

# 530 W Alameda Drive, Suite 105

## Tempe, Arizona 85282

OFFICE-HEAVY FLEX SUITE · 4,907 SF · AVAILABLE IMMEDIATELY



**4,907<sup>SF</sup>**  
SUITE SIZE

**13,502<sup>SF</sup>**  
BUILDING SIZE

**18'**  
CLEAR HEIGHT

**<1.7<sup>mi</sup>**  
TO I-10 & US-60

**Now**  
AVAILABLE

### OVERVIEW

An immediate opportunity for organizations seeking **premium office quality in an industrial setting**. Suite 105 at 530 W Alameda Drive offers 4,907 SF of extensively improved, office-heavy flex space within EQT's Roosevelt Commons — part of the iconic **Broadway Industrial Park**. With direct frontage on W Alameda Drive, two drive-in doors, and a polished interior finish, this suite delivers a **corporate address with industrial flexibility** — available immediately.

Available Immediately

Alameda Drive Frontage

Office-Heavy Flex

2 Drive-In Doors

Broadway Industrial Park

Exclusive Signage Opportunity

#### BROADWAY INDUSTRIAL PARK — AT THE INTERSECTION OF INFRASTRUCTURE AND INTELLECT

Broadway Industrial Park sits at a convergence that few industrial addresses can claim: immediate I-10 access and Sky Harbor proximity for field operations and logistics, and minutes from ASU — the nation's top producer of engineers. Maricopa County ranks #1 in the nation for attracting and retaining talent, and ASU produces a continuous pipeline of technical, operational, and management graduates who build careers here. For organizations that compete on the quality of their people as much as the efficiency of their operations, this location is a strategic asset.

**Scott Guo**

EQT REAL ESTATE

scott.guo@eqtpartners.com · (480) 637-1166

PROPERTY ADDRESS

530 W Alameda Drive, Suite 105  
Tempe, AZ 85282

All information herein is from sources deemed reliable but is not guaranteed. Tenant to verify all specifications independently.



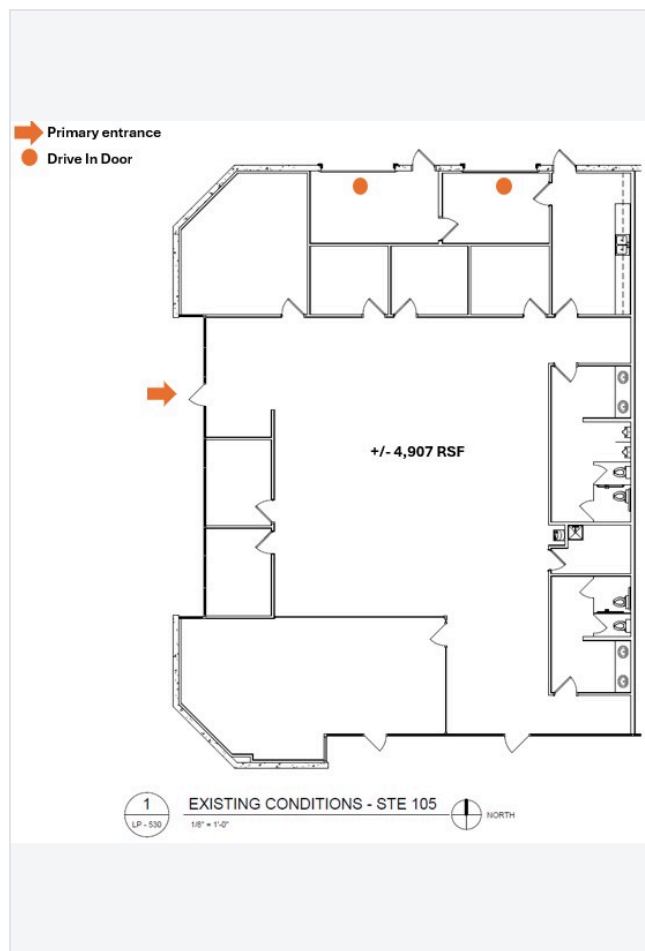
**PROPERTY SPECIFICATIONS**

Address	530 W Alameda Drive, Suite 105, Tempe, AZ 85282
Industrial Park	Roosevelt Commons — Broadway Industrial Park
Suite Size	4,907 SF
Building Size	13,502 SF — Standalone
Clear Height	18'
Drive-In Doors	2
Suite Layout	6 Private Offices · Conference Room · Bullpen · Breakroom · IT Room · 2 Storage Rooms · In-Suite Restrooms
Frontage	W Alameda Drive — Street Visibility
Parking	2.65 / 1,000 SF ratio
Zoning	GID — City of Tempe
Submarket	Tempe North
<b>Availability</b>	<b>Immediate</b>

**SUITE HIGHLIGHTS**

- Extensively improved office finish — move-in ready
- Two drive-in doors — operational flexibility within an office-heavy layout
- Prominent exterior signage on a well-traveled arterial
- EQT-owned Roosevelt Commons campus — institutional management standard

**FLOOR PLAN — SUITE 105**



EXISTING CONDITIONS · SUITE 105 · ±4,907 SF · NOT TO SCALE

## EQT CAMPUS OWNERSHIP

ROOSEVELT COMMONS — INSTITUTIONALLY OWNED & MANAGED

### A single landlord. An entire campus.

Roosevelt Commons is wholly owned and managed by EQT — a global institutional investor with a long-term commitment to this park and its tenants. Every building on campus operates to the same standard: consistent maintenance, proactive management, and an ownership team genuinely invested in the quality of the environment.

For occupiers who value stability and a landlord that delivers — this is institutional ownership at its best.

## 530 W ALAMEDA DRIVE — SITE CONTEXT



530 W ALAMEDA DRIVE · ROOSEVELT COMMONS, TEMPE, AZ — EQT-OWNED CAMPUS

## LOCATION &amp; ACCESS

## STRATEGIC INFILL CONNECTIVITY

- 1.7 miles to I-10 Freeway & US-60
- ±3 miles to Phoenix Sky Harbor International Airport
- Direct frontage on W Alameda Drive
- Minutes from ASU — nation's #1 producer of engineers
- Maricopa County ranked #1 nationally for talent attraction & retention
- Deep Southeast Valley labor pool for service and ops-driven teams
- Tempe Marketplace, dining, retail and amenities nearby

## IDEAL OCCUPIER PROFILE

## WHO THRIVES HERE

- **Professional services with a physical component** — firms that run primarily on office operations but need drive-in access for equipment, samples, or vehicles
- **Tech-enabled service companies** — IT, AV, security, or telecom firms seeking a polished base of operations with functional access
- **Boutique light manufacturers** — small-batch or specialty producers who need a client-facing address and quality office environment
- **Growing businesses** — companies seeking immediate occupancy in a well-maintained, institutionally managed campus without a long lead time

## WORKFORCE &amp; MARKET

## TEMPE · GREATER PHOENIX · SOUTHEAST VALLEY

ASU — minutes away — is the nation's leading producer of engineers, anchoring a Tempe innovation ecosystem that has attracted global firms from Applied Materials to State Farm. Maricopa County ranks #1 in the U.S. for attracting and retaining talent, and Arizona's workforce has grown by nearly 500,000 since 2015. Few markets in the Southwest can match this depth of available talent.