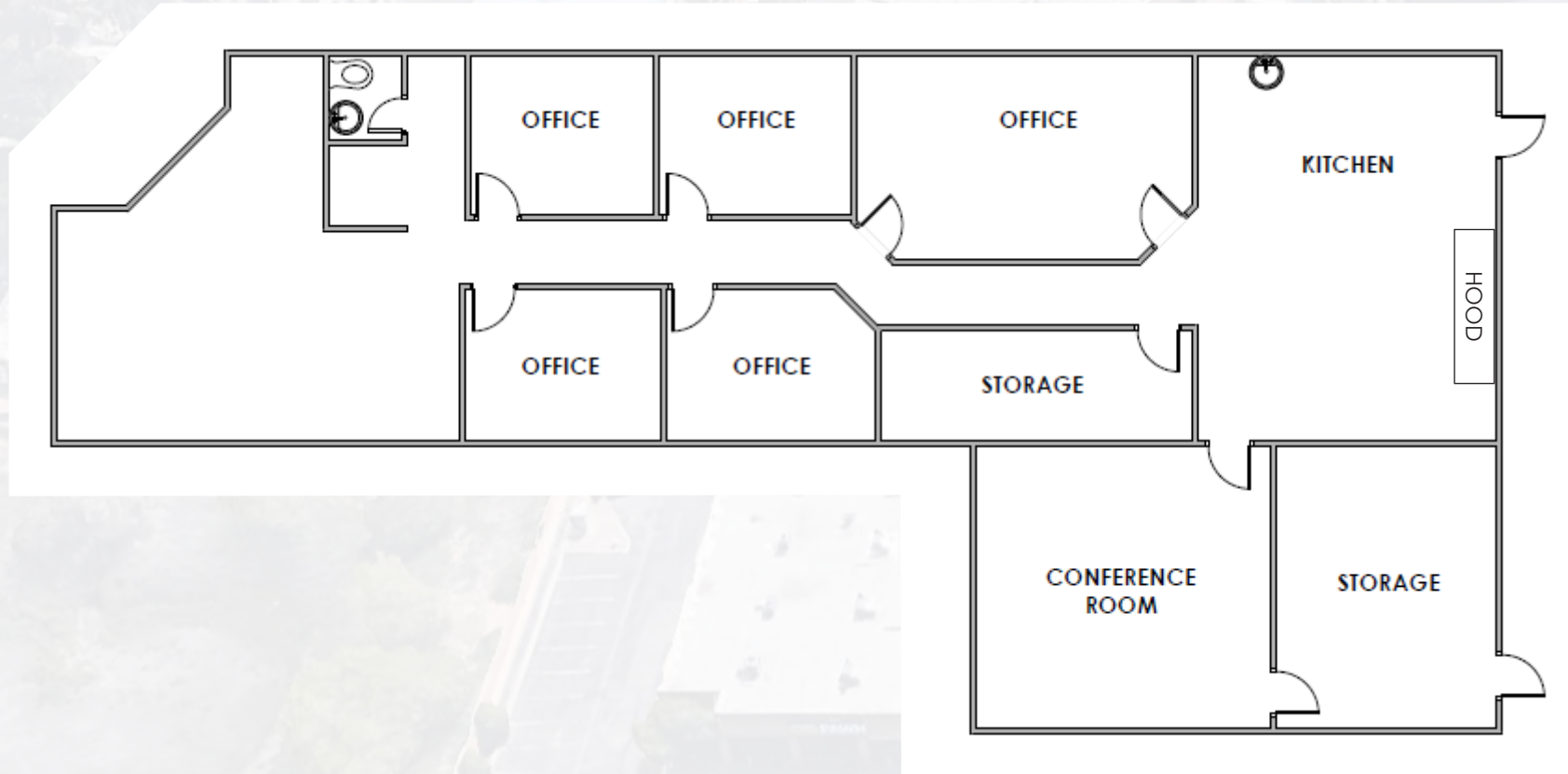
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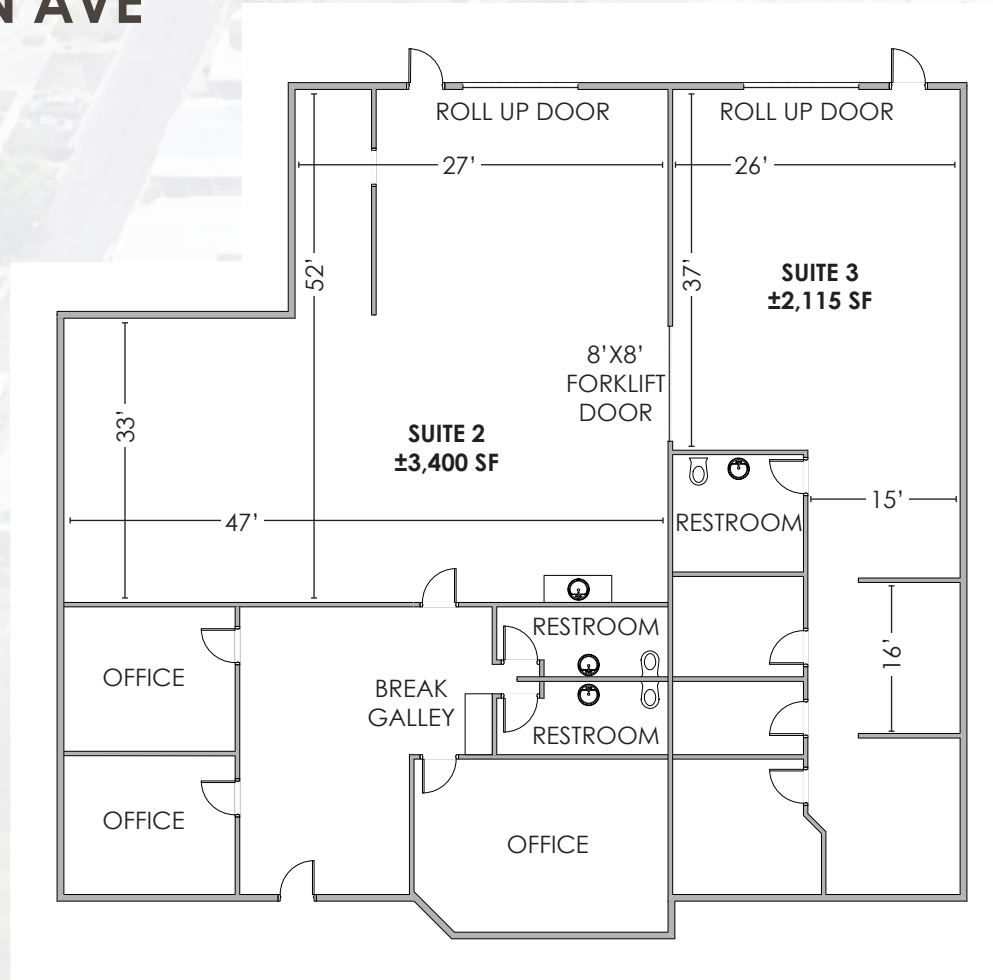
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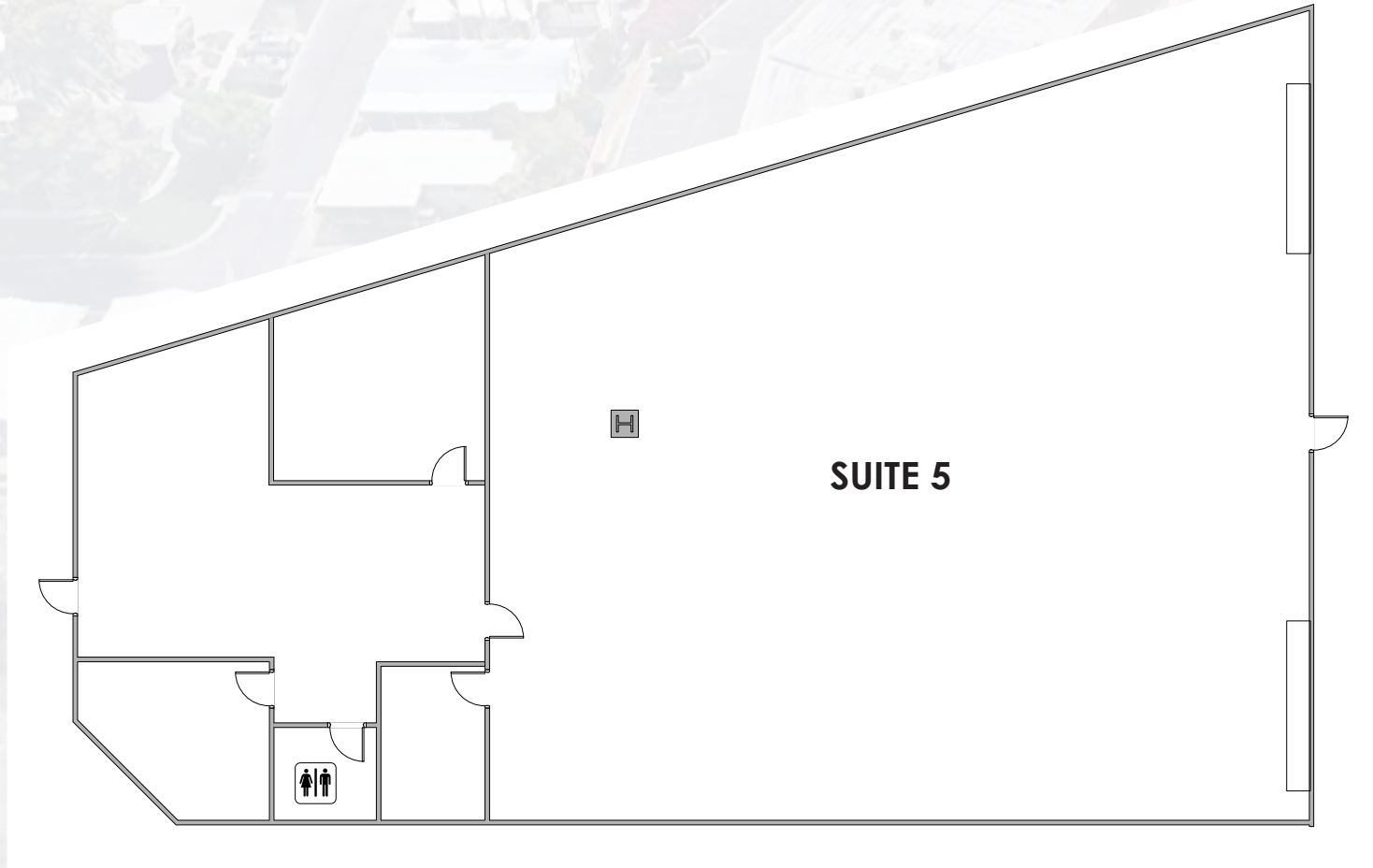
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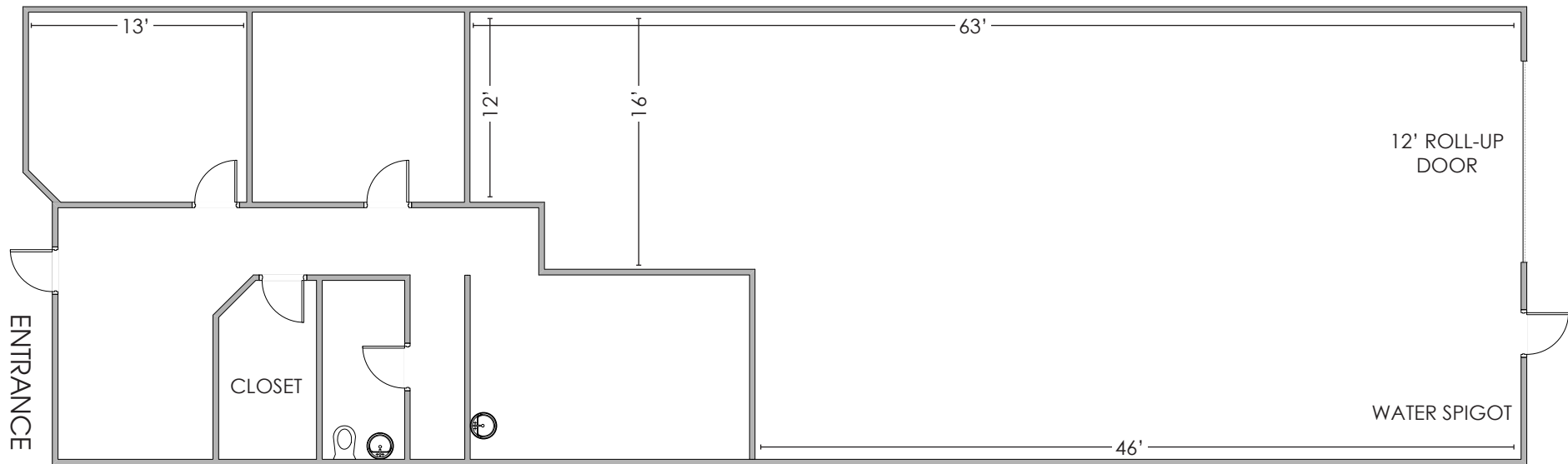
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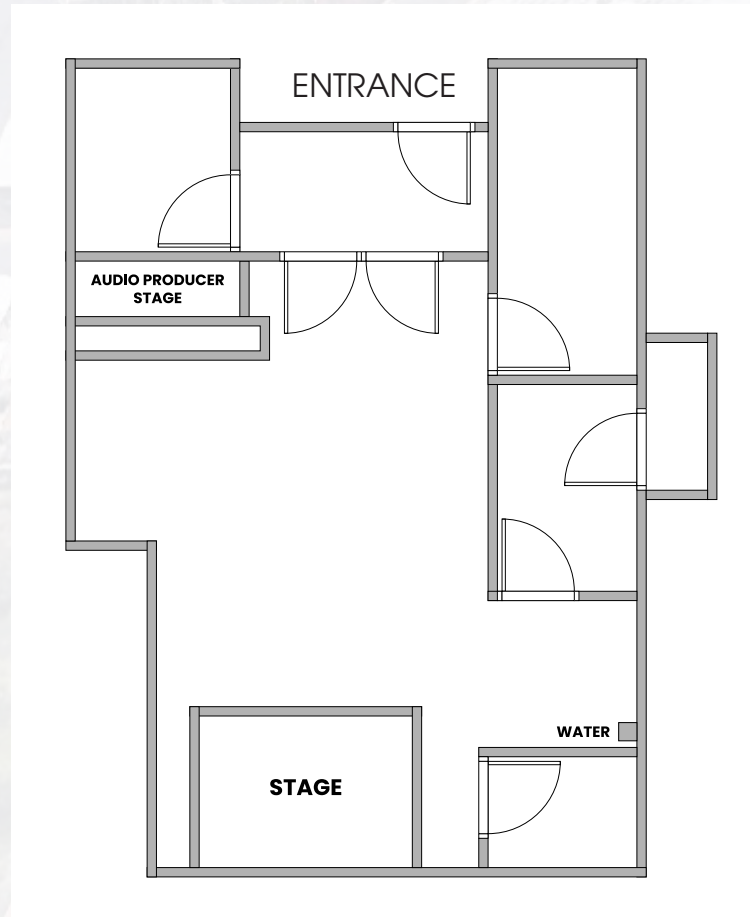
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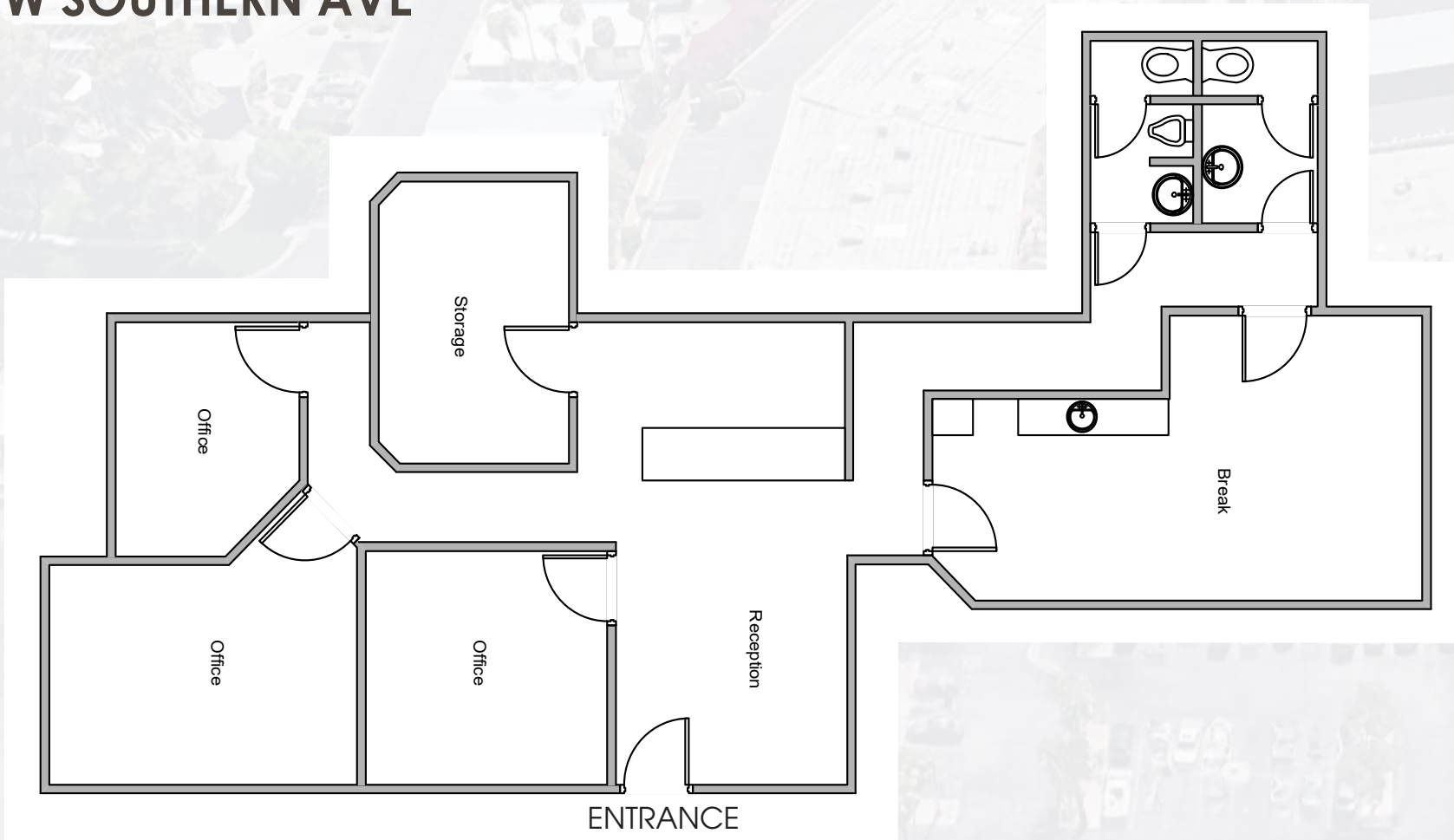
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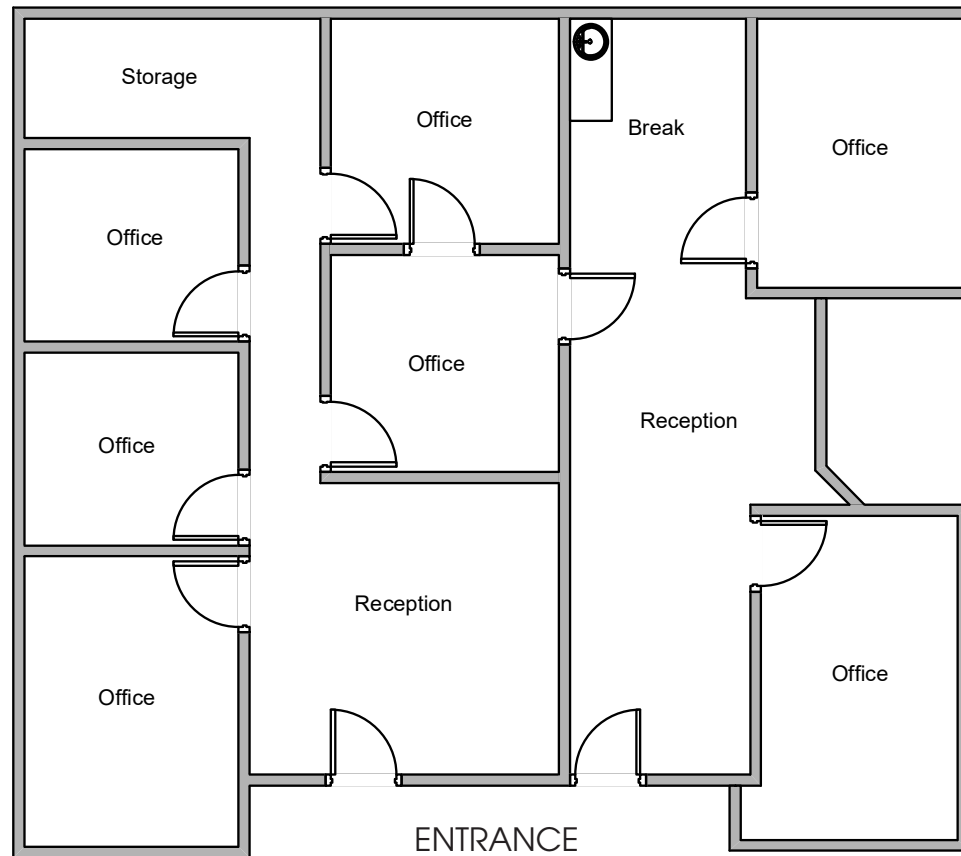
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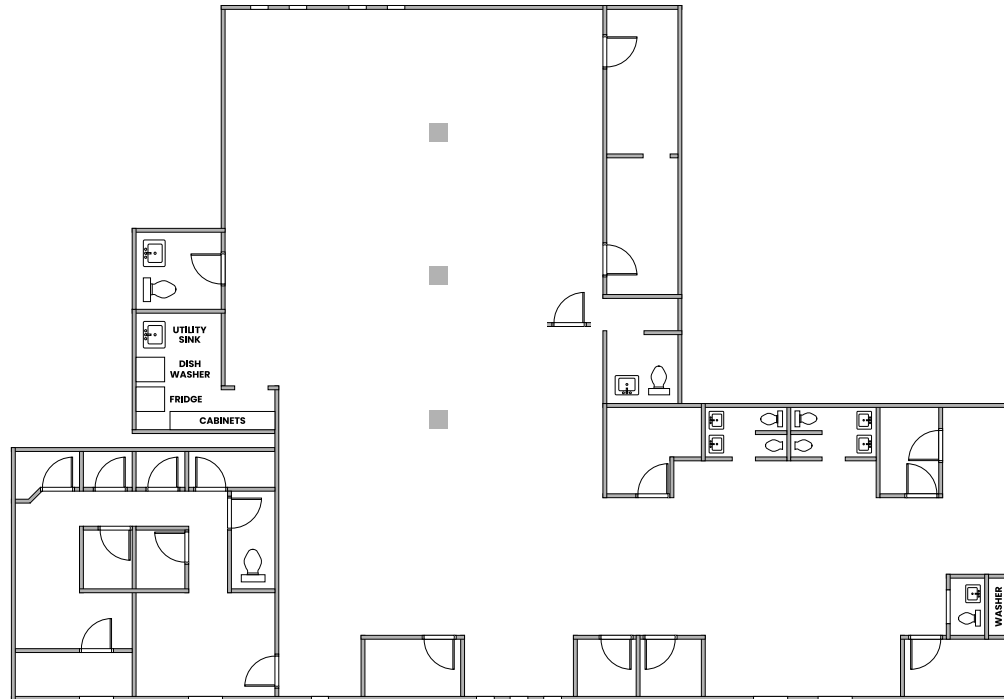
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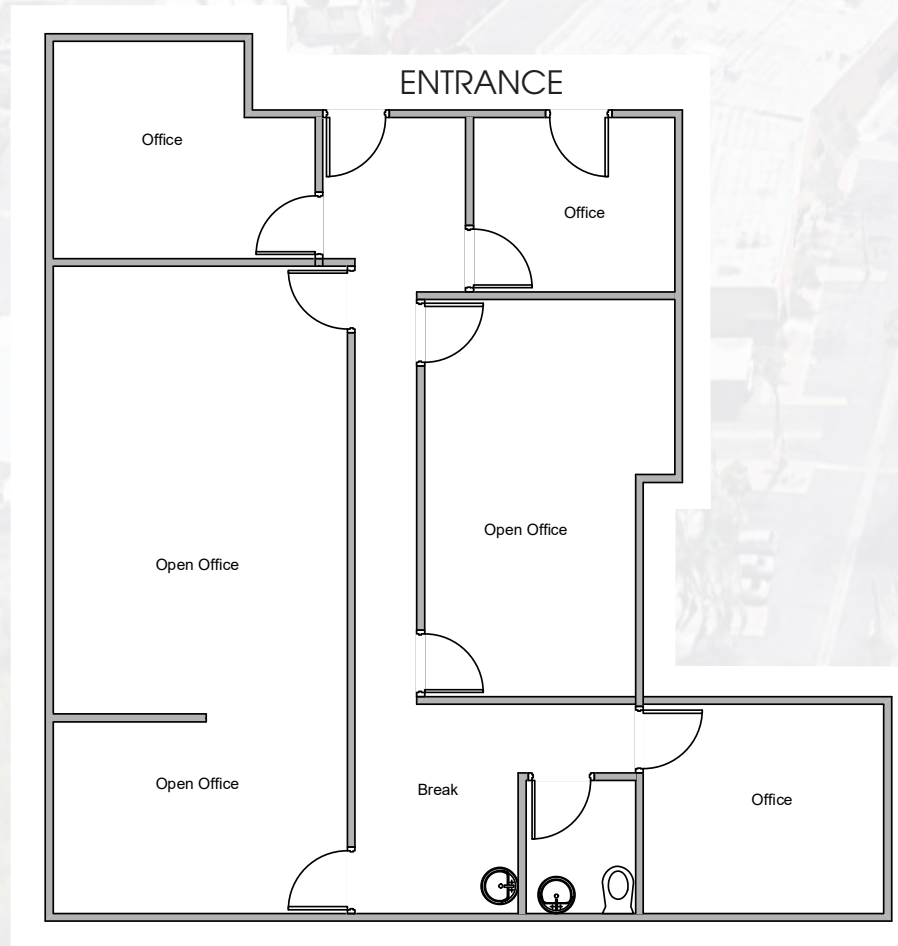
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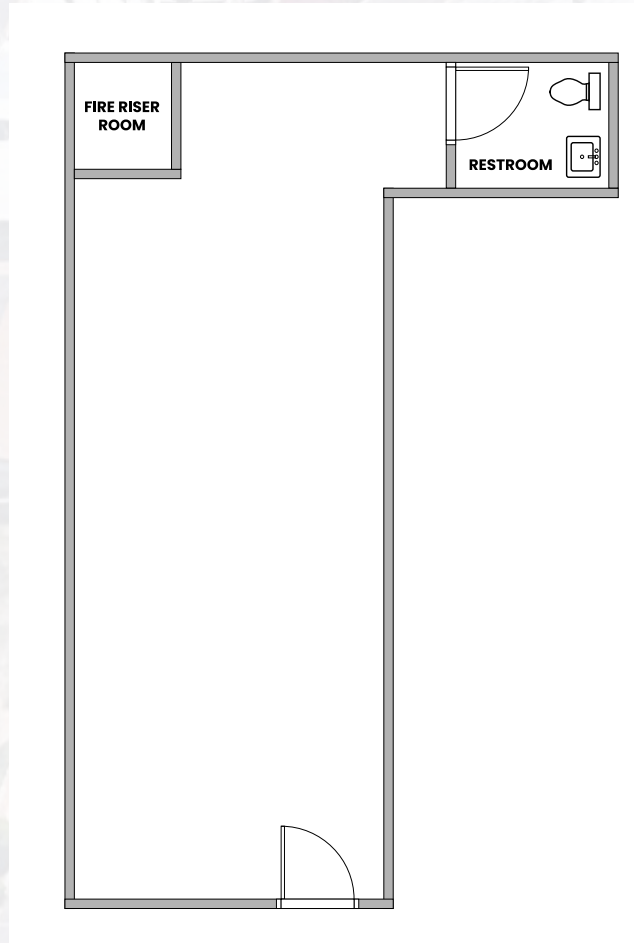
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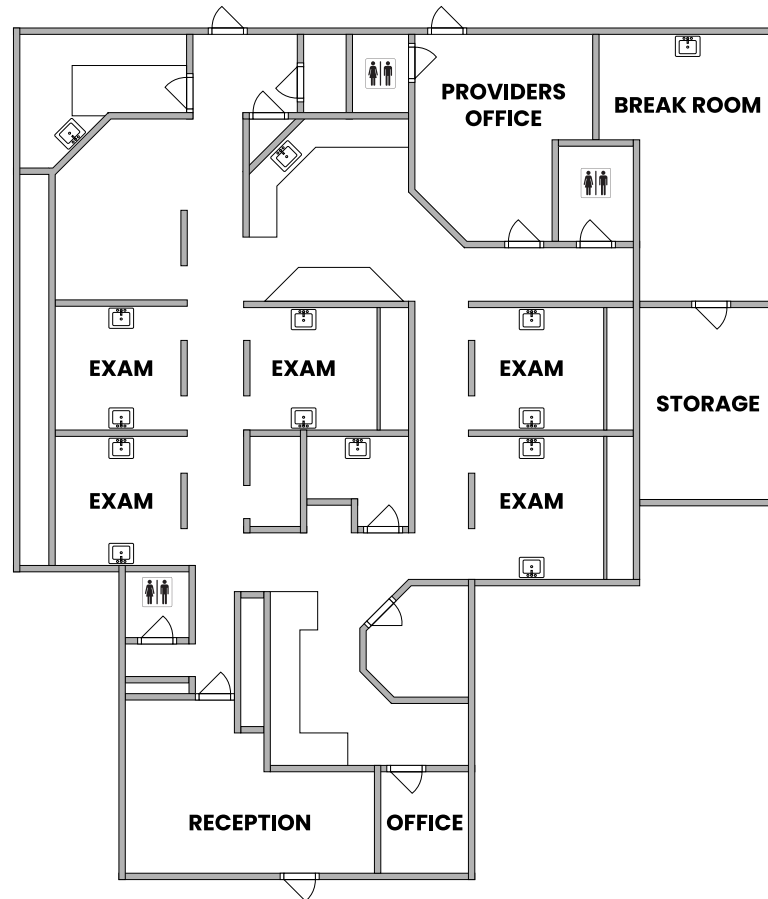
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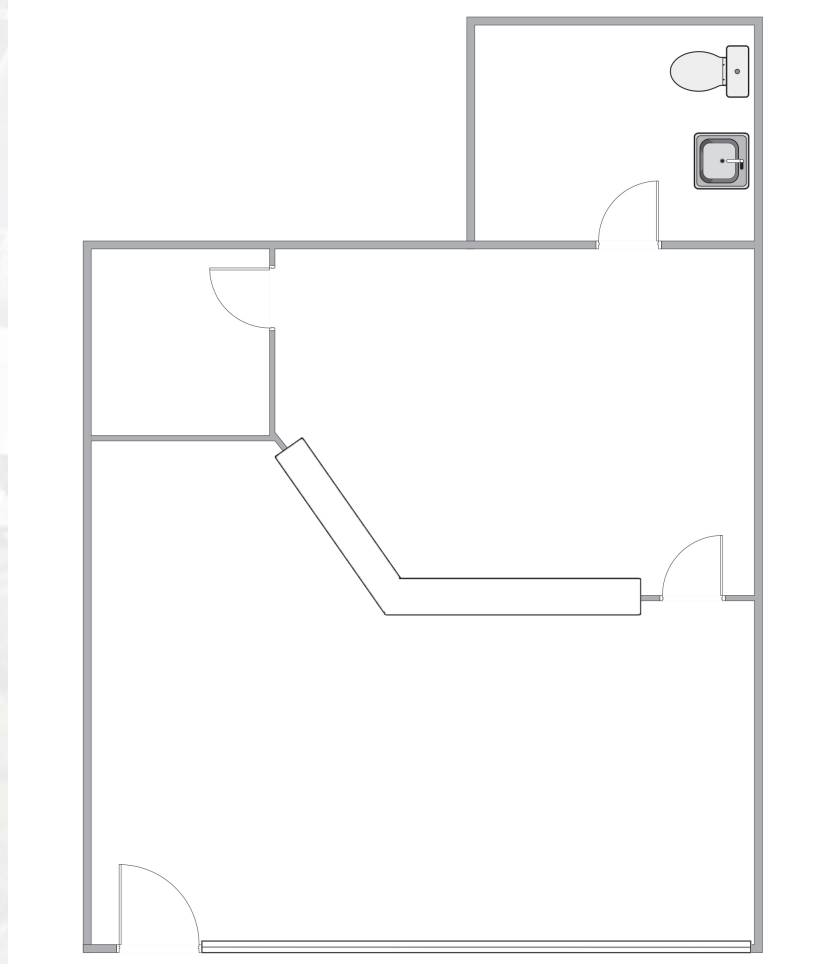
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