



41,851 SF FOR LEASE
5,388 - 7,999 SF SUITES



525 S MCCLINTOCK DRIVE
Tempe, Arizona 85281



BUILDING HIGHLIGHTS

- Major Spec Improvements Underway
- 13.5' Clear Height
- +/-1,000 SF Office per Suite
- 5,000-8,000 SF Suite Sizes
- Ability to Combine Multiple Suites
- Grade Level Loading in Each Suite
- Parking 1.7/1,000 SF
- Monument Signage on McClintock
- Fire Sprinklers Throughout
- 100% HVAC
- Frontage to McClintock
- Full Site Circulation
- Separately Metered Electric
- Immediate Access to the Loop 101 and Loop 202, Retail Amenities at Tempe Marketplace
- 1 Mile from Arizona State University
- Each Suite to have 200A of 120/208V Power (Possible Increase Available)



● GRADE LEVEL LOADING



SITE PLAN

THE NEIGHBORHOOD



RURAL ROAD

RIO SALADO PKWY

UNIVERSITY DRIVE

MCCLINTOCK DRIVE

LOOP
101

LOOP
202



525

S MCCLINTOCK DRIVE

TEMPE, ARIZONA 85288

DEMOGRAPHICS OVERVIEW

10 MILE RADIUS



POPULATION

1,000,000+

ESTIMATED POPULATION
10 MILE RADIUS



WORKFORCE

500,000+

DAYTIME EMPLOYMENT
10 MILE RADIUS



LABOR POOL

Diverse and highly skilled labor pool with strengths in the following industries:

- Technology
- Aerospace
- Semiconductor
- Logistics & Distribution
- Advanced Manufacturing
- Healthcare
- Education
- Professional & Business Services



The surrounding 10-mile radius offers a deep and growing labor base to support a wide range of industrial operations.



EDUCATION

ASU

ARIZONA STATE
UNIVERSITY



180,000+
STUDENTS SYSTEMWIDE



#1
MOST INNOVATIVE SCHOOL
IN THE U.S. – U.S. NEWS



TOP PROGRAMS IN
ENGINEERING, TECHNOLOGY,
BUSINESS & MORE



STRONG PIPELINE OF
TALENT SUPPORTING THE
EAST VALLEY WORKFORCE



NEARBY AMENITIES

Hundreds of dining, retail, hospitality and entertainment options located within the immediate area.



RESTAURANTS

The Hudson Eatery & Bar,
Social Hall, Sunny's Diner,
Postino Annex, Many More



HOTELS

TownePlace Suites by Marriott,
Fairfield Inn & Suites,
Residence Inn, Many More



RETAIL & SERVICES

Tempe Marketplace,
ASU Research Park,
Local Shopping & Services



RECREATION

Tempe Town Lake,
Papago Park, ASU Athletics,
Golf, Hiking & More



STRATEGICALLY LOCATED. CONNECTED TO EVERYTHING THAT MATTERS.

525 S McClintock Drive offers immediate access to Loop 202, Loop 101, SR-143 and US-60, providing exceptional connectivity throughout the Phoenix Metro. Just 12 minutes to Sky Harbor International Airport, 10 minutes to ASU and minutes to Downtown Phoenix and the entire East Valley.



12 MINUTES
TO PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



CENTRAL LOCATION
IN THE EAST VALLEY
EMPLOYMENT CORRIDOR



EXCELLENT ACCESS
TO LOOP 202, LOOP 101,
SR-143 & US-60



INFILL INDUSTRIAL
LOCATION WITH LIMITED
SUPPLY AND HIGH DEMAND



STRONG & GROWING
LABOR FORCE WITH DEEP
TALENT ACROSS KEY INDUSTRIES

SOUTH PIER

Tempe Town Lake

Coming soon under one mile from this property...

“South Pier at Tempe Town Lake will breathe new life into the Phoenix Valley.

Green space and lush gardens will combine beautifully with the desert landscape surrounded by stunning residential towers, unparalleled views, and a robust lifestyle everywhere you look.

Imagine world-class condominiums in an entirely new waterfront community brought to life by boutique retail, fine dining, and first-class entertainment. All at the doorstep of your home, office, favorite restaurant, or special spot to enjoy a warm day or cool night with friends and family.”





CONTACT

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