

OFFICE SPACE FOR LEASE

1631

E GUADALUPE RD

TEMPE, AZ



CBRE

1631

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TEMPE, AZ

Space Available FOR LEASE

SUITE	SQ. FT.	LEASE RATE
100	±1,218 SF ¹	\$22.50/SF Modified Gross Tenant pays electric and janitorial
102	±1,392 SF ¹	\$22.50/SF Modified Gross Tenant pays electric and janitorial
¹ Available 12/01/2027 Contiguous to ±2,610 SF		
200	±1,543 SF	\$17.00/SF Modified Gross Tenant pays electric and janitorial
202	±1,543 SF	\$17.00/SF Modified Gross Tenant pays electric and janitorial



±8,282 SF

Multi-Tenant
2-Story Office



Lease Rate

\$17.00 - \$22.50/SF
Modified Gross



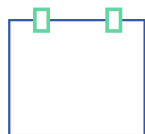
Parking Ratio

3.9/1,000 SF



Amenities

Shopping, Dining,
Lodging & Entertainment



Monument

Signage Available



Easy access

from Loop 101,
US 60 & I-10

- ◆ Suites move-in ready with own restroom
- ◆ Walk up access to suites
- ◆ Parking lot and landscaping recently renovated
- ◆ Ideal Tempe location with easy access from major freeways
- ◆ High Traffic Counts
 - Guadalupe Rd - ±20,902 vpd
 - McClintock Rd - ±26,791 vpd
- ◆ Vibrant economic environment surrounded by service-oriented amenities and educational institutions
- ◆ Diverse selection of dining with a variety of restaurants and cafes
- ◆ Entertainment options including movie theaters, parks, and cultural attractions
- ◆ Retail stores, shopping centers and boutique shops



FOR LEASE 1631 E Guadalupe Rd | Tempe, AZ

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Surrounded by retail, dining, entertainment, healthcare and educational institutions

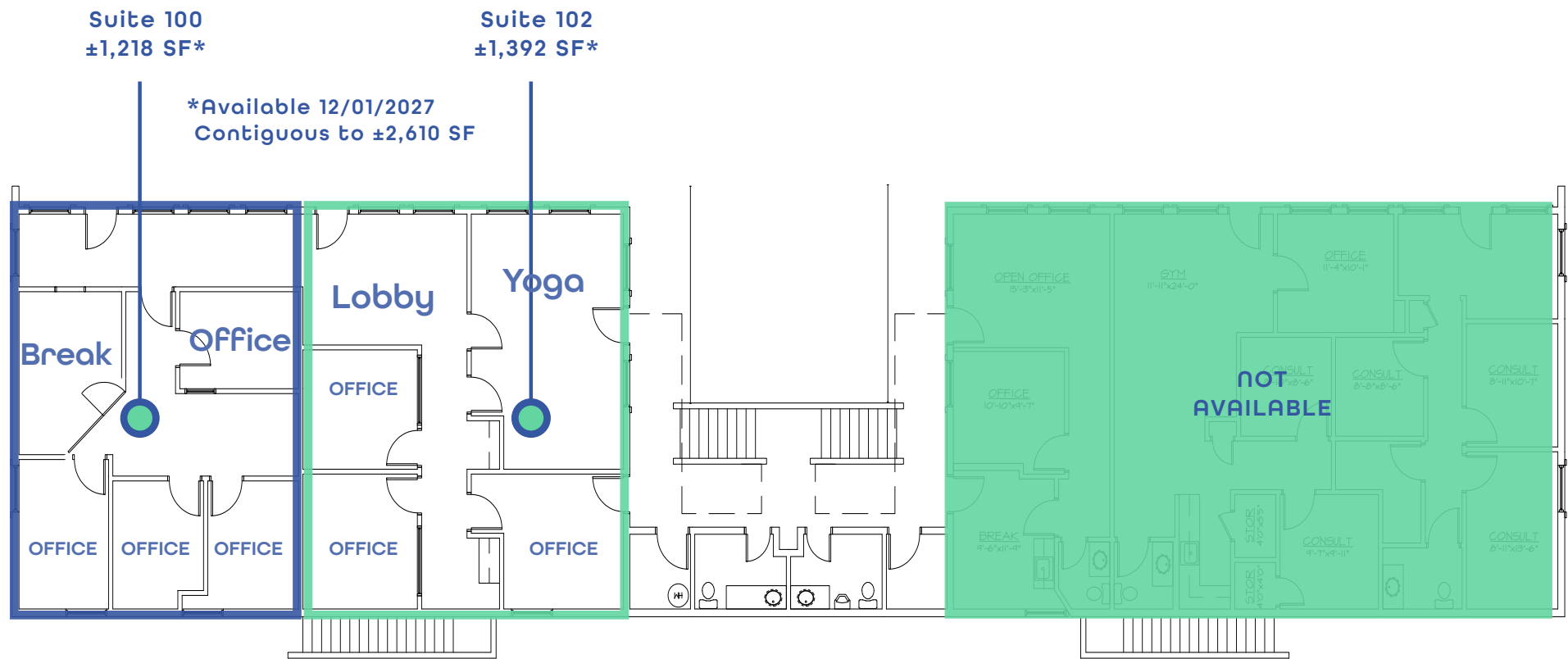
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McClintock Dr

Guadalupe Rd

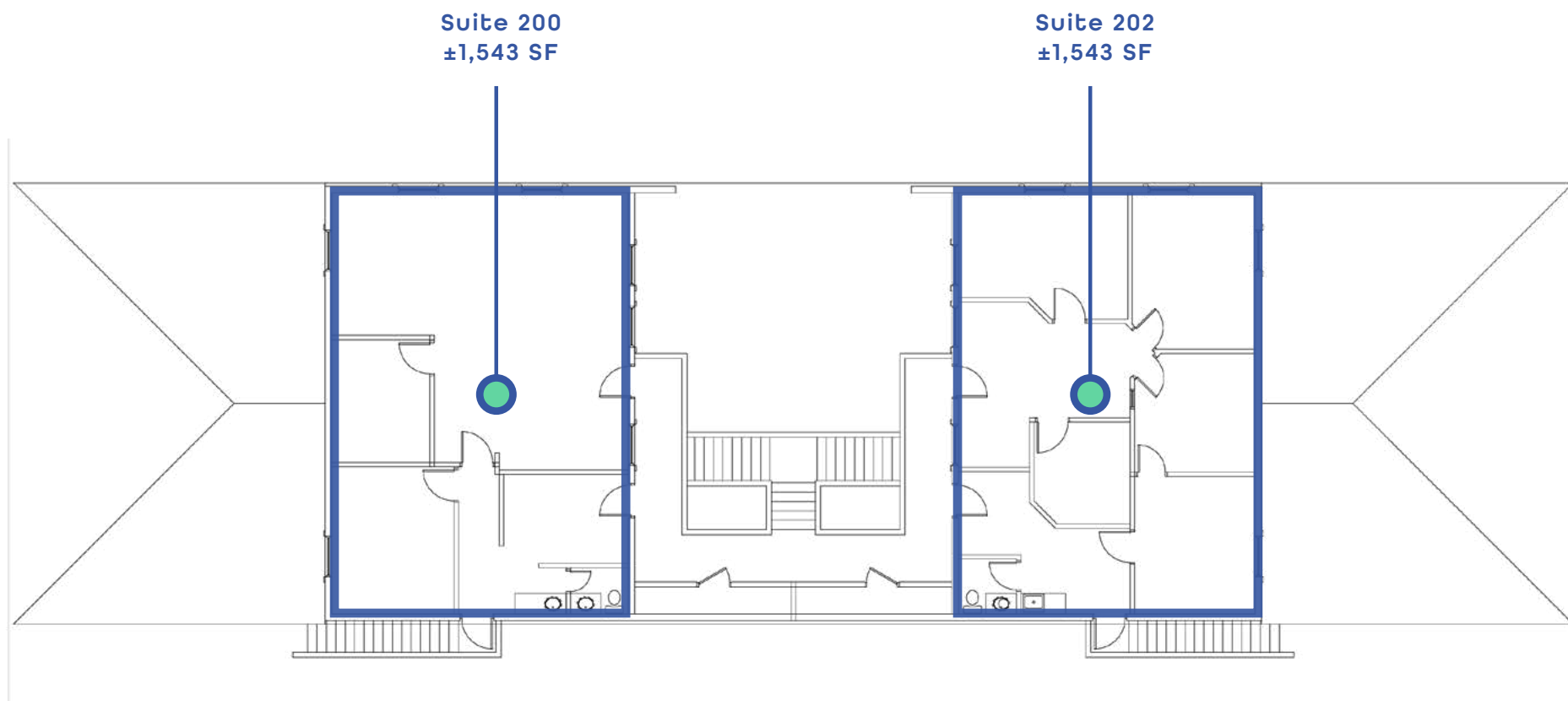
N Not to Scale

1st Floor



N Not to Scale

2nd Floor



N Not to Scale

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C O N T A C T S

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