

TEMPE INDUSTRIAL / FLEX PROPERTY FOR LEASE

910 S HOHOKAM DR | TEMPE, AZ 85281

DOWNTOWN
PHOENIX



LEVROSE
COMMERCIAL REAL ESTATE



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PROPERTY DETAILS



LEASE RATE:
\$1.30/SF NNN
(NNNs: \$0.16/SF)



AVAILABILITY:

East Building:
Suite 101: ±6,600 SF*
Suite 102: ±4,000 SF
Suite 103: ±6,000 SF**
Suite 104: ±6,000 SF**

West Building:
Suite 109 : ±2,000 SF
Suite 110: ±1,600 SF
Suite 111/112: ±3,600 SF****
Suite 113/114: ±3,600 SF****
Suite 118: ±1,600 SF***



BUILDING SIZE:
±62,150 SF



LOT SIZE:
±160,043 SF



ZONING:
GID, Tempe



PARKING:
80 Spaces



PARCEL:
139-48-004S



YEAR BUILT:
1974

PROPERTY HIGHLIGHTS

- Close proximity to ASU
- 3 Phase power
- Multi-tenant industrial
- Recently paved parking lot
- New roof & paint
- Multiple grade level doors
- Multiple truck wells
- 22 total suites
- Excellent freeway access (143, 101, 202, US60)
- Suites 103 & 104 have ±2200 Amps, 208V, 3 Phase
- Suite 109: 10'x10' grade level door & ±15' clear height

*Suite 101 is available July 1, 2026

**Suites 103 & 104 are 100% HVAC & can be contiguous

***Suite 118 is available on August 1, 2026

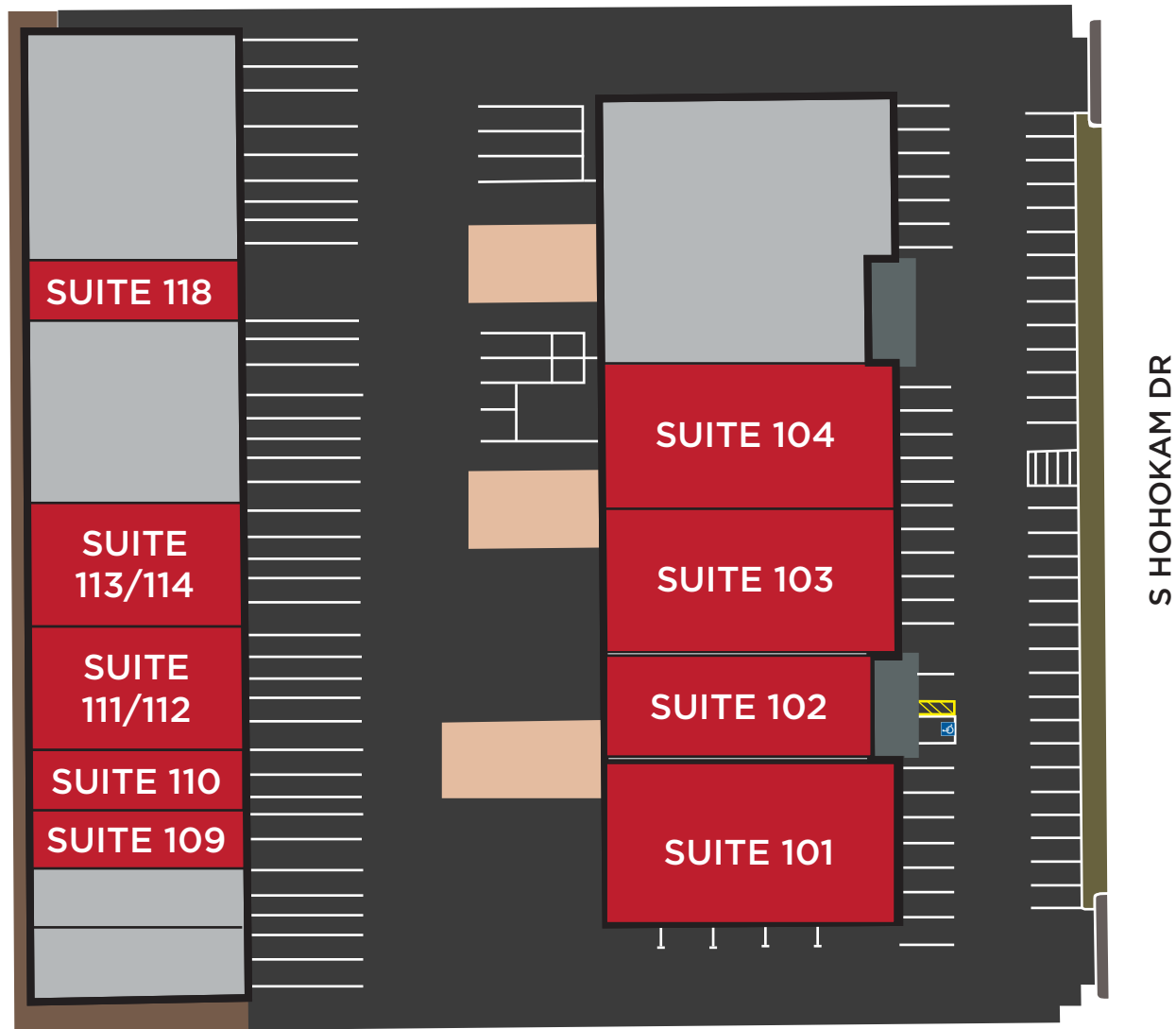
**** Suites 111/112 & 113/114 are contiguous with a passthrough



PROPERTY PHOTOS



SITE PLAN



INTERIOR PHOTOS | SUITE 102



INTERIOR PHOTOS | SUITE 109

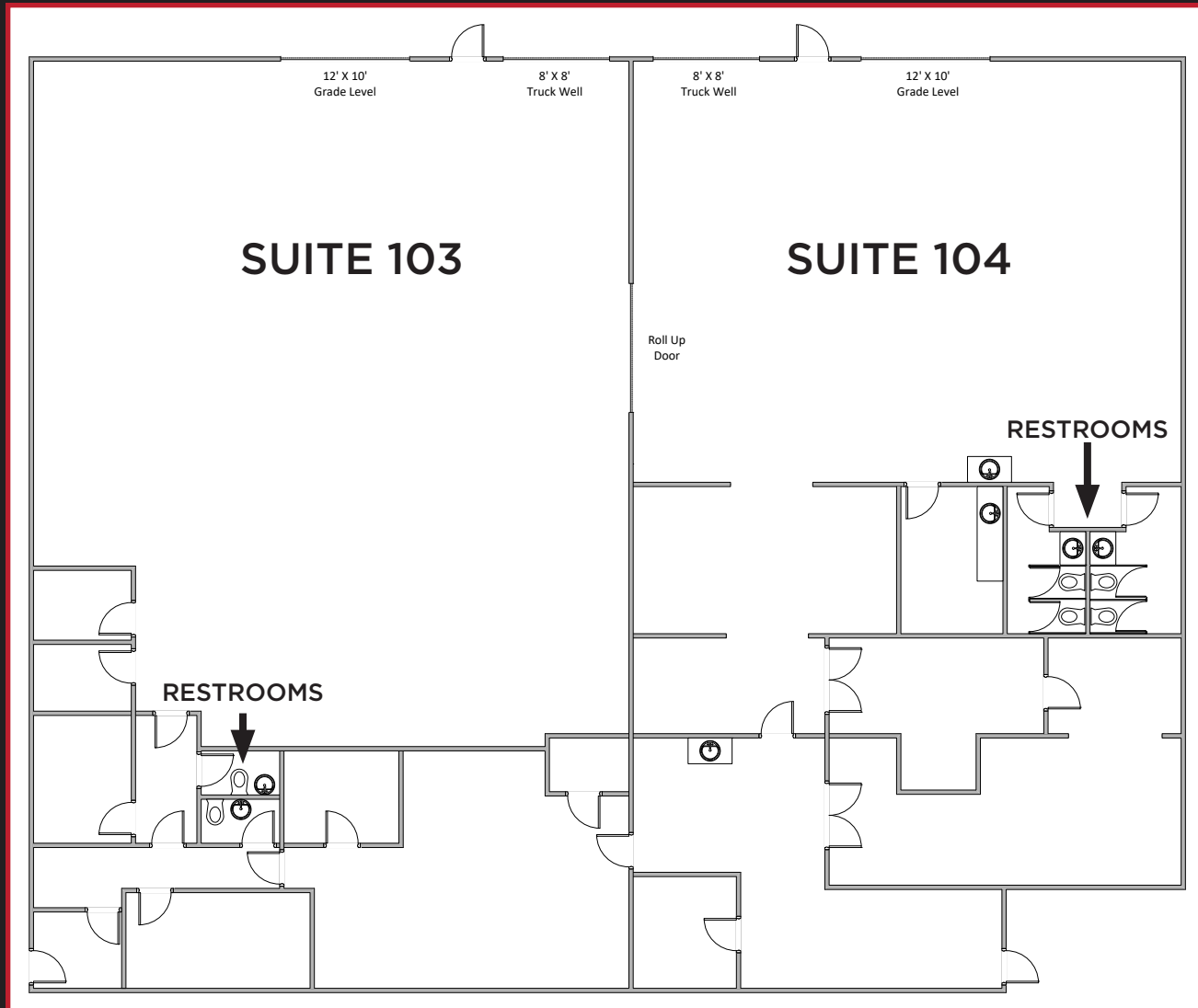


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FLOOR PLAN

Suites 103 & 104:

±6,000 - ±12,000 SF



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AERIAL

LOOP 202

ARIZONA 51

ARIZONA 143

LOOP 202

LOOP 101

US 60

US 60

INTERSTATE 10

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

US 60

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

SITE

ASU

Harkins THEATRES
ROSS DRESS FOR LESS
World Market
Marshall's
TARGET
Rack BEST BUY
sam's club

PillPack by amazon pharmacy
AVNET
DriveTime
ASM WASTE MANAGEMENT
amazon
PEPSICO
EWING OUTDOOR SUPPLY
PARKER & SONS
ZipRecruiter
OnTrac
ASPEN UNIVERSITY

University of Phoenix

reece aetna
labcorp

GRAINGER

MICROCHIP
Medtronic
Broadway Curve

DIABLO STADIUM
COMPLEX

SUN ORCHARD

ARIZONA MILLS



CITY OVERVIEW

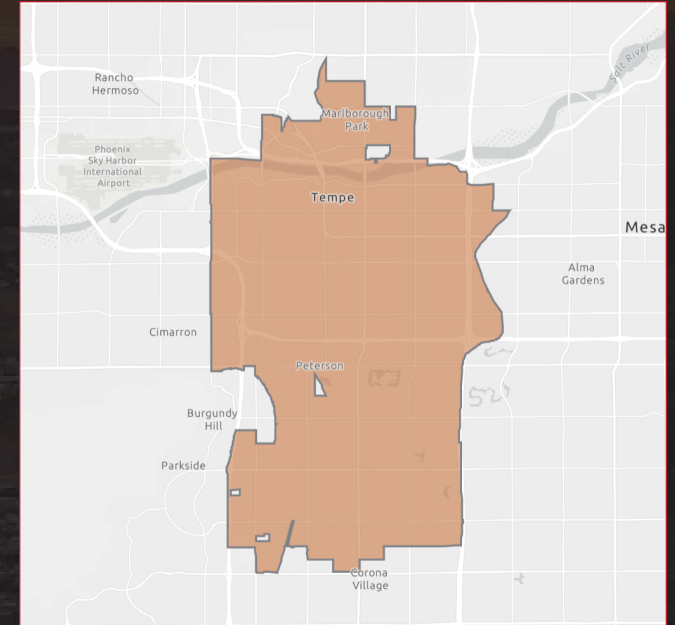
TEMPE, AZ



132K +
TOTAL POPULATION



\$99K +
AVG HH INCOME



INTEGRATED EMPLOYMENT & INFRASTRUCTURE ZONE

Tempe stands out as one of Greater Phoenix's most transit connected and employment dense communities. The city benefits from immediate access to Sky Harbor International Airport, major freeway networks, and Valley Metro's light rail and streetcar systems. Home to over 225,000 jobs and a strong base of bioscience, tech, and academic institutions, Tempe's growth is closely tied to Arizona State University's expanding innovation districts. Investments in smart city infrastructure and sustainability initiatives further reinforce its role as a regional center for forward-thinking development.

VIBRANT URBAN CORE & CULTURAL ENERGY

Tempe continues to fuel real estate momentum through its unique combination of culture, education, and walkability. The city hosts more than 50 annual events and festivals, anchors Big 12 athletic facilities, and boasts attractions such as Tempe Town Lake, Mill Avenue, and Tempe Center for the Arts. The addition of lakefront developments and projects like Culdesac Tempe—America's first car-free community—bolsters multifamily and mixed use demand. Tempe's combination of urban living and lifestyle infrastructure positions it as a magnet for employers and professionals.

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