



±18,436 SF SHOWROOM/OFFICE/WAREHOUSE FOR LEASE
1775 E UNIVERSITY DR. TEMPE, AZ 85281



Owned by Cascade Range Investments LLC

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PROPERTY OVERVIEW

±18,436 SF

Space Size

PCC-1, City of Tempe

Zoning

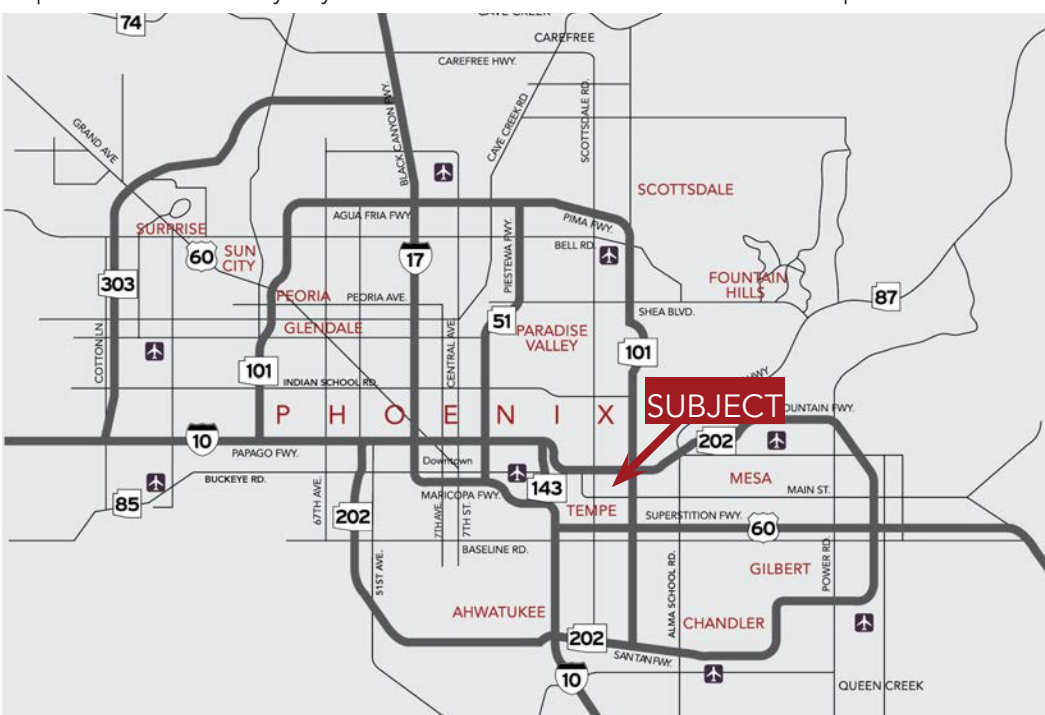
January 1, 2027

Available to Occupy

PROPERTY HIGHLIGHTS

- \$1,500,000 Interior & Exterior Remodel Completed in 2024
- Built in 2006
- 16' Clear Height in Warehouse
- 100% Air Conditioned
- Two (2) 14' Grade Level Doors
- 57 Parking Spaces
- Prime Showroom/Office/Warehouse
- Close to ASU and Several Freeways

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



The owner has made a substantial investment in transforming this property into one of the finest showroom/office/warehouse buildings in Tempe. Approximately \$1.5 million was invested in a complete interior & exterior renovation completed in 2024, creating a modern corporate environment rarely found in industrial properties. The property offers an outstanding Tempe location less than one mile from Arizona State University, with excellent access to Loop 202, SR-143, Loop 101 and I-10, making it an ideal headquarters, showroom, manufacturing or technology facility.

Site Features	Building Features	Office Features	Warehouse Features
±21,136 SF building ±1.42-acre site (61,892 SF) 57 parking spaces - Four total points of ingress/egress - Frontage on University Drive - Additional access from McClintock Road - PCC-1 Zoning, City of Tempe - Professionally landscaped - One mile from Arizona State University - Approximately 5 miles to Sky Harbor Airport - Excellent access to Loop 202, SR-143, Loop 101 and I-10 - Surrounded by numerous restaurants, retail services and hotels - Centralized location that allows easy access to the entire Metro Phoenix area	- Masonry construction - Built in 2006 - Approximately \$1.5 million interior & exterior renovation completed in 2024 - Modern architectural exterior - Exceptional corporate image - Fully air conditioned - Visibility from University Drive - Move-in ready condition - Prominent building signage possible - Ideal corporate headquarters environment +@ 800 AMPS 208Y/120V, 3-Phase power available - Possible outdoor area for temporary displays & demonstrations	- Approximately 5,400 SF (+-30%) - High-end corporate showroom - Executive-quality offices (3 with private restrooms) - Contemporary interior finishes - Luxury executive break room with designer kitchen - Premium employee lounge and kitchen - High-end restrooms with artistic epoxy floors - Two separate smaller “flex” areas adjacent to the main showroom - Extensive glass throughout the showroom areas - Excellent natural light - Showroom front windows slide open - Ideal for technology, manufacturing, showroom or headquarters users	- Approximately 13,000 SF (+-70%) +16’ clear height - Fully air conditioned and insulated - Two 14-foot grade level loading doors - Open warehouse layout - Separate space suitable for secure storage - Smaller work, tool or storage area - Epoxy Floors - LED lighting - Large ceiling fans - Patio on south side - Long driveway next to loading doors to facilitate truck access - Pristine, well-maintained warehouse Miscellaneous - APN 132-60-035 - Utilities by City of Tempe / SRP - Available for occupancy January 1, 2027

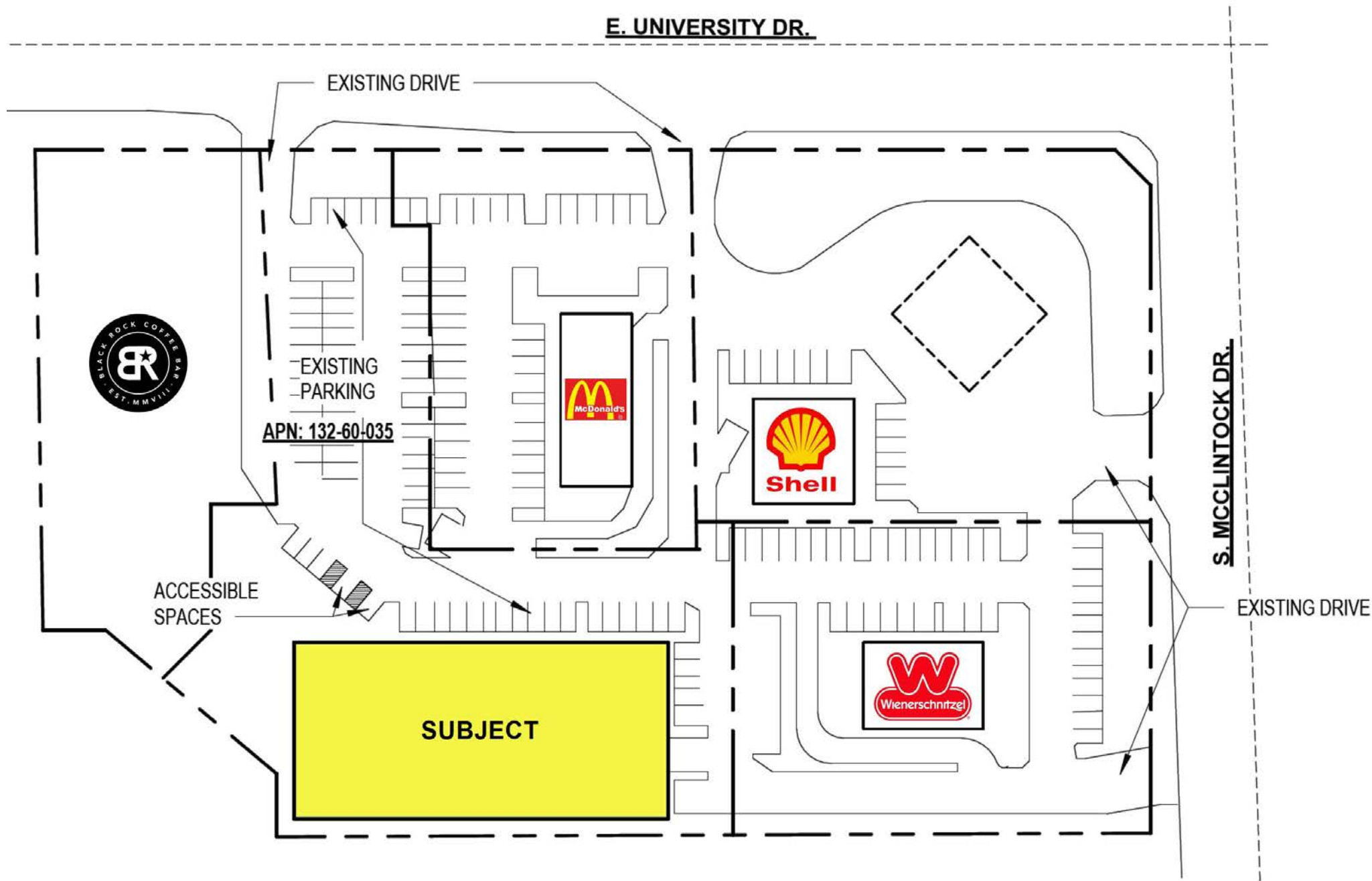


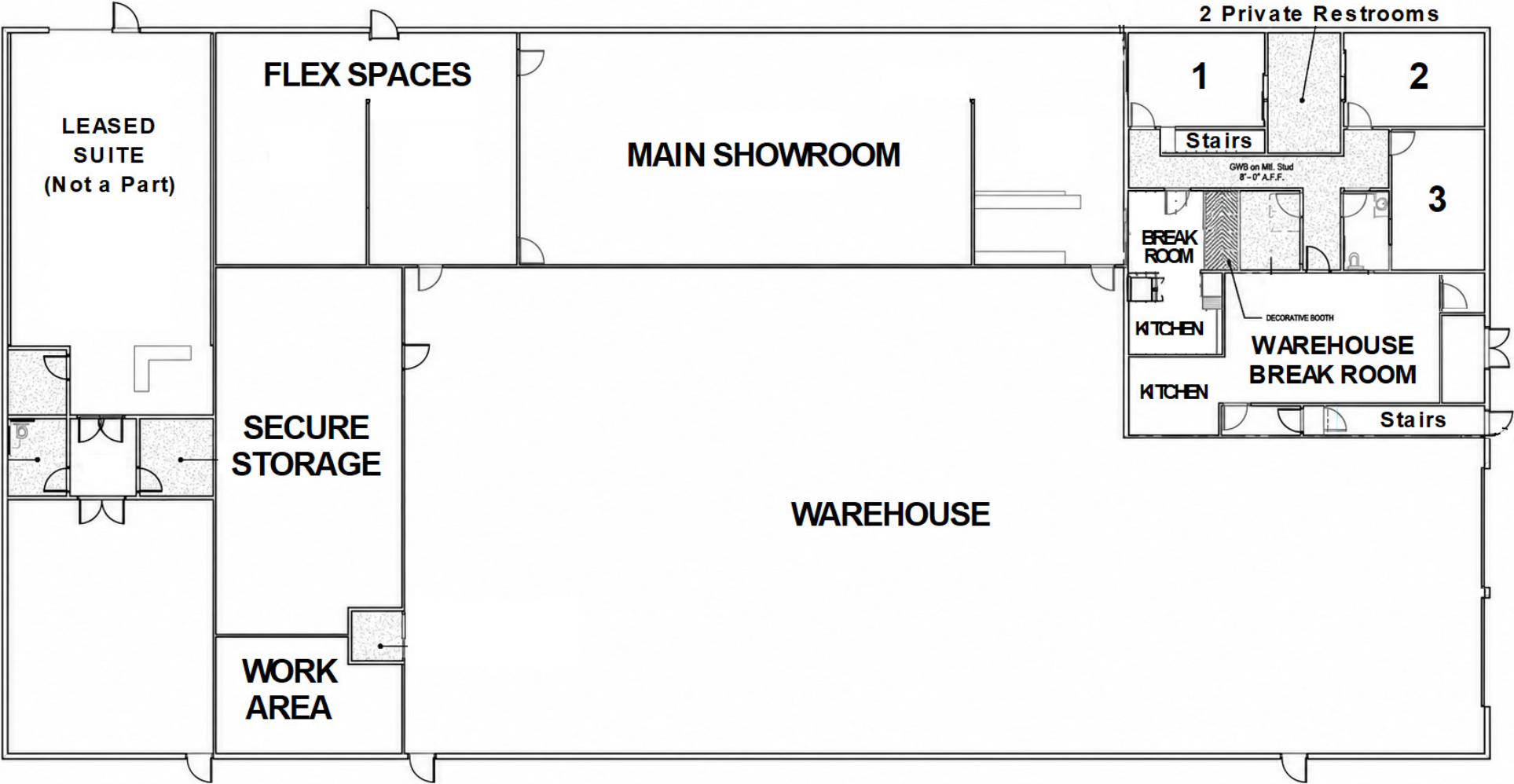




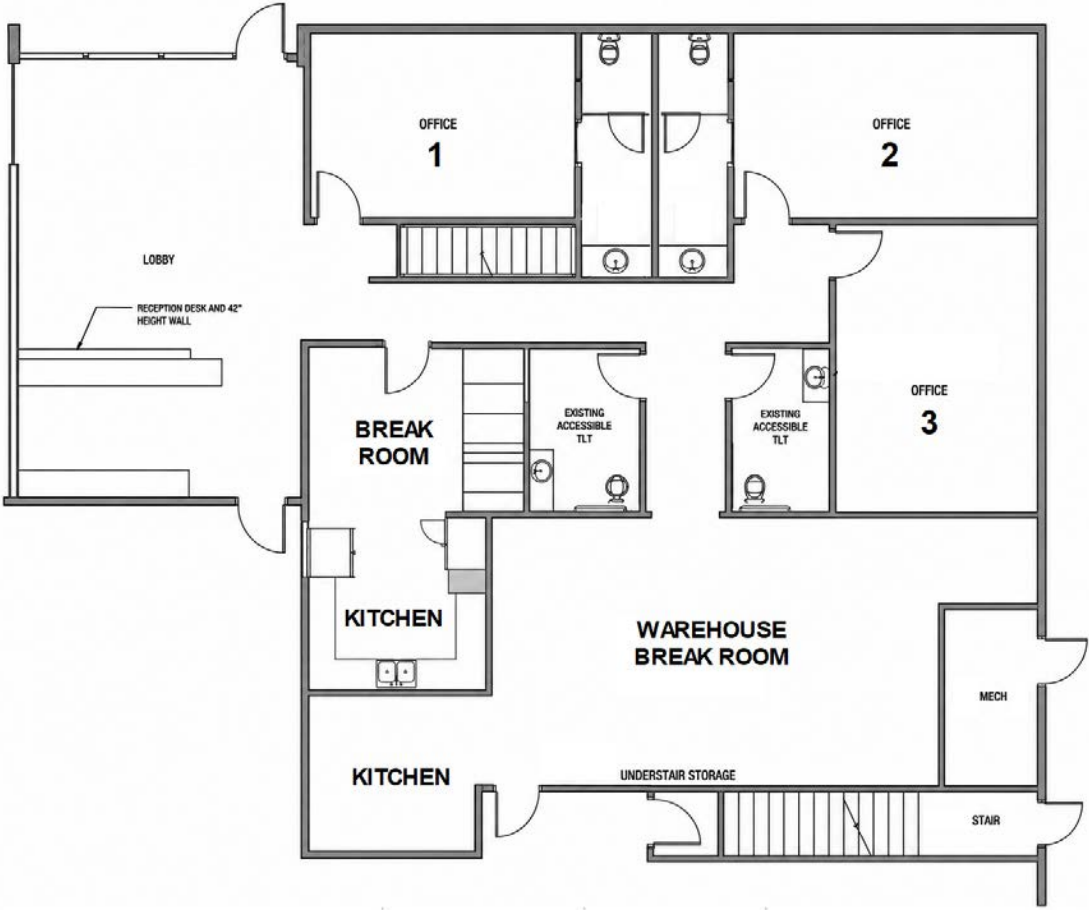








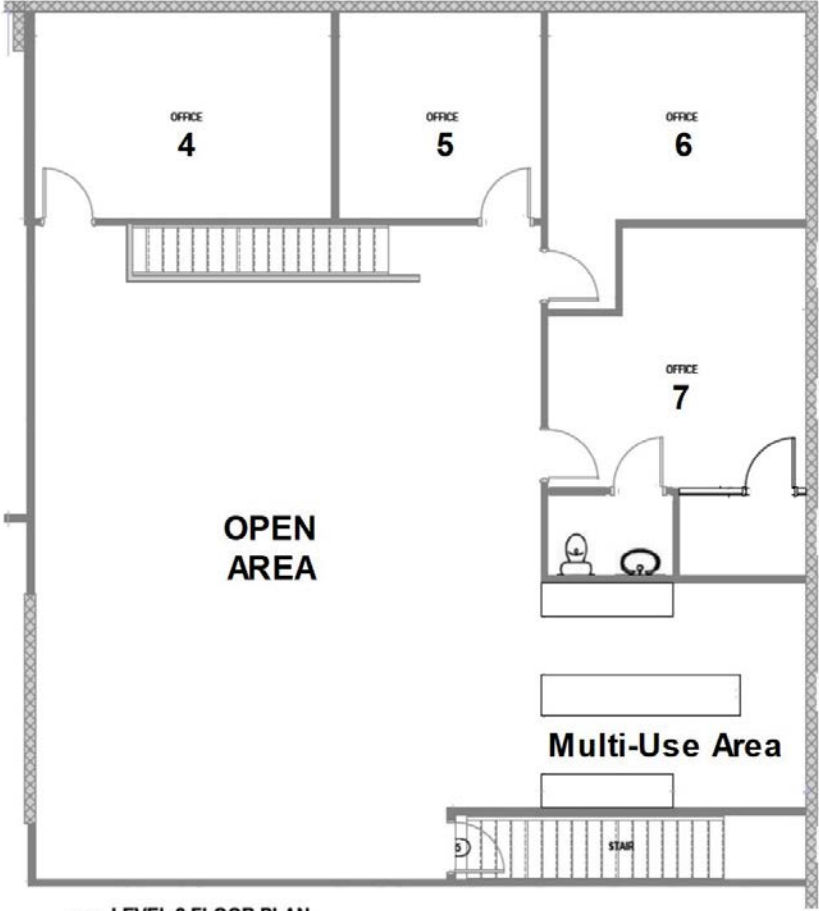
FIRST FLOOR



1 LEVEL 1 FLOOR PLAN - ENLARGED OFFICE AREA



SECOND FLOOR



3 LEVEL 2 FLOOR PLAN



