

Professional Office Space

AVAILABLE FOR LEASE

5777 S RURAL RD | TEMPE, AZ 85283



THE LEROY
BREINHOLT
TEAM

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



Professional Office Space with Prime Tempe, AZ Location

AVAILABLE FOR LEASE

This professional office building offers an exceptional leasing opportunity in a highly desirable Tempe location. Fronting South Rural Road, the property provides excellent street visibility and straightforward access for both clients and employees.

The multi-tenant layout is highly adaptable, offering flexible suite configurations that include the option to combine available spaces for a larger contiguous footprint.

Supported by a highly accommodating parking arrangement, this property creates a convenient and professional environment ideally suited for a variety of growing businesses.

Property Summary

Address	5777 S Rural Rd Tempe, AZ 85283
Building Size	6,308 SF
Year Built	1974
Tenancy	Multiple
Zoning	R-O
Parking Ratio	5.2/1,000
Available	Suite 1 (±878 SF) Suite 3 (±1,138 SF) Suites Contiguous up to ±2,016 SF
Lease Rate	Contact Agent



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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AVAILABLE

Suite 1

±878 SF

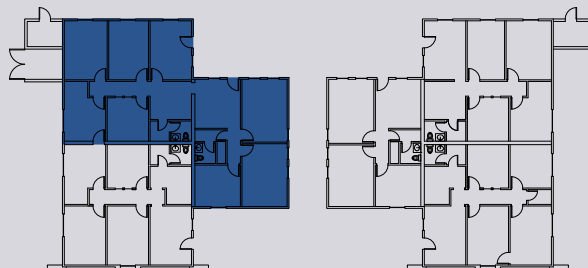
- Reception
- 2 Offices
- Restroom

Suite 3

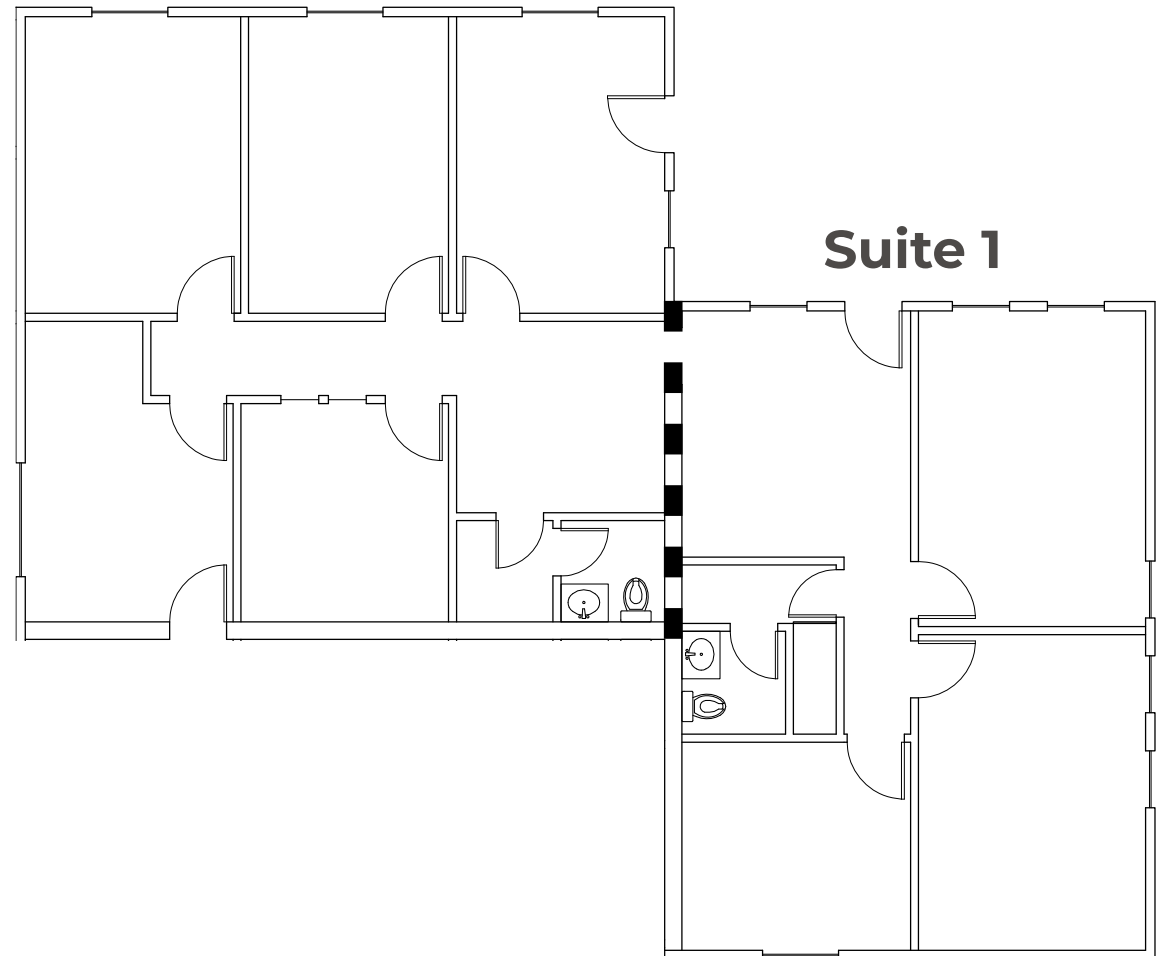
±1,138 SF

- Reception
- 4 Offices
- Restroom

**Contiguous up to
±2,016 SF**



Suite 3

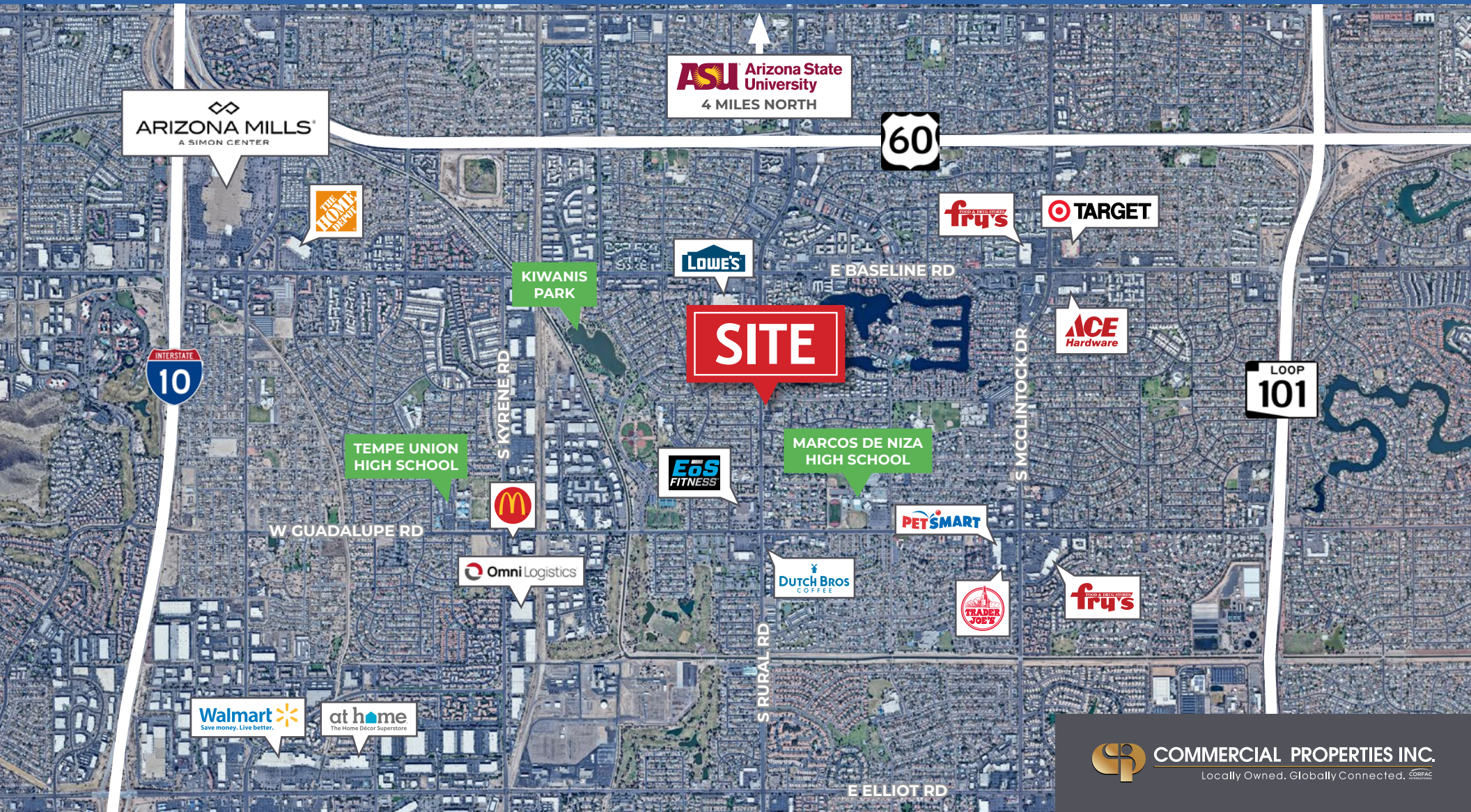


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Prime Tempe Location

Strategically positioned in Tempe, this office space offers unparalleled connectivity with seamless access to Interstate 10, the US 60, and Loop 101. The surrounding area boasts a robust demographic profile, featuring a daytime employment base of over 223,000 professionals within a five-mile radius to support your growing team. Situated just four miles south of Arizona State University, the property is woven into a vibrant economic hub. Employees and visiting clients will also appreciate the abundance of nearby retail and lifestyle amenities, including Arizona Mills and diverse local dining and shopping options.



Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	16,489	127,437	369,843
Annual Growth 2020 - 2025	0.1%	0%	0.3%
2025 Households	7,054	51,544	152,084
Median Age	37.1	35.6	34.6
Bachelor's Degree or Higher	45%	43%	40%
Avg HH Income	\$114,185	\$114,267	\$104,057
Total Consumer Spending	\$230.2M	\$1.7B	\$4.8B
Daytime Employment	9,037	68,795	223,894
Businesses	1,364	8,300	22,139
Median Home Value	\$465,177	\$475,873	\$449,847



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