



SUITE 1: ±7,065 SF
SOLAR PANEL SAVINGS, TURNKEY OFFICE BUILDOUT, MULTIPLE PRIVATE OFFICES, & MORE!
\$1.00 PSF BROKER BONUS thru 8/31/26!!!



1835 E 6TH ST, SUITE 1 | TEMPE, AZ 85288

CREATIVE OFFICE SPACE NEAR ASU & TEMPE MARKETPLACE

Exclusively Listed By

Craig Trbovich
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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. 05 15 26



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6TH STREET COMMERCE CENTER

1835 E 6TH ST, SUITE 1 | TEMPE, AZ 85288

[CLICK TO VIEW](#)

AVAILABLE

Suite 1

Office

±7,065 SF

\$18.60/SF/YR

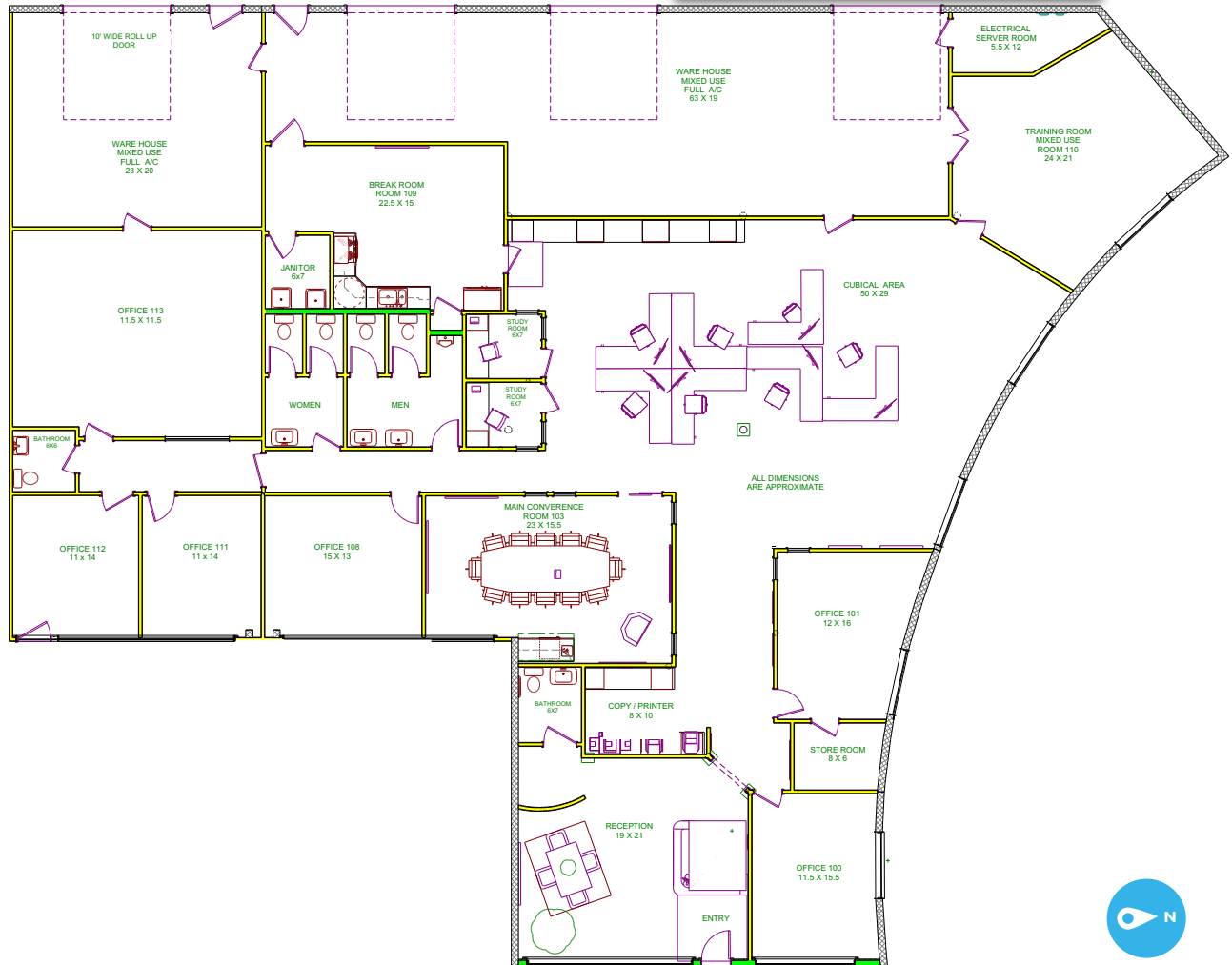
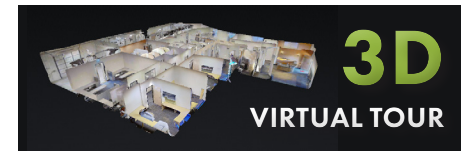
[3D Virtual Tour](#)

SUITE HIGHLIGHTS

- Plug & Play Office-Heavy Flex Suite
- 80% Office
- Open work/Collaboration Area
- Minutes to ASU, Skysong, & Downtown Tempe
- Quick Access to Loop 202, SR-143, US-60, & I-10

NOTE: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

SUITE 1 \$18.60/SF/YR MODIFIED GROSS



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CREATIVE FLEX SUITE NEAR ASU!



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PROPERTY INFORMATION

- 120-208V/200A/3P Power
- Great Tempe Location
- Easy FWY Access
- Parking: 2.27/1,000 RSF
- Exterior Security Cameras
- COX High-speed Internet
- Covered Parking

IDEAL TENANTS

- Creative HQ with Warehouse
- Engineering/Robotics/Tech
- Ecommerce with office-heavy ops & small fulfillment
- Marketing Agency
- Podcast Studio
- Engineering Firm



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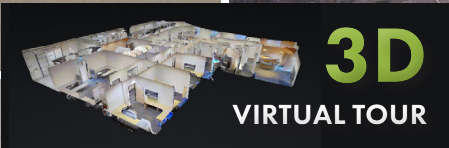
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MOVE-IN READY!



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SCOTTSDALE

TEMPE

MESA

SITE

Waffle House

evit

Banner Health

Mesa Community College

ASU

UBS

Loop 101

Loop 202

Loop 60

Mill Ave

University Dr

Apache Blvd

Broadway Rd

Southern Ave

Rio Salado Pkwy

Dobson Rd

Alma School Rd

Country Club Dr

Logos: Dave's Buster's, Ross, GameStop, Famous World Market, Target, Joppenney, Barnes & Noble, Ulta, PetSmart, Best Buy, Five Below, H&M, Michaels, Harkins, Red Robin, California Pizza Kitchen, Old Navy, Costco, Jiffy Lube, Ace Hardware, OfficeMax, Big Tires, H&R Block, Little Caesars, Sajad, Amazon, Jiffy Lube, AT&T, Sprouts, Walgreens, Arco, Discount Tire, BoSa Donuts, Chase, Outback, McDonald's, BR, Ross, US Foods, Bank of America, Leslie's, Panda Express, Starbucks, Jack in the Box, Subway, OfficeMax, Ace Hardware, Big Tires, H&R Block, Little Caesars, Sajad, Amazon, Jiffy Lube, AT&T, Fry's, Waffle House, evit, Banner Health, Mesa Community College, ASU, UBS, Casino Arizona, Bass Pro Shops, Home Depot, JoAnn, IHOP, Marshalls, Party City, Aspen Dental, Cinemark, Petco, OfficeMax, Chick-fil-e, Popeyes, Burlington, Taco Bell, McDonald's, Carl's Jr., Famous Dave's, Starbucks, Ski Pro, Dollar Tree, Peter Piper Pizza, Panda Express, Bed Bath & Beyond, GNC, BoSa Donuts, Burger King, Fry's, McDonald's, KFC, Popeyes, QuikTrip, Domino's, Pratt's Pets, Food City, Express Car Wash, Family Dollar, MetroPCS, Dollar Tree, Wing Stop, DoubleTree, Red Lobster, Dutch Bros Coffee, Big Lots, Olive Garden, In-N-Out Burger, Chipotle, Baskin-Robbins.

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