

## OFFICE SPACE FOR LEASE

# 1631

E GUADALUPE RD

TEMPE, AZ



**CBRE**

# 1631

E GUADALUPE RD

TEMPE, AZ

## Space Available FOR LEASE

SUITE	SQ. FT.	LEASE RATE
100	±1,218 SF <sup>1</sup>	\$22.50/SF Modified Gross Tenant pays electric and janitorial
102	±1,392 SF <sup>1</sup>	\$22.50/SF Modified Gross Tenant pays electric and janitorial <i><sup>1</sup>Contiguous to ±2,610 SF</i>
105	±1,099 SF	\$18.00/SF Modified Gross Tenant pays electric and janitorial
200	±1,543 SF <i>Available 08/01/2026</i>	\$17.00/SF Modified Gross Tenant pays electric and janitorial



**±8,282 SF**

Multi-Tenant  
2-Story Office



**Lease Rate**

\$17.00 - \$22.50/SF  
Modified Gross



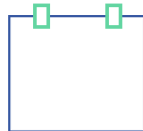
**Parking Ratio**

3.9/1,000 SF



**Amenities**

Shopping, Dining,  
Lodging & Entertainment



**Monument**

Signage Available



**Easy access**

from Loop 101,  
US 60 & I-10

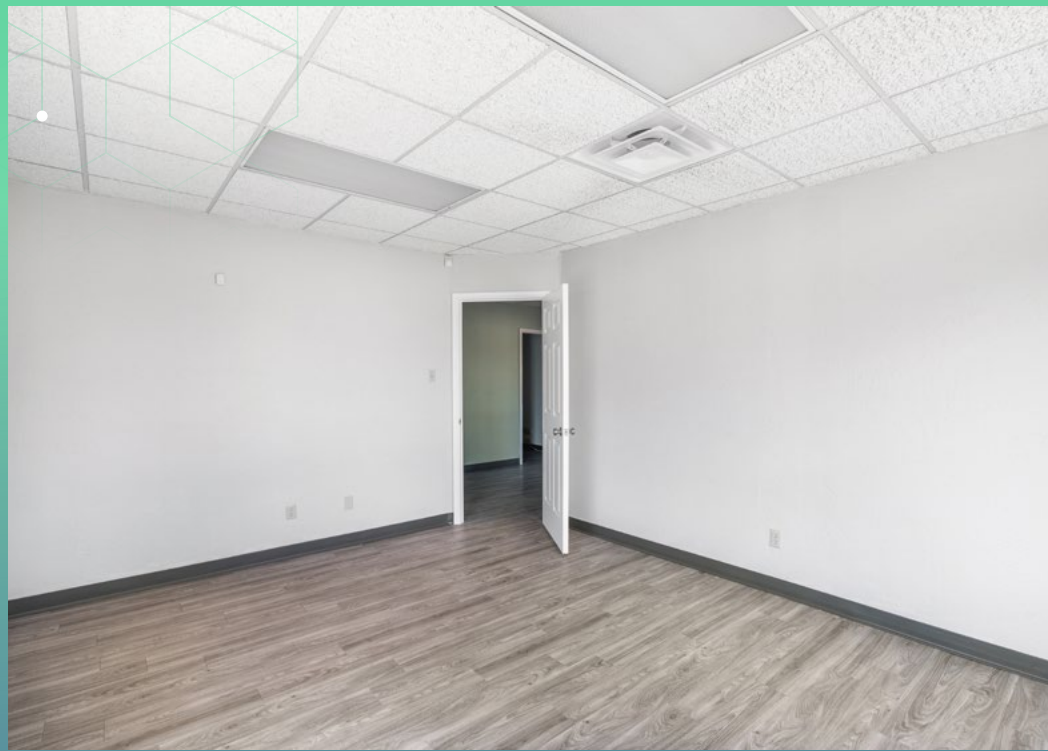
- ◆ Suites move-in ready with own restroom
- ◆ Walk up access to suites
- ◆ Parking lot and landscaping recently renovated
- ◆ Ideal Tempe location with easy access from major freeways
- ◆ High Traffic Counts
  - Guadalupe Rd - ±20,902 vpd
  - McClintock Rd - ±26,791 vpd
- ◆ Vibrant economic environment surrounded by service-oriented amenities and educational institutions
- ◆ Diverse selection of dining with a variety of restaurants and cafes
- ◆ Entertainment options including movie theaters, parks, and cultural attractions
- ◆ Retail stores, shopping centers and boutique shops



**FOR LEASE** 1631 E Guadalupe Rd | Tempe, AZ

**CBRE**









Surrounded by retail, dining, entertainment, healthcare and educational institutions

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E GUADALUPE RD  
TEMPE, AZ

McClintock Dr

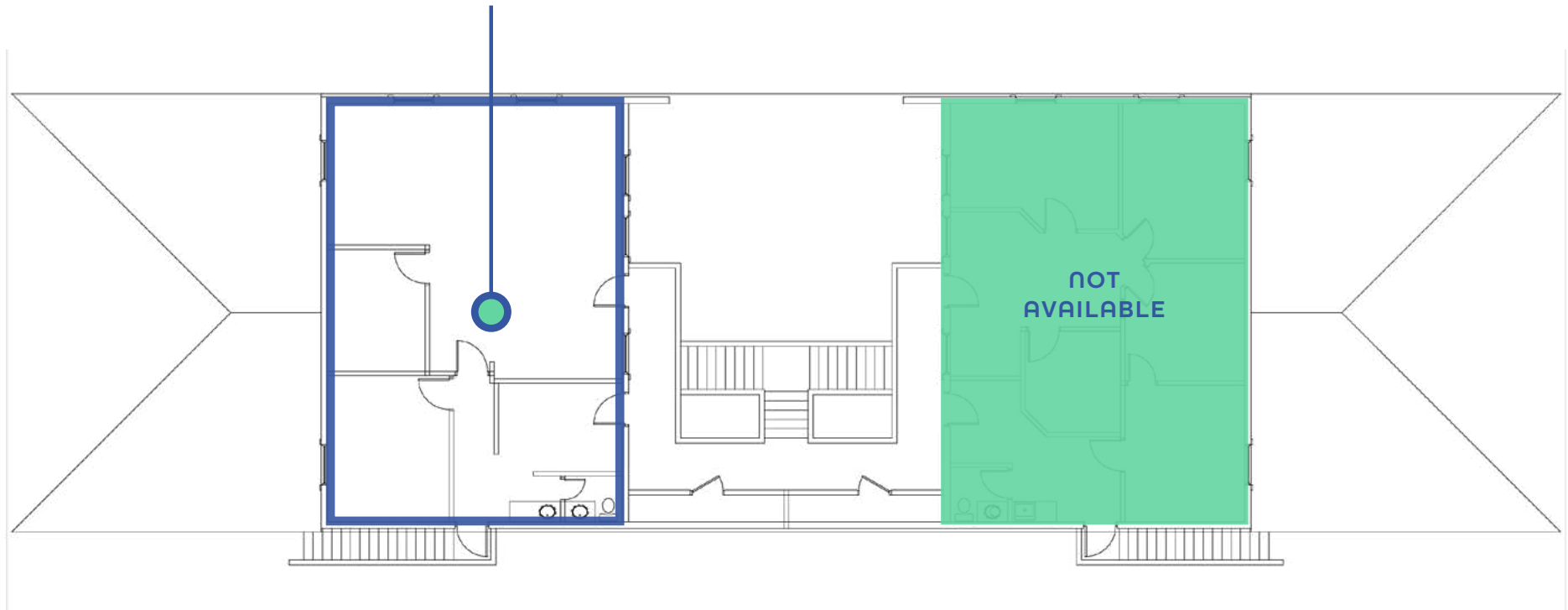
Guadalupe Rd


N Not to Scale



2nd Floor

Suite 200  
±1,543 SF  
Available 08-01-2026



 Not to Scale

# 1631

E GUADALUPE RD

TEMPE, AZ

## C O N T A C T S

**Jamie Swirtz**

+1 602 735 5630

jamie.swirtz@cbre.com

**Joe Pequeno**

+1 602 735 5613

joe.pequeno@cbre.com

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