



Tempe Corporate Center
4515 S McClintock Dr
Tempe, AZ 85282



Thomas Bean, CCIM

+1 (602) 393-6790 • thomas.bean@naihorizon.com

Dylan Whitwer

+1 (602) 393-6609 • dylan.whitwer@naihorizon.com

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Property Details

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Location

- Easy access to US-60 & Loop 101 Freeways
- Centralized location in Tempe
- Close to ASU, Banner Desert Hospital, Tempe St. Luke's, retail, and restaurants

Building

- General & medical office space
- TIs available based on terms, etc
- Parking — 8:1,000
- Recent property upgrades

Availabilities

- Suite 116 | 1,142 SF — \$24.00 PSF
- Suite 208 | 2,200 SF — \$24.00 PSF | General/Medical Office
- Suite 212 | 2,604 SF — \$24.00 PSF

Demographics

	1 Mile	3 Miles	5 Miles
Population	15,632	170,253	378,052
Average HH Income	\$82,763	\$60,130	\$63,041
Average Age	37.3	31.2	32.4

Traffic Counts

	VPD
Superstition Fwy (US-60)	324,912
S McClintock Dr	37,062



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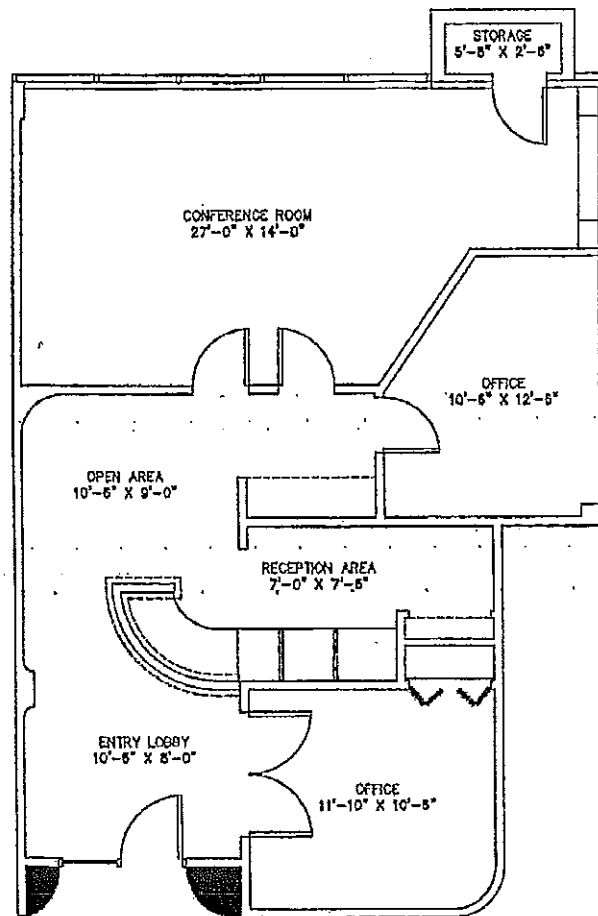
Suite 116

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Suite 116 | 1,142 SF | As-Built

Office

\$24.00/SF, Full Service



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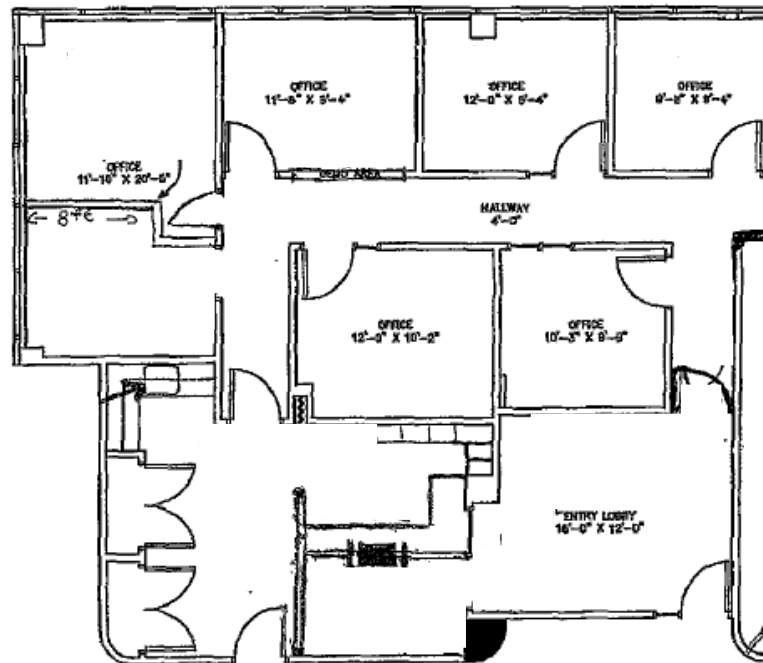
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Suite 208

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Suite 208 | 2,200 SF | As-Built

General Office/Medical Office
(Medical TI's to be negotiated)
\$24.00/SF, Full Service
Available Now



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Suite 212

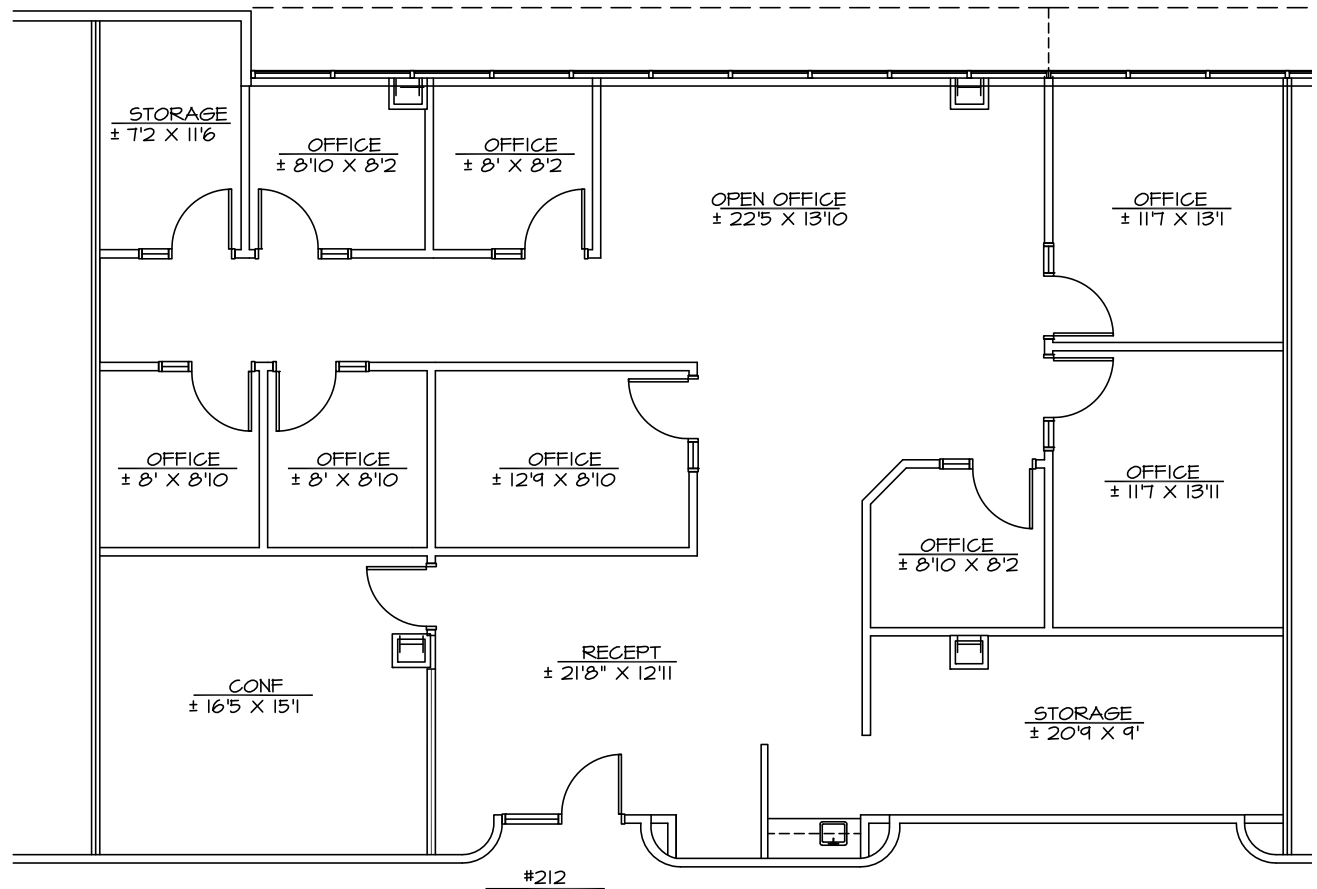
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Suite 212 | 2,604 SF | As-Built

Office

\$24.00/SF, Full Service

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Property Photos

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Property **Photos**

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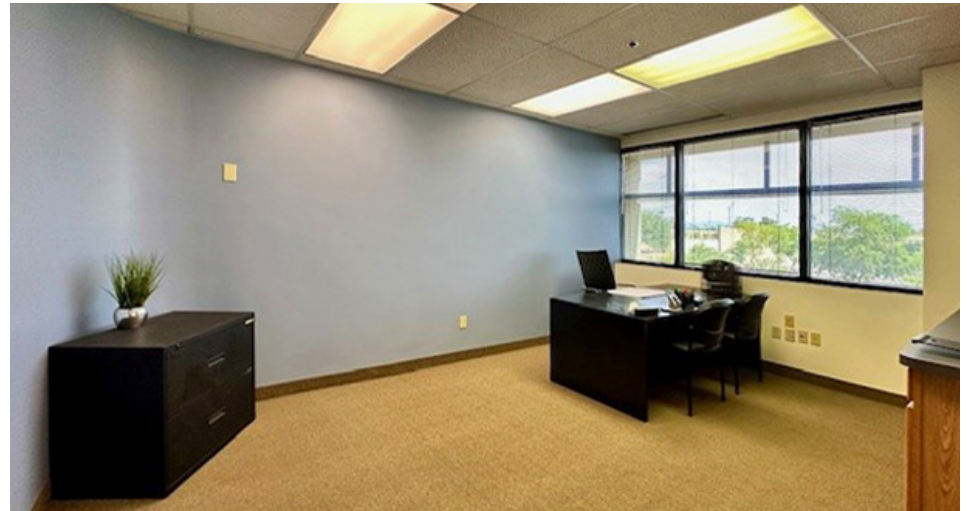
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Suite 217 Photos

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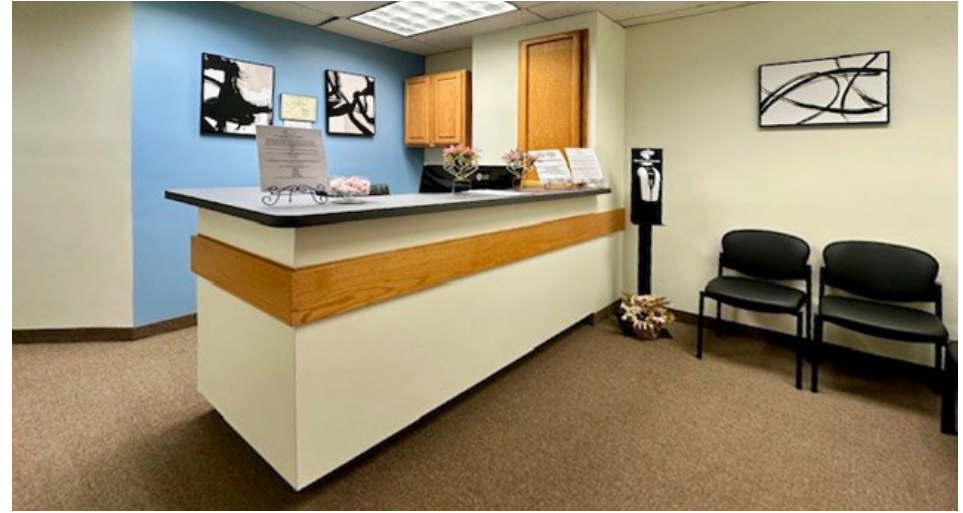
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