

FOR LEASE

2055 EAST WARNER ROAD

*±22,848 SF Office Space in Tempe
with convenient freeway access.*

TEMPE, AZ 85284



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Mathews



PROPERTY HIGHLIGHTS

Total building size is $\pm 22,848$ RSF

On ± 1.82 AC ($\pm 79,437$ SF) per
Maricopa County Assessor

Built in 2002

Zoning is RO, City of Tempe

Freeway access to Loop 101, Loop
202, and US 60

13 miles from Sky Harbor International
Airport

85 Parking spaces available
(3.72/1,000 Ratio)

± 2 MIN
DRIVE TO LOOP 101

± 7 MIN
DRIVE TO LOOP 202

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	10,444	125,552	342,013
2025 ESTIMATED	10,200	122,011	336,215
2030 PROJECTED	9,608	116,461	324,475

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 CENSUS	4,267	50,135	138,156
2025 ESTIMATED	4,144	49,554	138,598
2030 PROJECTED	3,983	48,338	136,401

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	\$172,526	\$140,528	\$121,672
2030 PROJECTED	\$171,511	\$139,293	\$120,895

Data Source: ©2026, Regis



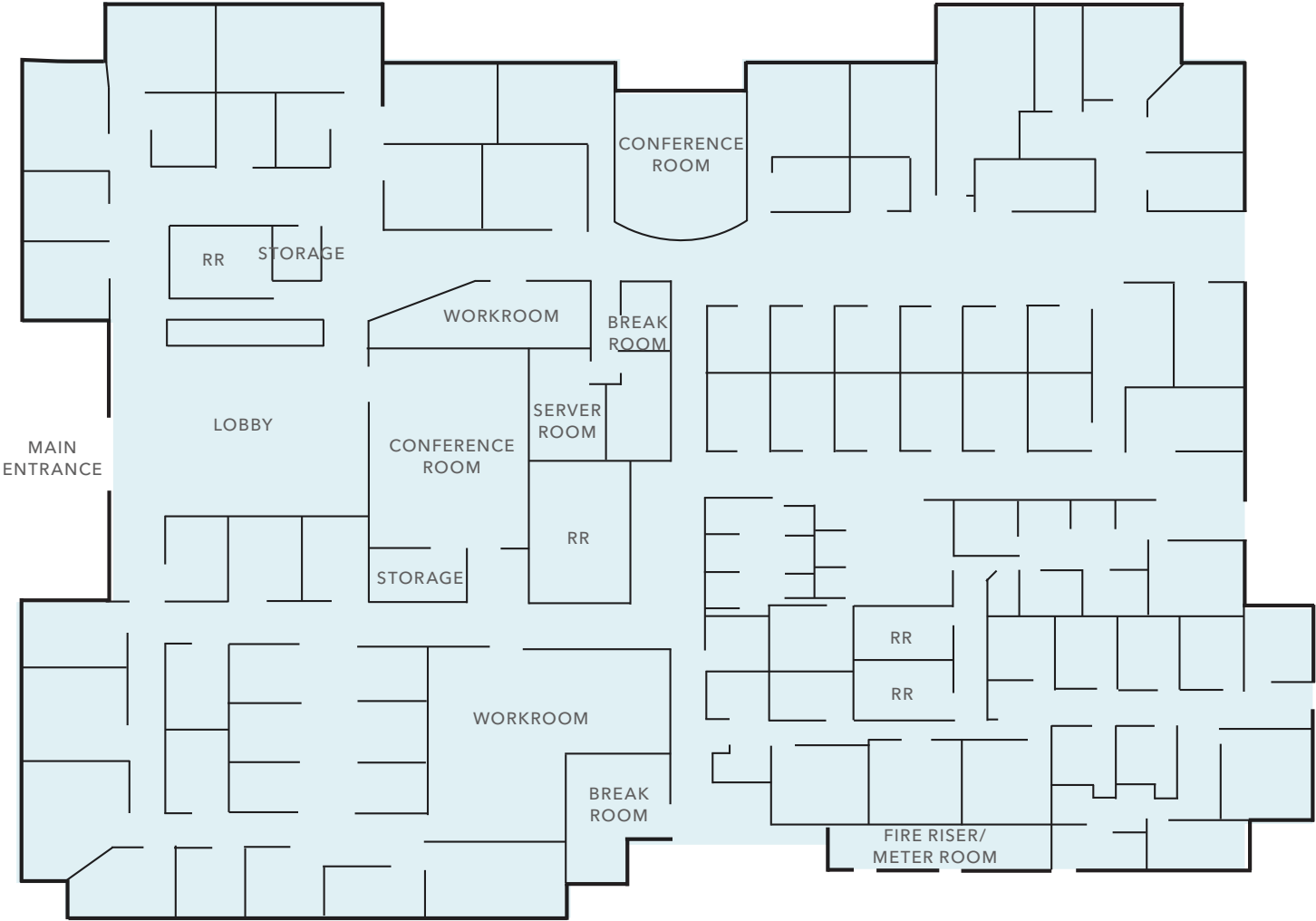
FIRST FLOOR PLAN

±22,848 SF

AVAILABLE

NNN

LEASE TYPE





2055 E WARNER RD

*For more information on
this property, please contact*

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