

KYRENE COMMERCEPLEX

8240 - 8340 SOUTH KYRENE | TEMPE, AZ

FREE RENT PROMOTION

ONE MONTH OF FREE RENT PER
EACH LEASE YEAR SIGNED



±312,402 SF IN FIVE BUILDINGS

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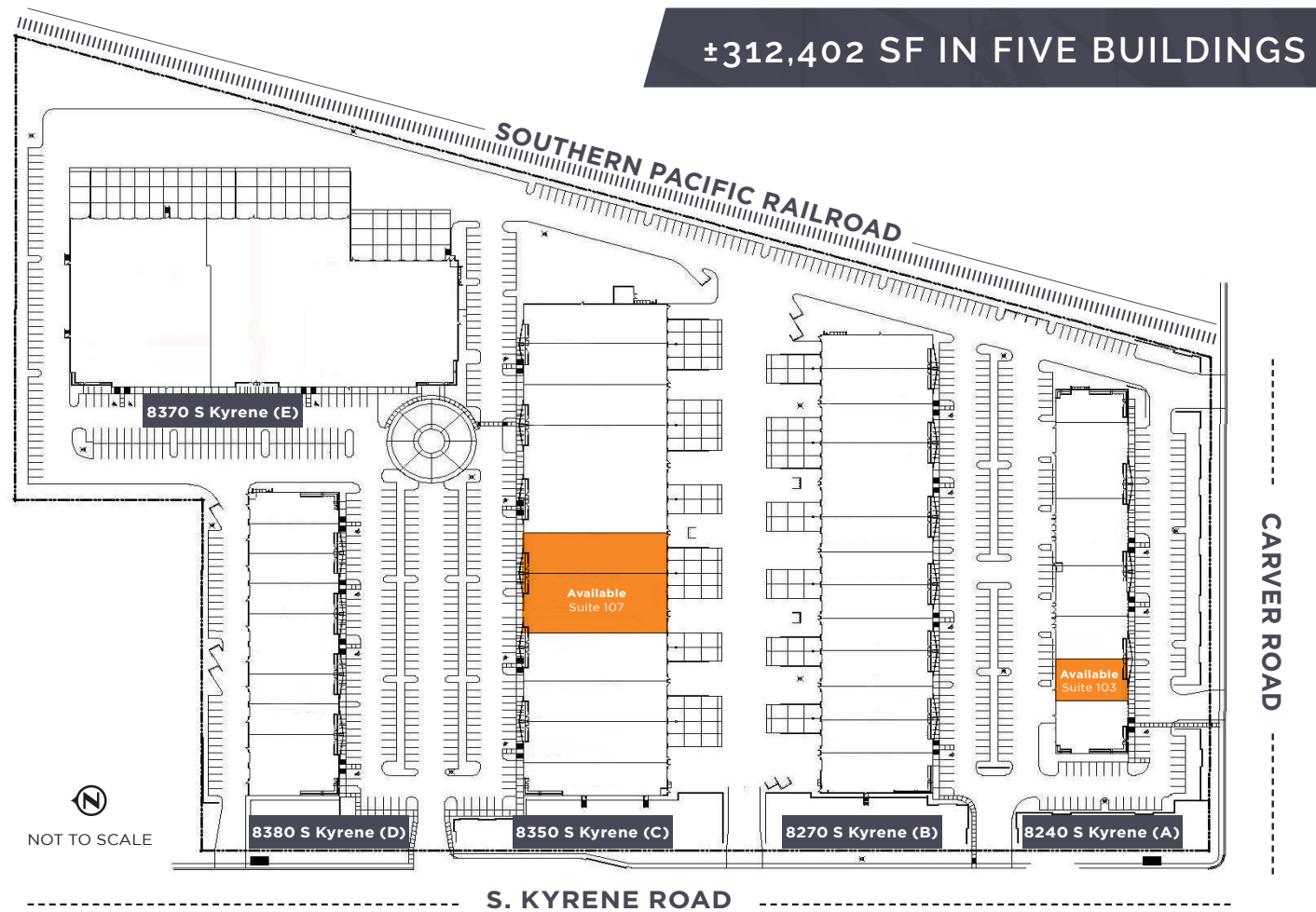


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PROPERTY FEATURES

- Kyrene and Carver Road Frontage
- ±1.5 Miles from Interstate 10
- Excellent Amenities Within ±1 Mile
- Restaurants, Hotels, Shopping & Parks Nearby
- Proximity to Sky Harbor International Airport
- Excellent Parking Ratios



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SPEC SUITE AVAILABILITIES

BUILDING	SUITE	AVAILABLE SF	COMMENTS
A	103	±4,213 SF	1 GL Door ±1,471 SF of Office 100% HVAC
C	107	±20,603 SF	3 GL Doors/4 DH Doors ±3,250 SF of Office 100% HVAC Available Oct. 2026



----- BUILDING HIGHLIGHTS -----

BUILDING A

- ±34,456 SF
- ±16' Clear Height
- 5:1,000 Parking
- Excellent Glass Lines
- Divisible to ±4,169 SF

BUILDING D

- ±35,904 SF
- ±16' Clear Height
- Grade-Level Loading
- Divisible to ±3,593 SF
- 2,000 Amp, 277/480V

BUILDING B

- ±67,520 SF
- ±20' Clear Height
- Truckwell and Grade Level Loading
- 170' Truck Court
- Divisible to ±4,959 SF
- 2,800 Amp, 277/480V

BUILDING E

- ±80,858 SF
- ±30' Clear Height
- ESFR Sprinkler System
- Dock High and Grade Level Loading
- Divisible to ±18,122 SF
- 2,000 Amp, 277/480V

BUILDING C

- ±93,664 SF
- ±24' Clear Height
- Truckwell and Grade Level Loading
- ESFR Sprinkler System
- 170' Truck Court
- Divisible to ±6,402 SF
- 2,800 Amp, 277/480V

New Spec Suite Completed Free Rent Promotion

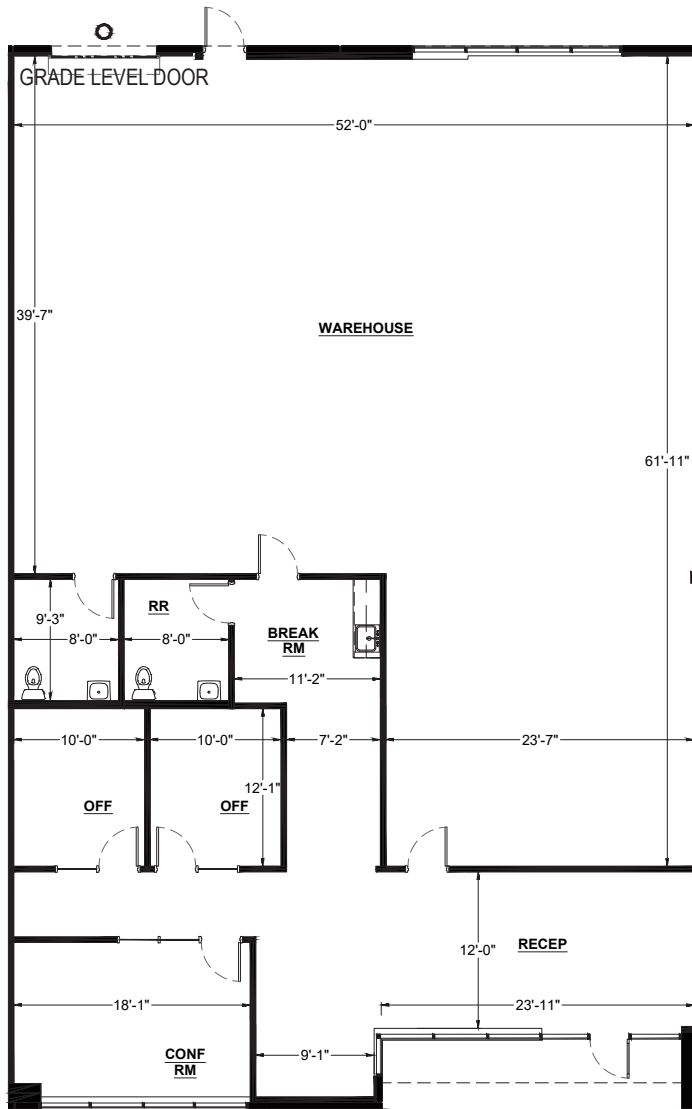
One month of free rent per
each lease year signed

Suite Area
±4,213 SF

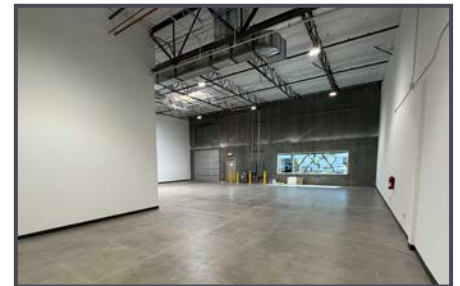
Office Area
±1,471 SF

1 GL Door

100% HVAC



Building Key Plan



NOT TO SCALE
ALL MEASUREMENTS
ARE APPROXIMATE

FOR MORE INFORMATION, PLEASE CONTACT US:

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Available Oct. 2026

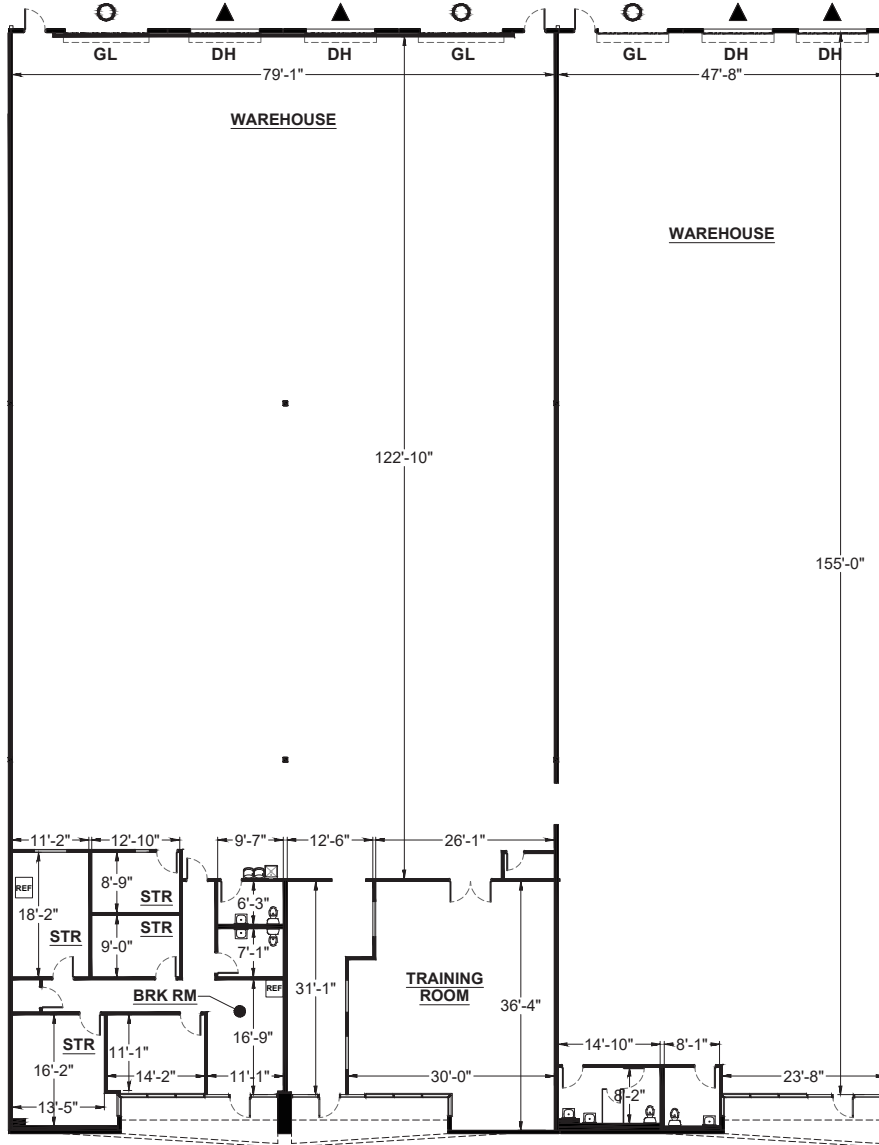
Suite Area
±20,603 SF

Office Area
±3,250 SF

3 GL Doors

4 DH Doors

100% HVAC



Building Key Plan



NOT TO SCALE

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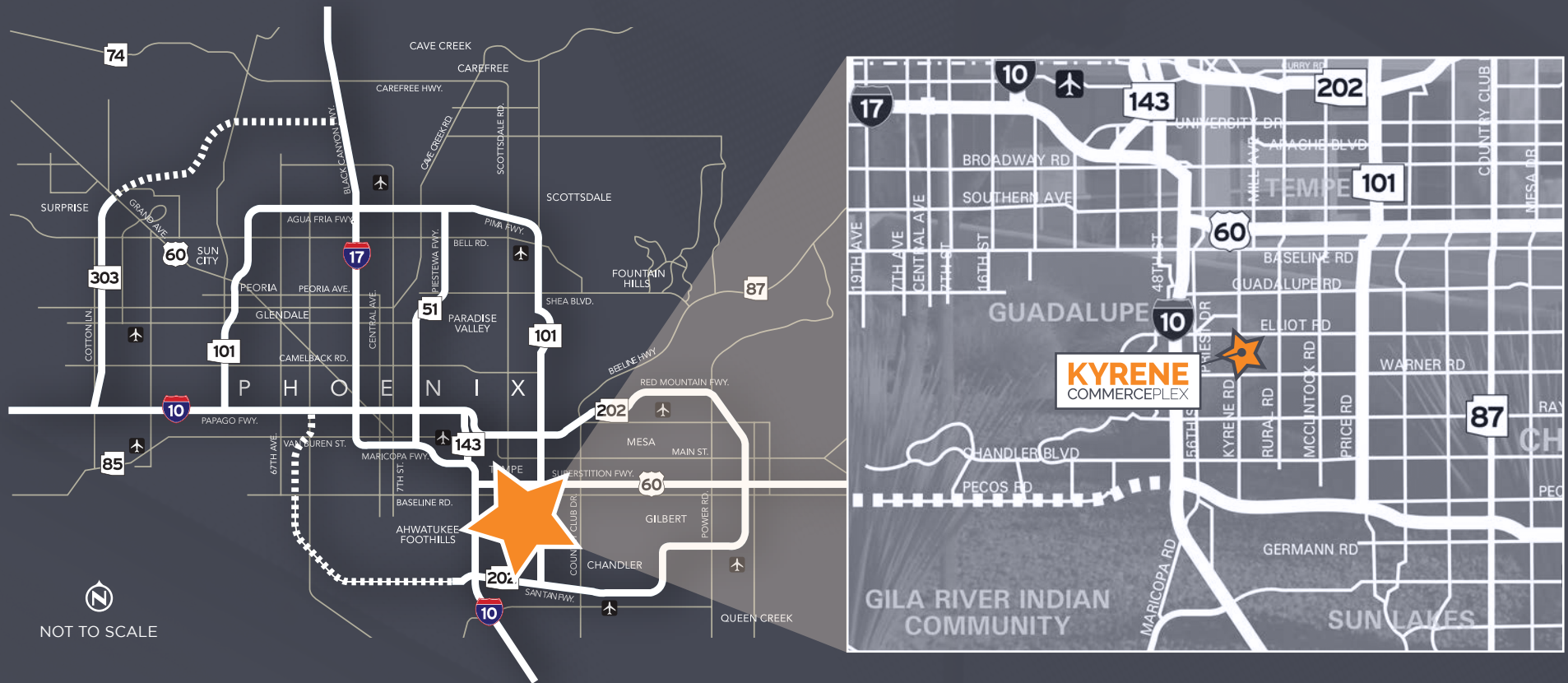
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