



±13,045 SF



INDUSTRIAL/FLEX



85% OFFICE

# FREESTANDING BUILDING FOR SALE/LEASE

1900 W BROADWAY RD | TEMPE, AZ 85282

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CP PAC International

## OFFERING SUMMARY

CPI is offering an excellent opportunity to purchase a highly functional industrial/flex building totaling 13,045 square feet in the heart of the Sky Harbor/Tempe area in Phoenix.

Sky Harbor International Airport is just 5 minutes from the property and is also close to nearby amenities, restaurants, hotels, and banks. Tenants benefit from the property's centralized location with immediate access to I-10, SR-60/I-10, and SR-143.

### Property Summary

Address	1900 W Broadway Rd Tempe, AZ 85282
Building Square Feet	±13,045 SF
Office Percentage	85%
Building Use	Industrial/Flex
Building Construction	Built in 1985 (Masonry)
Parking	40 Surface; 10 Covered
Zoning	I-1
<b>Sale Price</b>	<b>\$1,975,000</b>
<b>Lease Rate</b>	<b>\$0.95 MG/Mo</b>

#### Leroy Breinholt

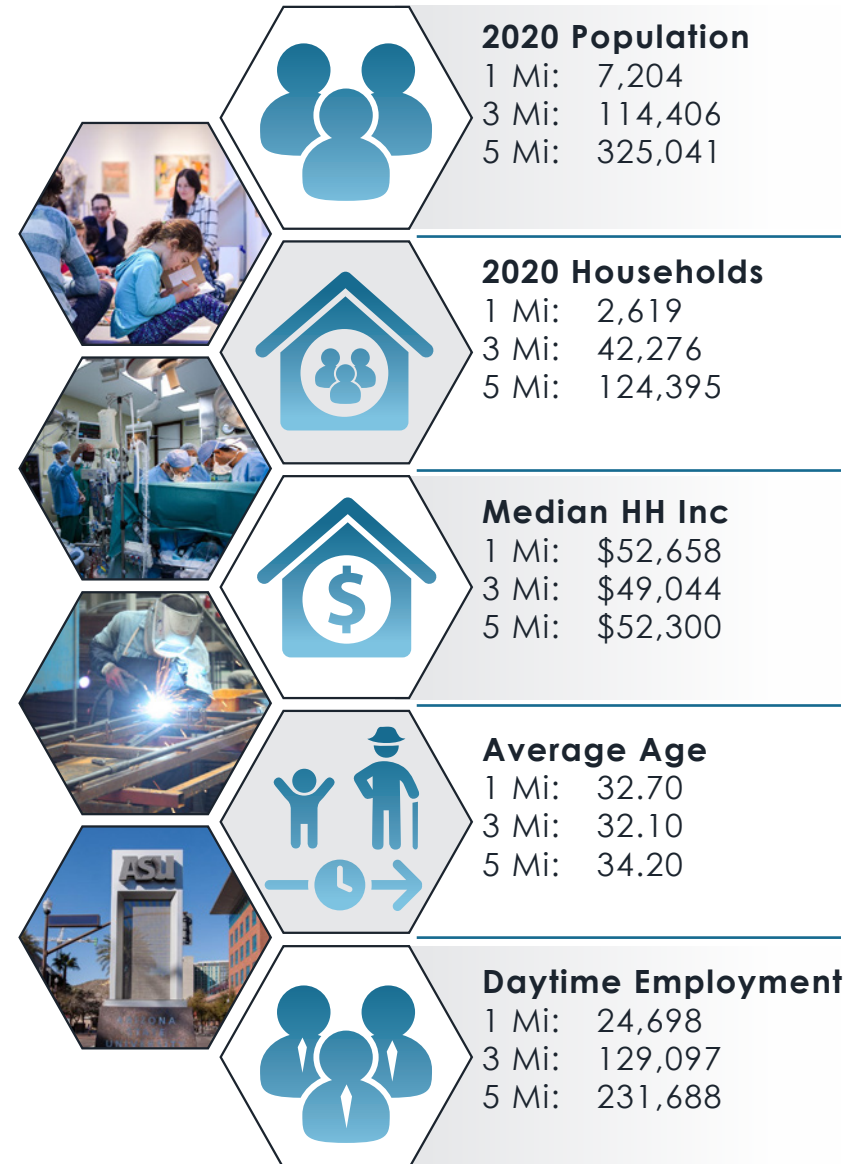
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The material contained herein is not intended to be a source of tax advice or financial feasibility analysis to be relied upon. This information does not constitute investment advice. It is presented only for informational purposes. Any ideas or strategies should not be pursued without first assessing you own financial situation and involving guidance of a financial professional.

## LOCAL DEMOGRAPHICS







PHX  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

ARIZONA  
143

HYATT  
PLACE

TCA  
Tempe Center for the Arts

TEMPE TOWN LAKE  
ON THE RIO SALADO

AVNET

American Airlines

SPRINGHILL  
SUITES  
Marriott

Hilton

COUNTRY  
INN & SUITES

LA QUINTA  
INN

Holiday Inn

University Dr

ASU  
ARIZONA STATE  
UNIVERSITY

S 52nd St

S Priest Dr

INTERSTATE  
10

60

SITE

Broadway Rd

MARRIOTT PHOENIX  
TEMPE AT THE BUTTES

DOUBLETREE  
BY HILTON

FAIRFIELD  
INN & SUITES  
Marriott

Broadway Rd

STARBUCKS COFFEE  
FAT TUESDAY  
FIVE GUYS BURGERS and FRIES  
Jack in the box  
smash burger  
ZIPP'S SPORTS BAR  
CHASE  
Bank of America  
FUZZY'S TACO SHOP  
P.F. CHANG'S  
UNITED STATES POSTAL SERVICE  
K  
Steak 'n Shake  
CVS  
CORNISH PASTY CO  
Chick-fil-A  
Loco Patrón MEXICAN GRILL  
Macaco's MEXICAN RESTAURANT  
NEW YORK PIZZA DEPT  
RA  
WELLS FARGO  
mellow MUSHROOM  
PETA JUNGLE  
JPMorgan Chase  
BMO  
Harris Bank  
AMC THEATRES

S 48th St

DIABLO STADIUM  
Tempe, Arizona

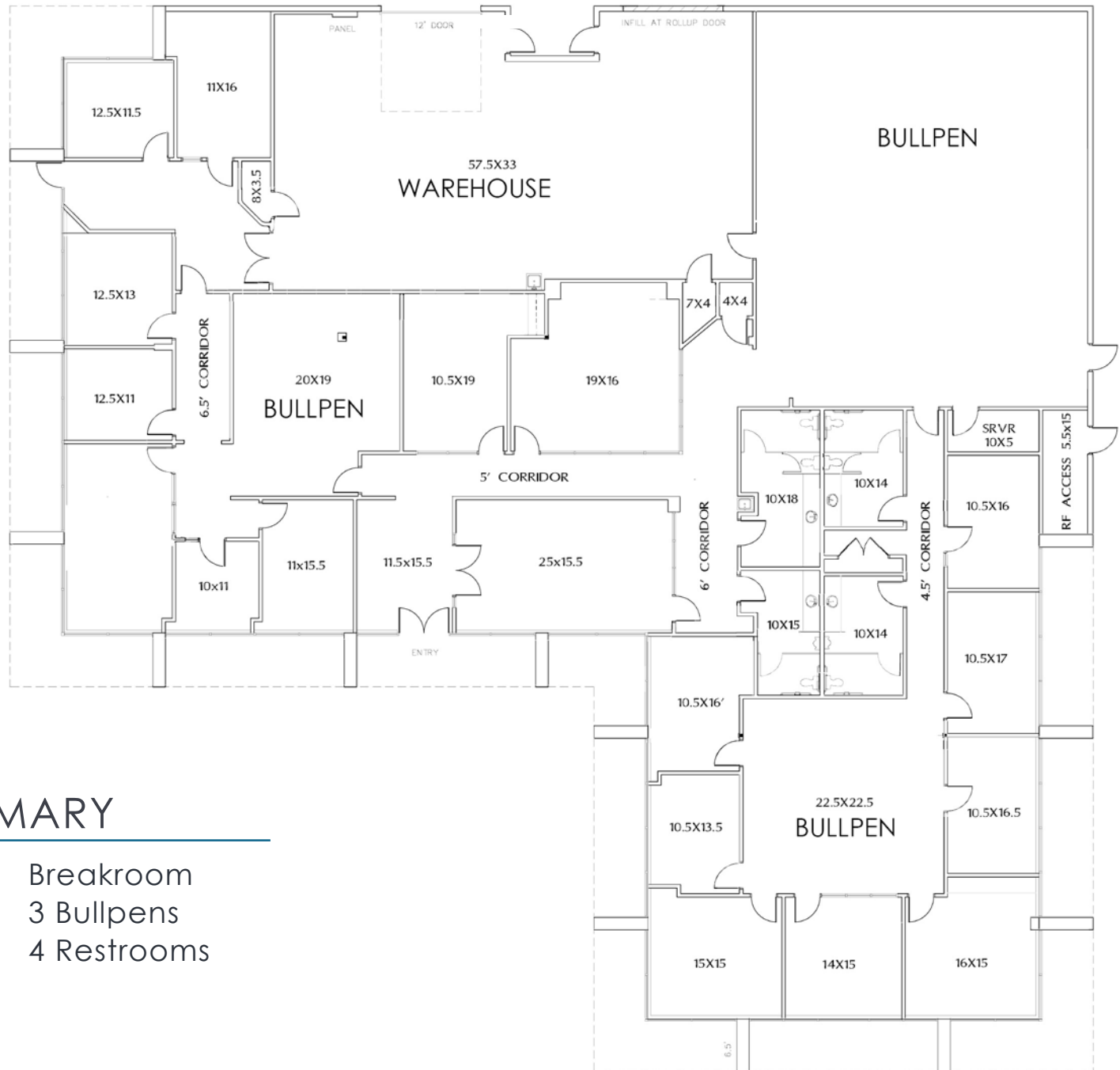
INTERSTATE  
10

WENDY'S  
TACO BELL  
PORT OF SUBS  
PIZZA NIPONA  
DOLLAR TREE  
Chevron  
DEL TACO  
Pizza Hut  
HOMEWOOD SUITES  
CHIPOTLE MEXICAN GRILL  
TINY JOINS  
PANDA EXPRESS CHINESE KITCHEN

TEKsystems  
Own change  
MCKESSON  
Empowering Healthcare  
LENNAR  
SAFeway



FLOOR PLAN



**BUILDING SUMMARY**

±13,045 SF	Breakroom
Reception Area	3 Bullpens
Conference Room	4 Restrooms
16 Offices	









- Advanced Business Services
- Advanced Manufacturing
- Biosciences and Healthcare
- High Technology
- Smart City Technologies



- State Farm
- Chase
- Northern Trust
- MUFG
- BNP Paribas
- Silicon Valley Bank
- ADP
- Insight
- GoDaddy
- Medtronic
- Becton Dickinson
- Honeywell
- Avnet
- Viasat



- ASU Research Park
- Discovery Business Center
- Hayden Ferry Lakeside
- Innovation Discovery Education and Art (IDEA) Tempe
- Rio 2100
- The Grand at Papago
- Watermark Tempe



- Arizona State University  
Nation's Top School for Innovation
- ASU Biodesign - Five buildings of research
- Maricopa Community College
- University of Advanced Technologies
- Southwest College of Naturopathic Medicine



# Why do business in Tempe?

## WORKFORCE FAVORITE

More than 200,000 people work in our community of 182,000. The reason? Easy commutes, great companies and an unparalleled quality of life.



### READY WORKFORCE

- Less than 20-minute commute for most of Metro Phoenix to Tempe
- Workforce of more than 2 million people in the Greater Phoenix area
- 42 percent of population has a bachelor's degree
- 18 percent has a doctorate.
- Home to Arizona State University, University of Advancing Technology and nearly a dozen other colleges and trade schools



### GETTING AROUND

- Phoenix Sky Harbor International Airport minutes away
- Border-to-border light rail
- Streetcar opens 2021
- Nationally-ranked Bicycle Friendly City including 215 miles of bikeways
- Most walkable city in Greater Phoenix
- Free Orbit shuttle circulator



### TEMPE TOWN LAKE

- More than 40 annual festivals and athletic events: Aloha Festival, Fantasy of Lights Boat Parade, Innings Festival, Ironman Arizona Triathlon, Rock 'n' Roll Marathon, state's largest July 4 celebration
- Try standup paddleboard, dragon boating, rowing, sailing, kayaking, jogging and stargazing.
- Tempe Center for the Arts
- More than 40,000 jobs within one mile of Tempe Town Lake



### DOWNTOWN TEMPE

- Dozens of restaurants, shops and entertainment options
- Arizona State University Sun Devil sports, art galleries and science centers
- Companies like ADP, Amazon and KPMG
- Nation's largest juried art festival
- ASU Gammage for Broadway musicals



### SPORTS

- Spring Training Baseball
- Sun Devil football
- Phoenix Rising FC
- Ironman Arizona
- Pat Tillman Run
- Dozens of runs, walks and triathlons
- Worldwide Dragon Boat Festival