



OFFICE/WAREHOUSE NEAR ASU

Lease Rates as Low as \$1.55 PSF MG

\$1.00 PSF Broker Bonus thru 12/31/26

1835 E 6TH ST | TEMPE, AZ 85288

INDUSTRIAL & OFFICE AVAILABLE FOR LEASE

Exclusively Listed By

Craig Trbovich

D 480.522.2799

M 602.549.4676

ctrbovich@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08.13.26



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6TH STREET COMMERCE CENTER

1835 E 6TH ST | TEMPE, AZ 85288

PROPERTY INFORMATION

- 120-208V/200A/3P Power
- Great Tempe Location
- Easy FWY Access
- Parking: 2.27/1,000 RSF
- Exterior Security Cameras
- COX High-speed Internet
- Covered Parking
- Minutes to ASU, Skysong, & Downtown Tempe
- Quick Access to Loop 202, SR-143, US-60, & I-10



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AVAILABILITY

OFFICE:

Suite 1: $\pm 7,065$ SF

INDUSTRIAL:

Suite 6: $\pm 1,415$ SF

Suite 12: $\pm 1,480$ SF

Suite 13: $\pm 1,480$ SF

Suite 16-17: $\pm 2,960$ SF

Suite 22: $\pm 1,415$ SF

Suite 23: $\pm 1,225$ SF

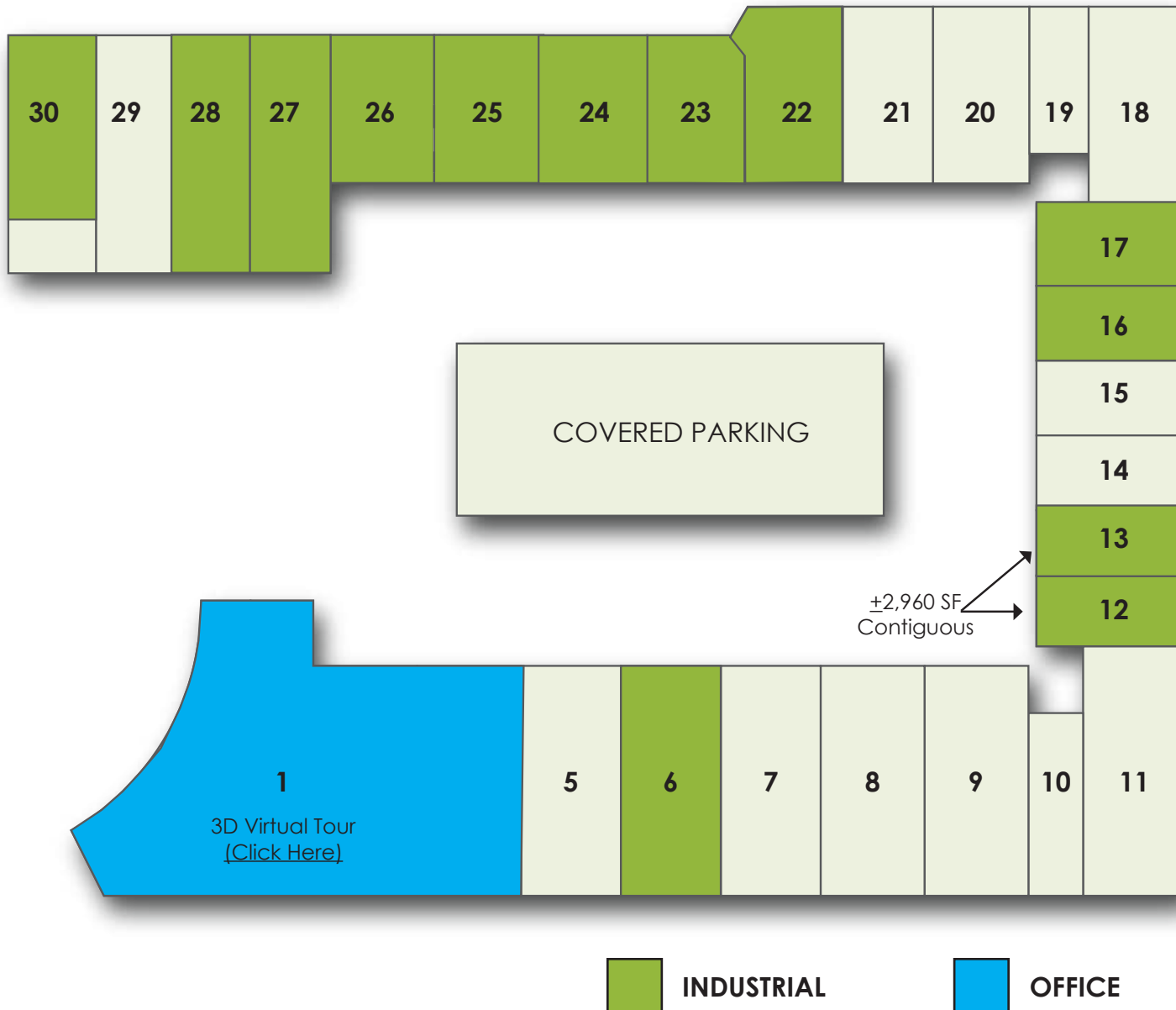
Suite 24: $\pm 1,225$ SF

Suite 25-26: $\pm 2,450$ SF

Suite 27: $\pm 1,885$ SF

Suite 28: $\pm 1,885$ SF

Suite 30: $\pm 1,485$ SF



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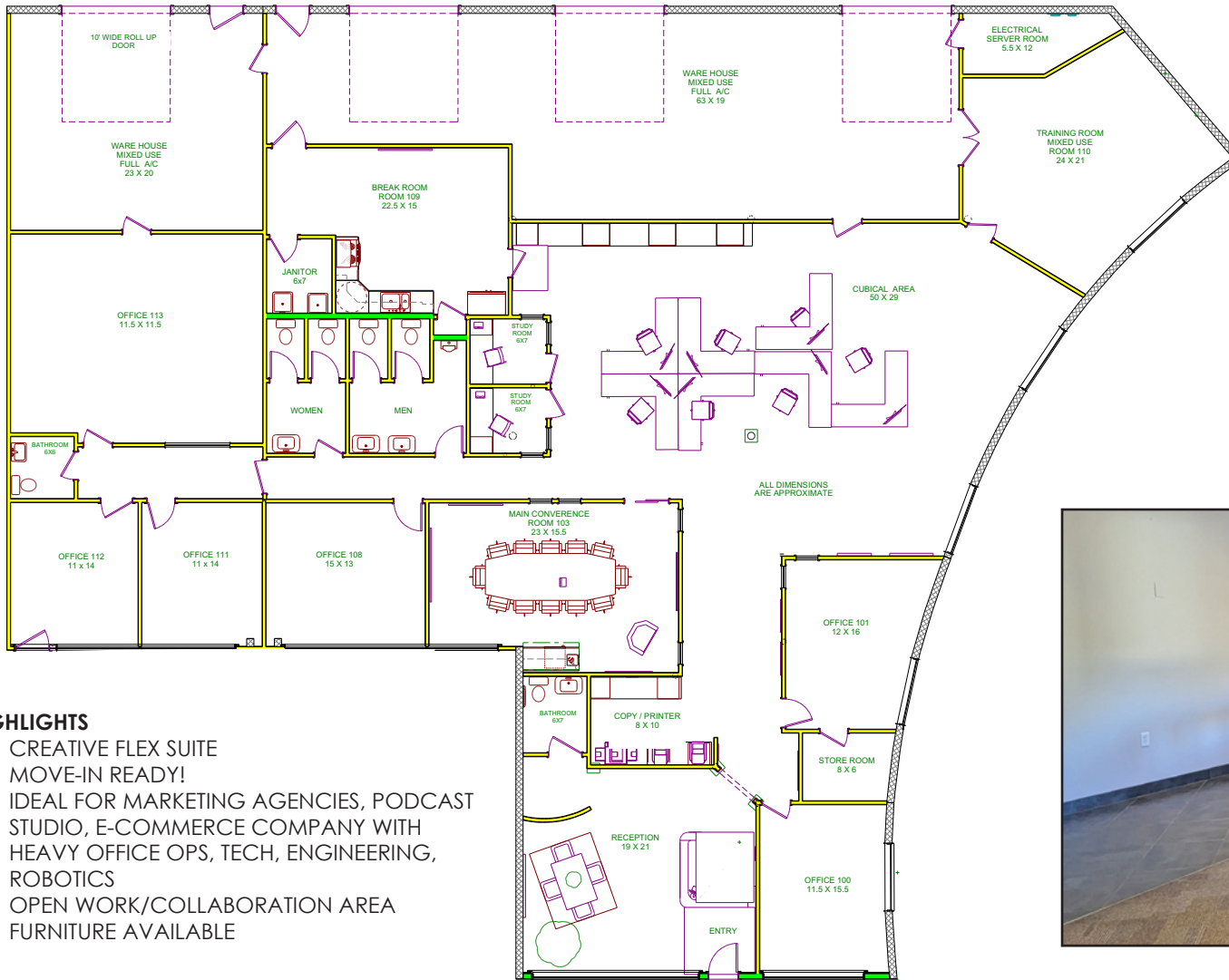
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SUITE 1 OFFICE

±7,065 SF

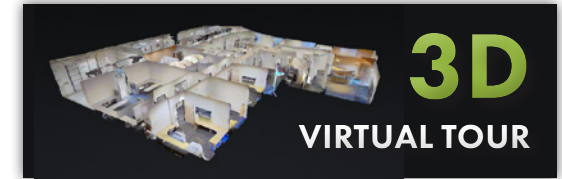
\$18.60/SF/YR MG



HIGHLIGHTS

- CREATIVE FLEX SUITE
- MOVE-IN READY!
- IDEAL FOR MARKETING AGENCIES, PODCAST STUDIO, E-COMMERCE COMPANY WITH HEAVY OFFICE OPS, TECH, ENGINEERING, ROBOTICS
- OPEN WORK/COLLABORATION AREA
- FURNITURE AVAILABLE

CLICK TO VIEW



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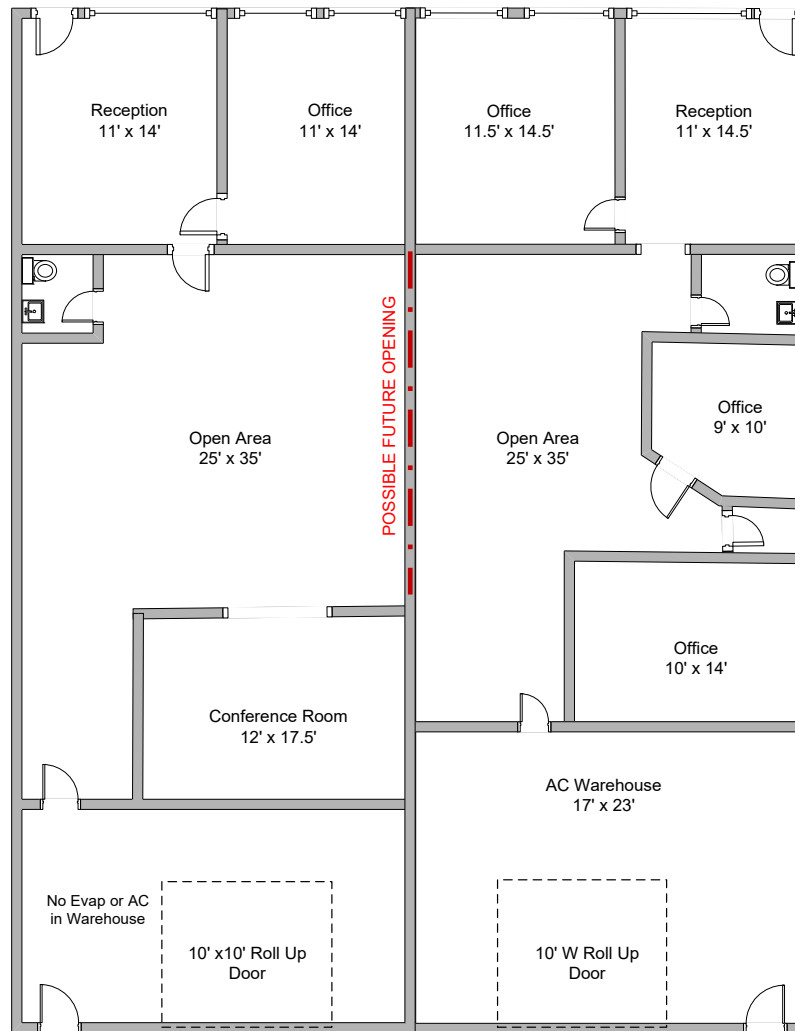
SUITE 6

±1,415 SF



SUITE 12

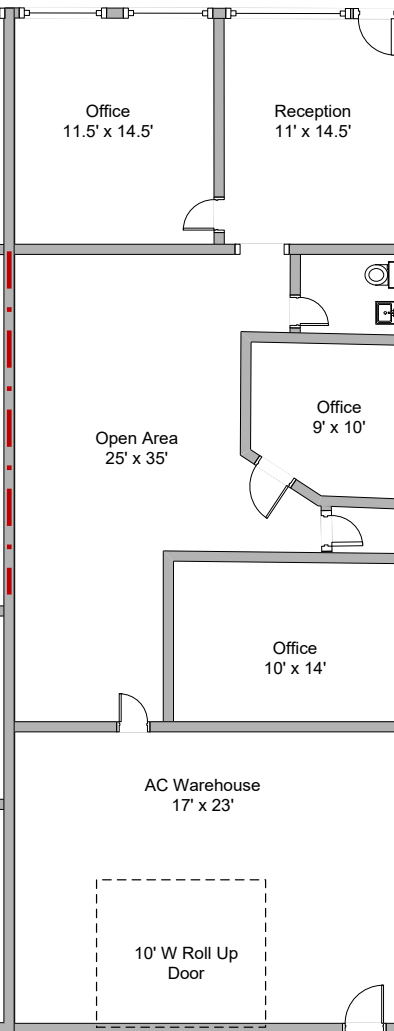
±1,480 SF*



SUITE 13

±1,480 SF*

*Suites are contiguous up to ±2,960 SF



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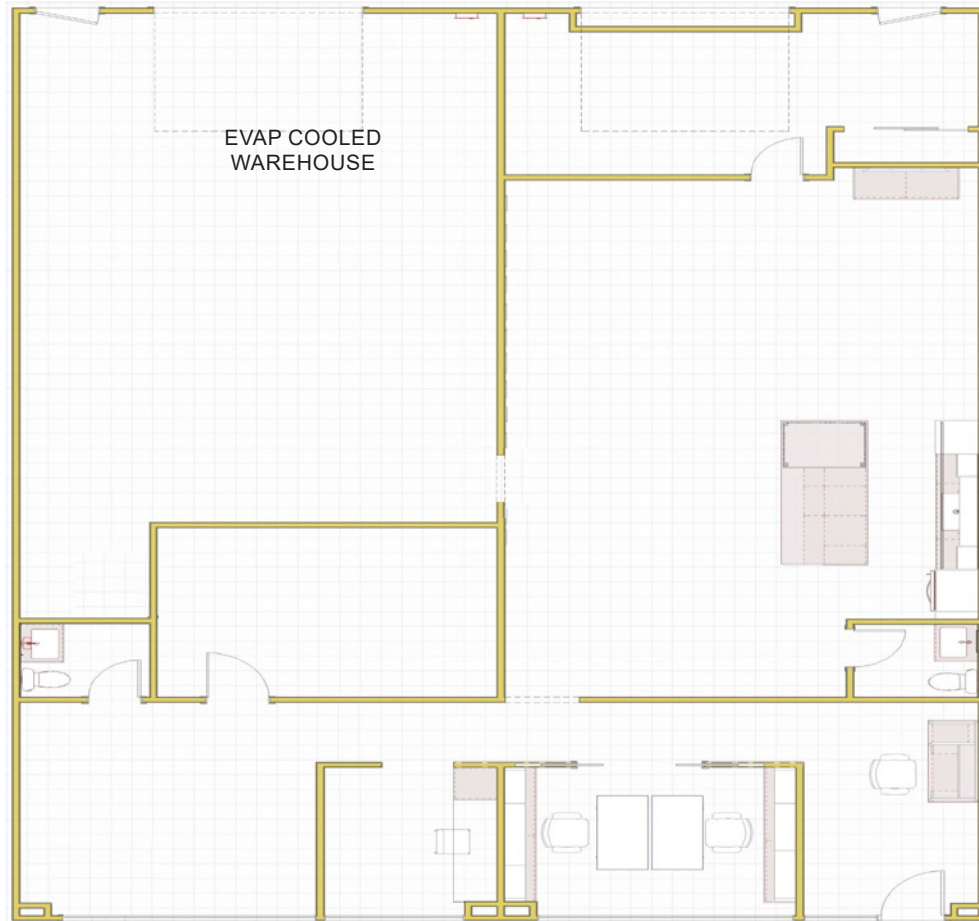
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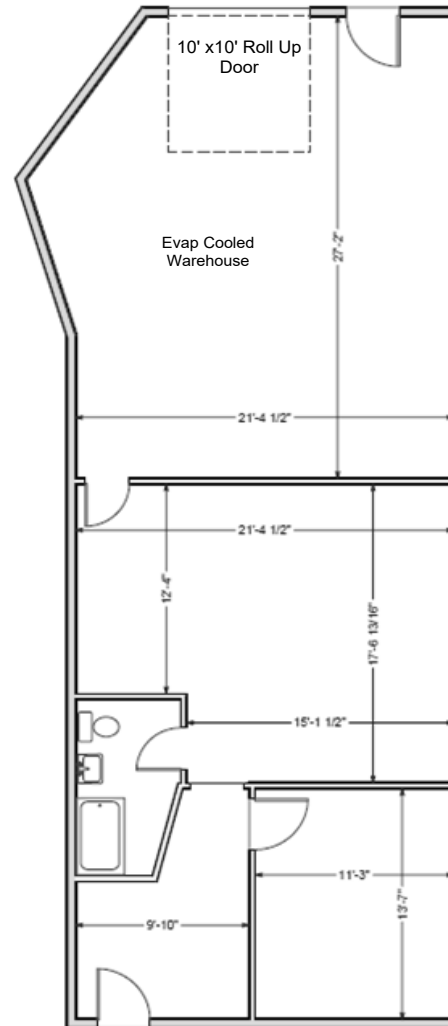
SUITE 16-17

±2,960 SF



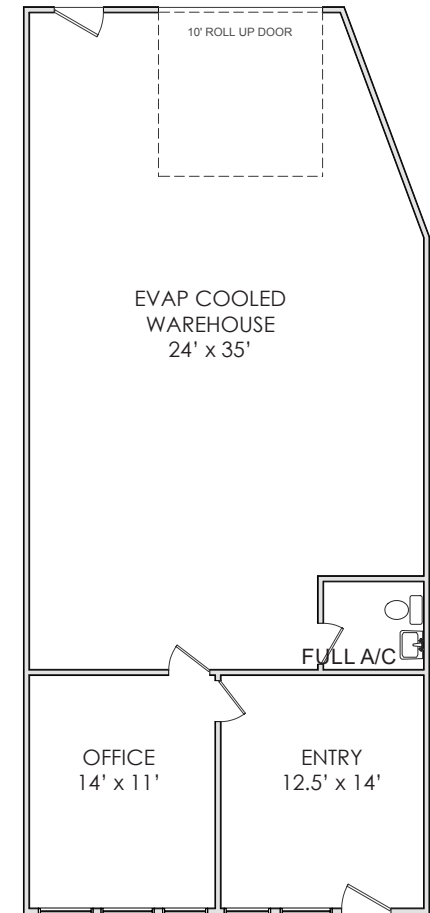
SUITE 22

±1,415 SF



SUITE 23

±1,225 SF



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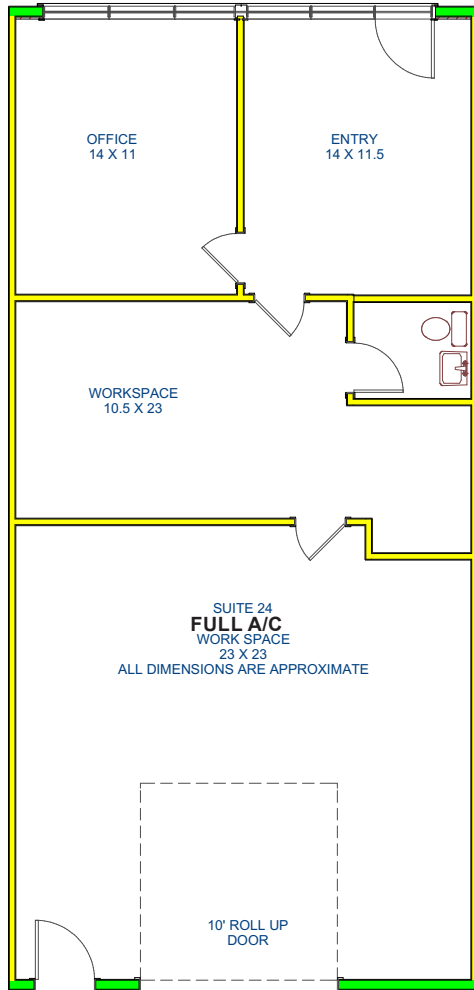
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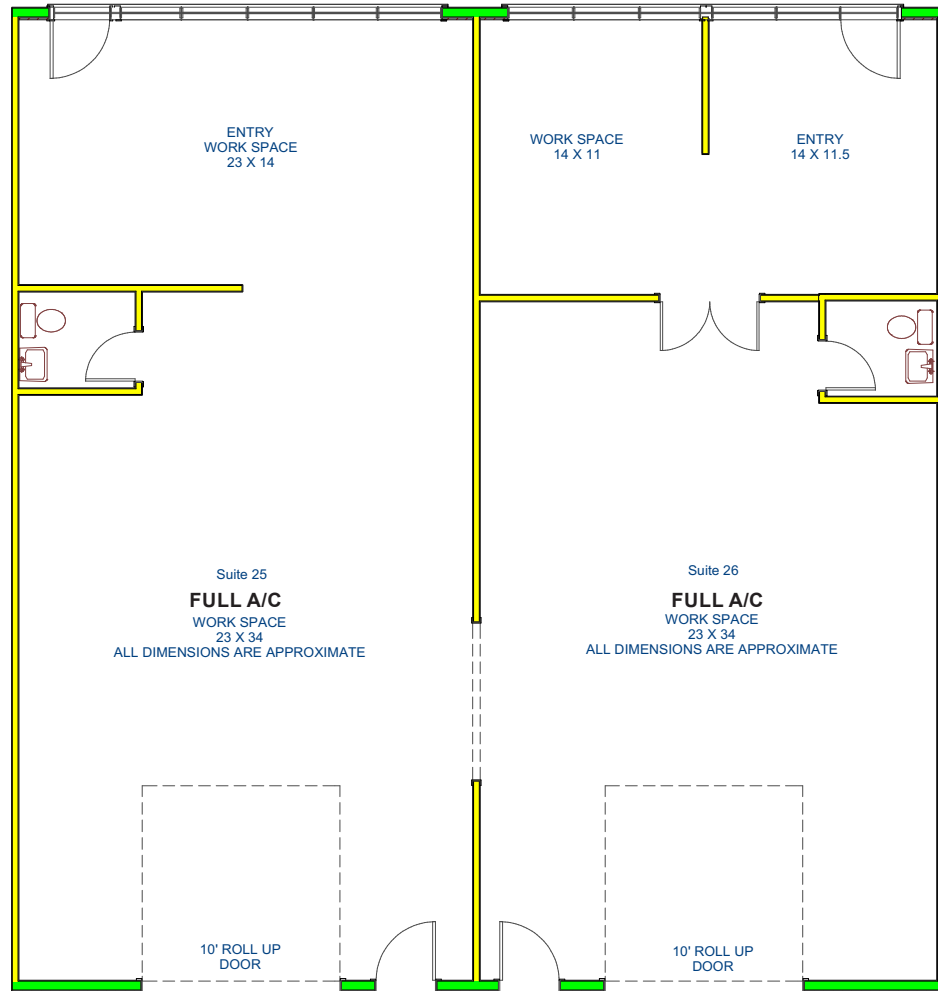
SUITE 24

±1,225 SF



SUITE 25-26

±2,450 SF



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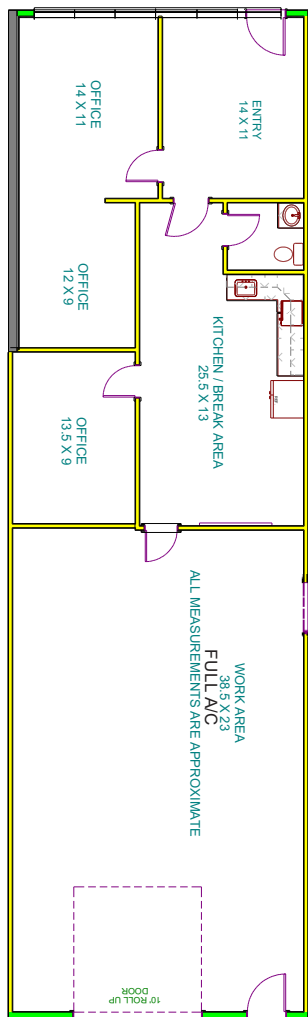
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SUITE 27

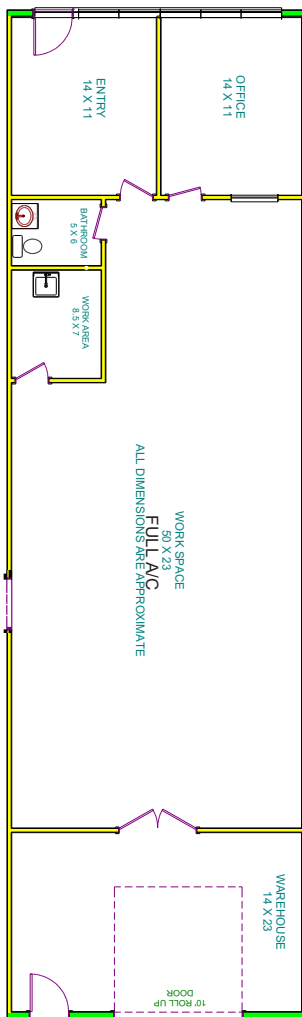
±1,885 SF

\$1.68/SF/MG



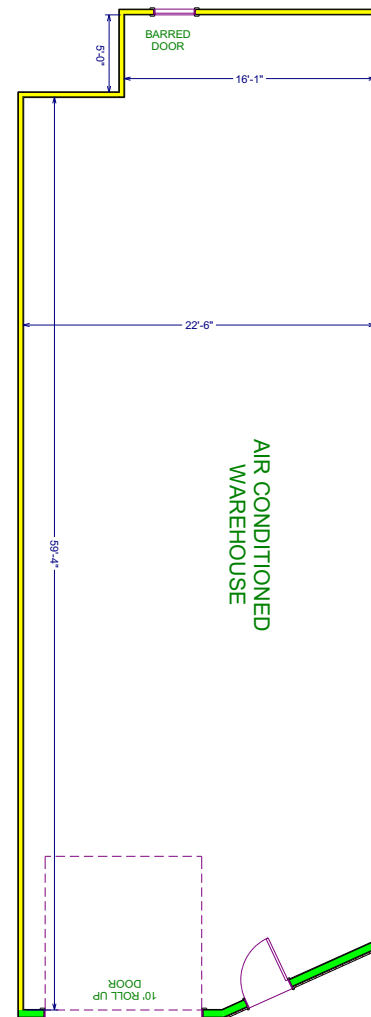
SUITE 28

±1,885 SF



SUITE 30

±1,485 SF



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