

**AVISON
YOUNG**

VCA

TRI-CITY ANIMAL HOSPITAL

SUPER PAWS

MEMO'S

RETAIL FOR LEASE

1845

E. BROADWAY RD
Tempe, AZ 85281

Partnership. Performance.

Broadway Plaza

Near major retailers, property is only 2 miles away from Arizona State University and has easy access to major freeways, Loop 101, Loop 202, US Hwy 60 and the I-10. One intersection South of the New Light Rail Transit System which extends from ASU to Loop 101. Beautiful built-out medical suite available.



Linda Robbins, CCIM

Senior Associate

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Revised | August 17, 2017



For Lease

Beautiful built-out medical suite available



OFFERING SUMMARY

Availability:

Suite 116-119 4,347 SF

Suite 120 2,165 SF

Suite 121-124 1,200 to 5,369 SF

Contiguous up to 11,881 SF

Lease Rate: \$14.00 - 16.00/SF (NNN)
Minimum 5 year term

Operating Expenses: \$4.35/SF

Tenant Improvements: Negotiable

Parking: Ample

PROPERTY HIGHLIGHTS

- Close proximity to US-60 and 101 Freeways
- Only 2 miles away from Arizona State University
- Near major retailers
- One intersection South of the new Light Rail Transit System which extends from ASU to Loop 101
- Beautiful built-out medical suite available



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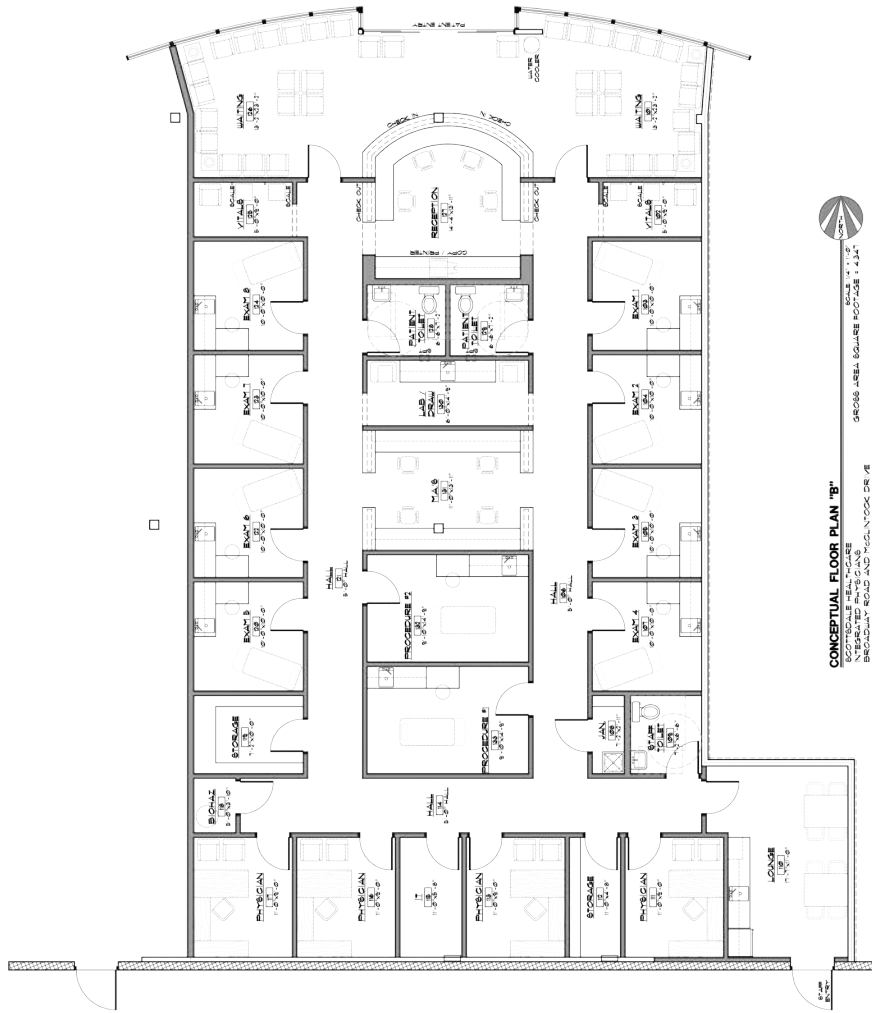
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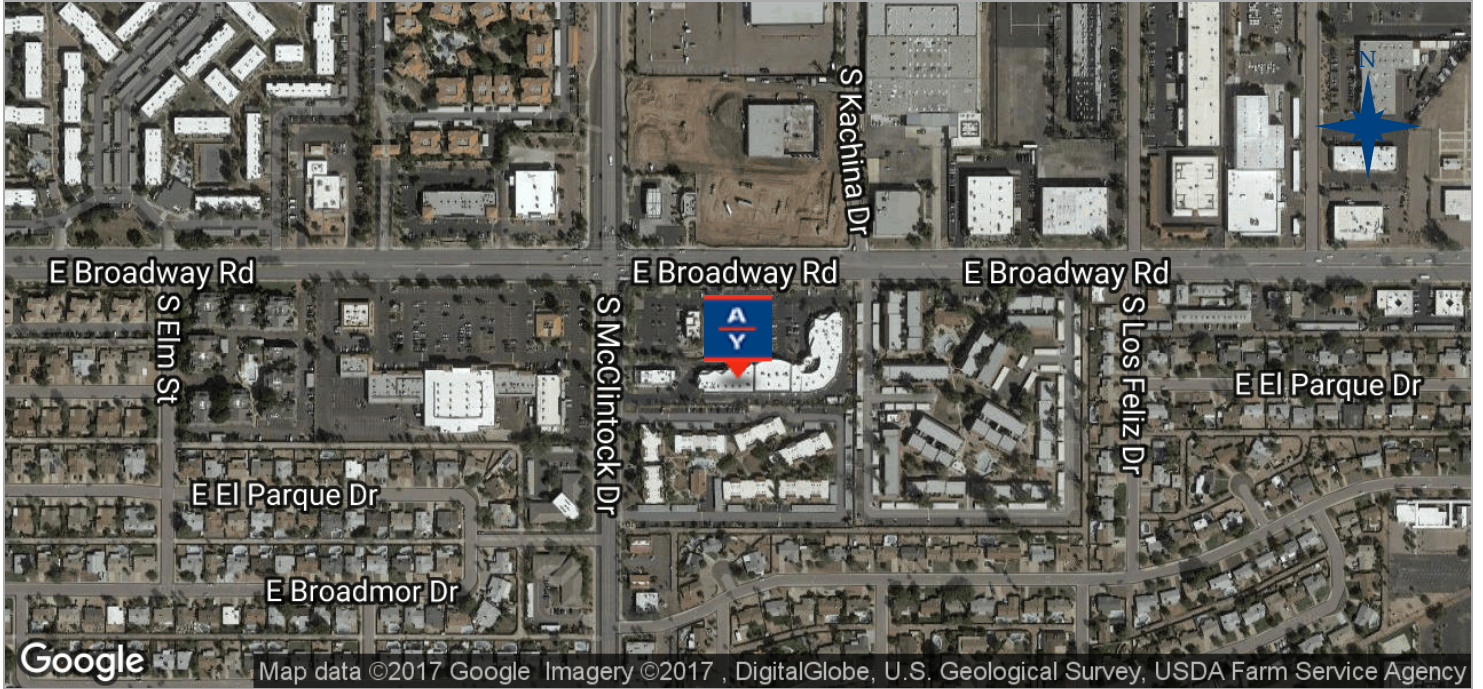
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