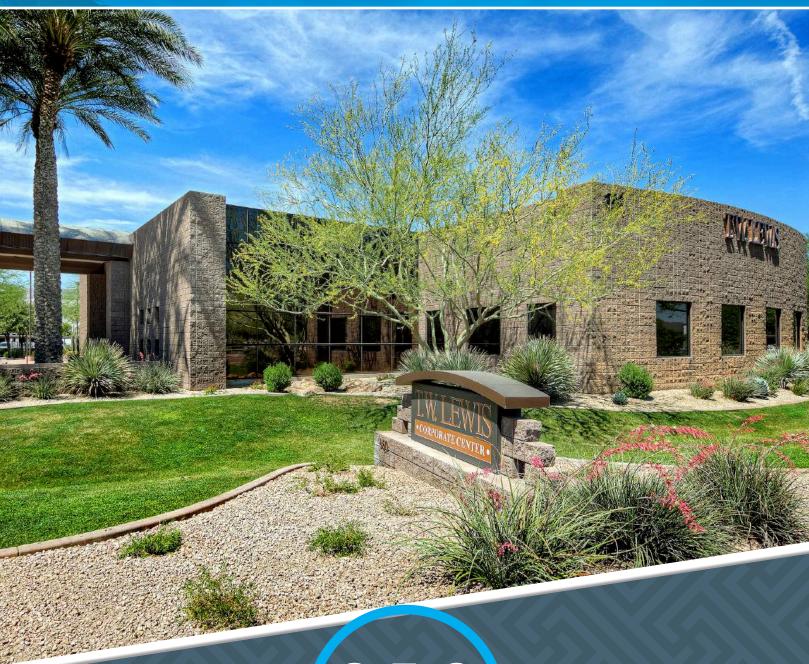
## ±9,820 SF AVAILABLE

FOR LEASE OR OWNER/USER OPPORTUNITY



- Class A Building Fully Furnished
- Elliot Road Signage Opportunity
- Free Covered Parking

850 W. Elliot Road

Tempe, AZ 85284

Suite 101

### FASING

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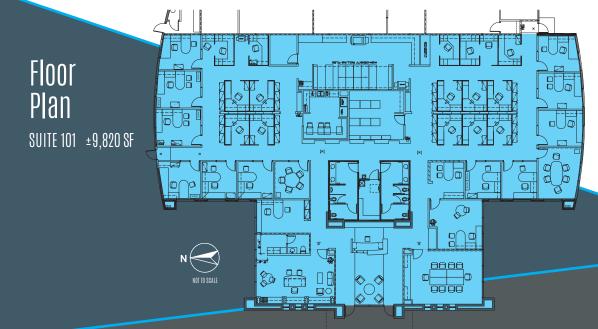
### WILL MAST Vice President +1 602 735 5206 will.mast@cbre.com

**CBRE** 

# 850 W. Elliot Road Suite 101 AVAILABLE $\pm 9,820$

858 W. Elliot Rd.





## Property Features



Suite 101 — ±9,820 SF



Lease Rate: \$19.50/SF Full Service



Class A environment



All operating expenses included



Excellent signage opportunity with exposure on Elliot Rd.



Rich amenities in immediate area



Single-story campus setting



Elevated ceilings throughout



Extensive, FREE covered & non-covered parking; 4.5:1,000



850 W. Elliot Road  $-\pm$  16,000 SF Building 858 W. Elliot Road  $-\pm$  8,960 SF Building



Built in 2001

## Demographics



2017 Population



3 Miles

5 Miles

12,110

123,064

297,116



Projected 2022 Population



3 Miles



13,219

131,553

316,533



Traffic Count

31,684 VPD

Source: Esri, 2017

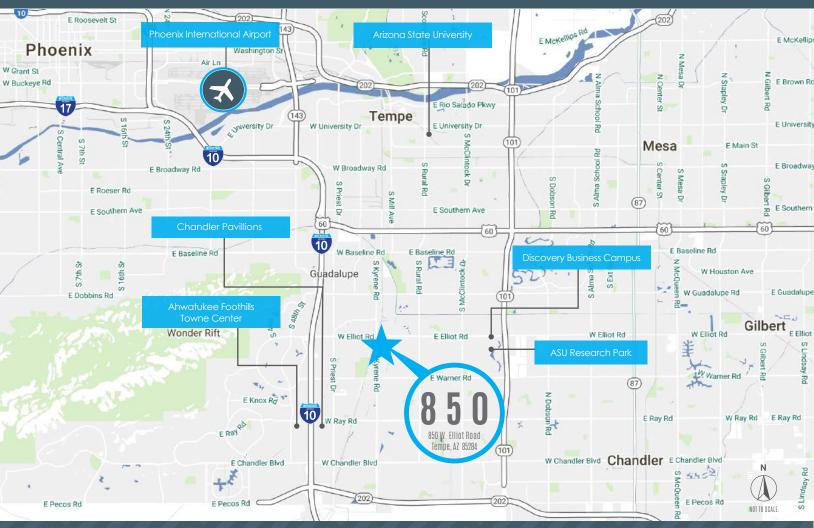








## **Aerial Overview**



### **CBRE**

FOR MORE INFORMATION PLEASE CALL LEASING
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