

425

S. MILL AVENUE
TEMPE, AZ 85281

±11,425 SF OFFICE SPACE
AVAILABLE FOR LEASE



NEWMARK

PROPERTY HIGHLIGHTS



CREATIVE
TECH DESIGN



WALKER'S PARADISE
WALK SCORE 90



RENOVATED
AMENITY PATIO



LOFT-STYLE
MODERN OFFICE



EXPOSED
CEILING & BRICK



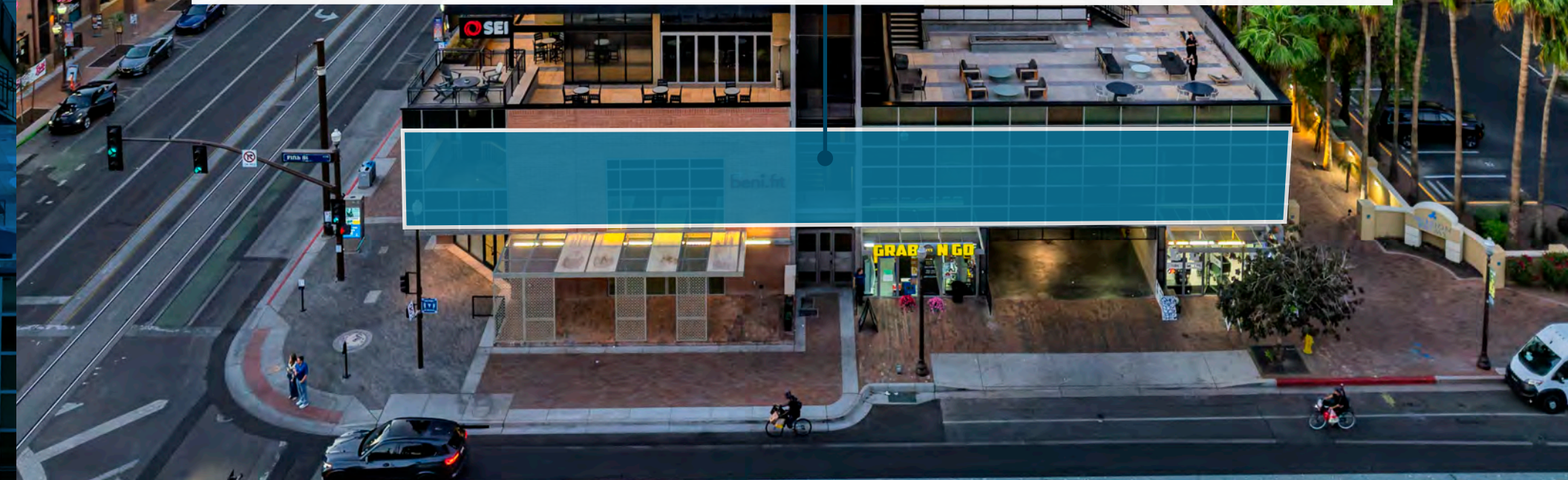
FLOOR TO
CEILING GLASS

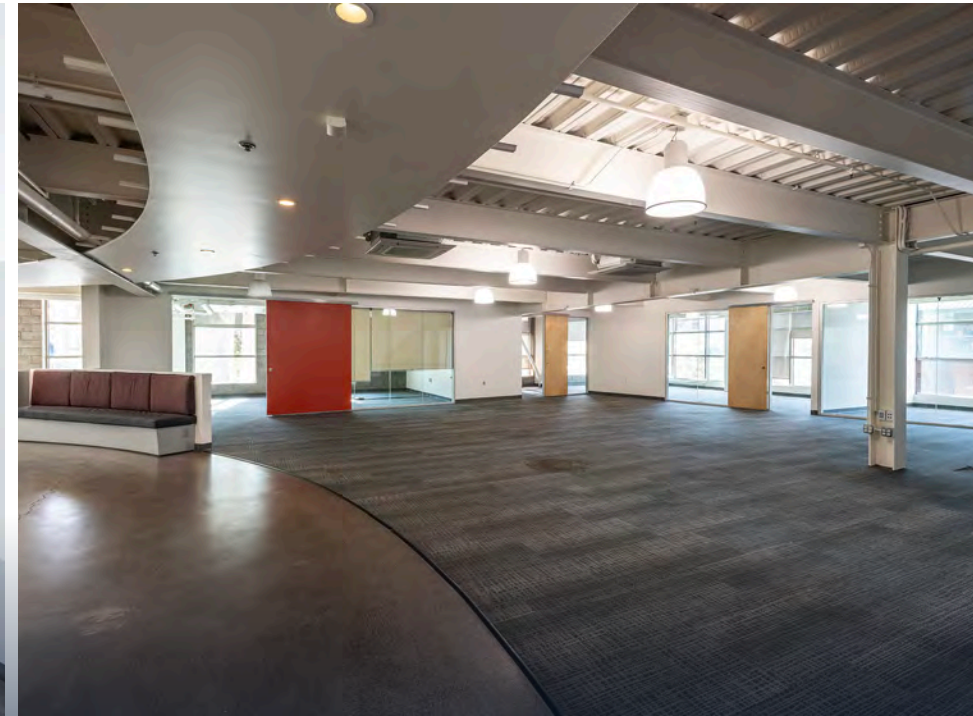
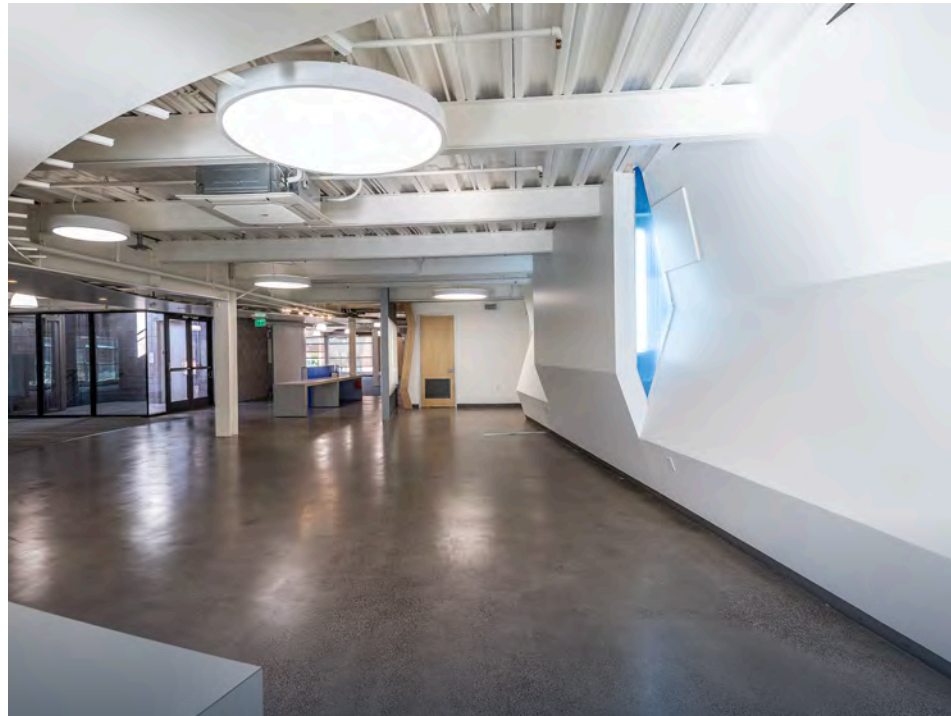
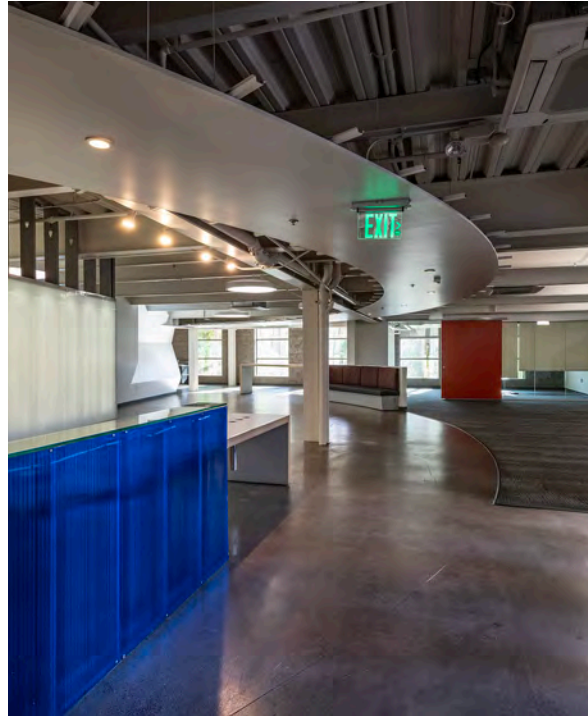


CONCRETE
FLOORING



SUITE 201 - ±11,425 SF





LOCATION HIGHLIGHTS



WITH A 90 WALK SCORE

Provides immediate walkability to more than 165 restaurants & bars, 12 hotels, and the nation's largest university, Arizona State University, home to over 57,000 students at the main Tempe campus!



TEMPE STREETCAR
Stop located immediately adjacent



LIGHT RAIL
Station within 0.4 miles



BUS STOP
Immediately adjacent to property



RETAIL
700,000+ Square Feet of retail within 1 mile



DINING
More than 165 restaurants within 1 mile



HOTELS
12 Hotels within 1 mile, 2,142 rooms available

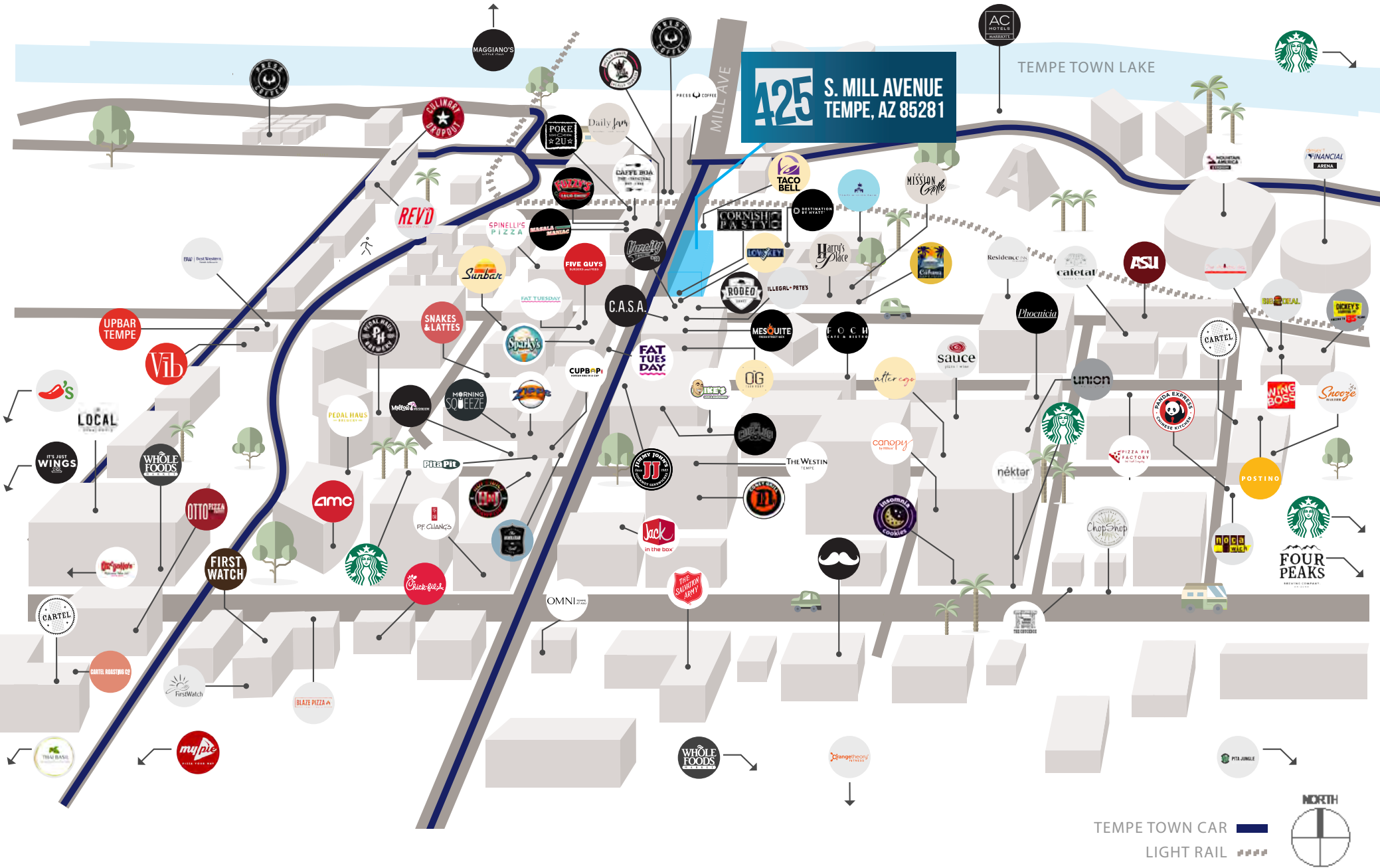


MULTIFAMILY
5,854 Existing Residential Units within 1 mile



AIRPORT
5-Minute Drive to Phoenix Sky Harbor International Airport

NEARBY AMENITIES



WHY TEMPE

Situated on the prominent northeast corner of 5th Street & Mill Avenue in the heart of Downtown Tempe, the property offers immediate walkability to premier dining, retail, and entertainment.

Additional highlights include:

- Mill Avenue corridor undergoing a major streetscape refresh
- Immediate access to I-10, Loop 202 & Loop 101
- ±10 minutes to Downtown Phoenix and Downtown Scottsdale
- Steps from 30+ restaurants and eateries
- Less than one mile to Tempe Town Lake
- Within a 3-minute walk of Arizona State University's Tempe campus



DEMOGRAPHICS

 <p>77,929 Businesses Within 10-Mile Radius</p>	 <p>1,165,672 Population Within 10-Mile Radius</p>	 <p>\$14,846,629,748 Consumer Spending Within 10-Mile Radius</p>
---	--	--





425

**S. MILL AVENUE
SUITE 201
TEMPE, AZ 85281**

FOR OFFICE INFORMATION,
PLEASE CONTACT:

Chris Latvaaho
t 602-616-7978
chris.latvaaho@nmrk.com

Chris Beall
t 602-459-5634
chris.beall@nmrk.com

FOR RETAIL INFORMATION,
PLEASE CONTACT:

Chris Speciale
t 614-284-5524
chris.speciale@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.