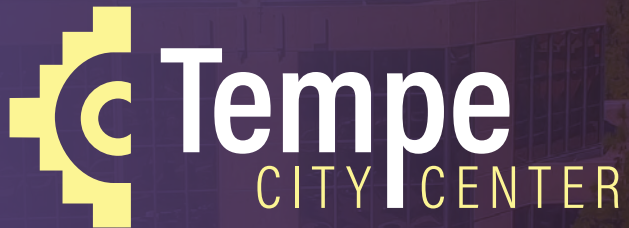




CARPENTER HAZLEWOOD



Tempe
CITY CENTER



REALTY EXECUTIVES



THE IDEAL
BUSINESS DESTINATION
FOR TODAY'S
PROFESSIONAL
OFFICE USERS

1400 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85282



ENGAGE WITH nature


Tempe City Center has an amazing nature setting that offers fields of grass, waterfront seating areas, and a scenic walking path. The beautiful park is attractive for residents and employees to improve their mental and physical health. It offers a perfect way to connect with clients, future employees, and new friends.



BUILDING FEATURES



- Move-in ready suites available
- Exterior building and monument signage available
- Amazing park setting with a stream, grass, path and benches
- Secured covered parking structure attached to building with a parking ratio of 4.0/1,000 SF
- Underground parking available



ENJOY THE unique ON-SITE AMENITIES

The on-site amenities include complimentary conference rooms, fitness areas, and nearby restaurants. Tempe City Center is perfectly located in Tempe to enjoy an abundance of nearby shopping and restaurants. There is a massive retail shopping center one block east on Southern Ave.



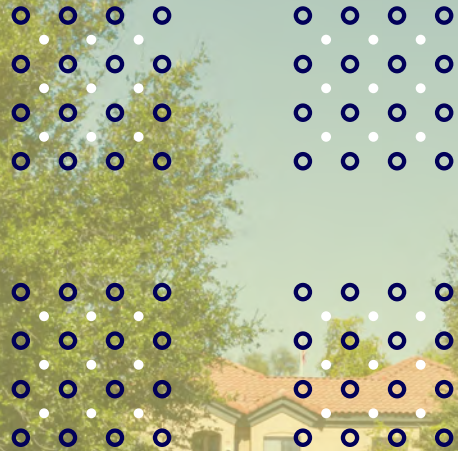
ON-SITE AMENITIES

- Spirit of Yoga
- National Bank of Arizona
- Spokes Restaurant
- Complimentary conference rooms
- Roving security

NEARBY AMENITIES:

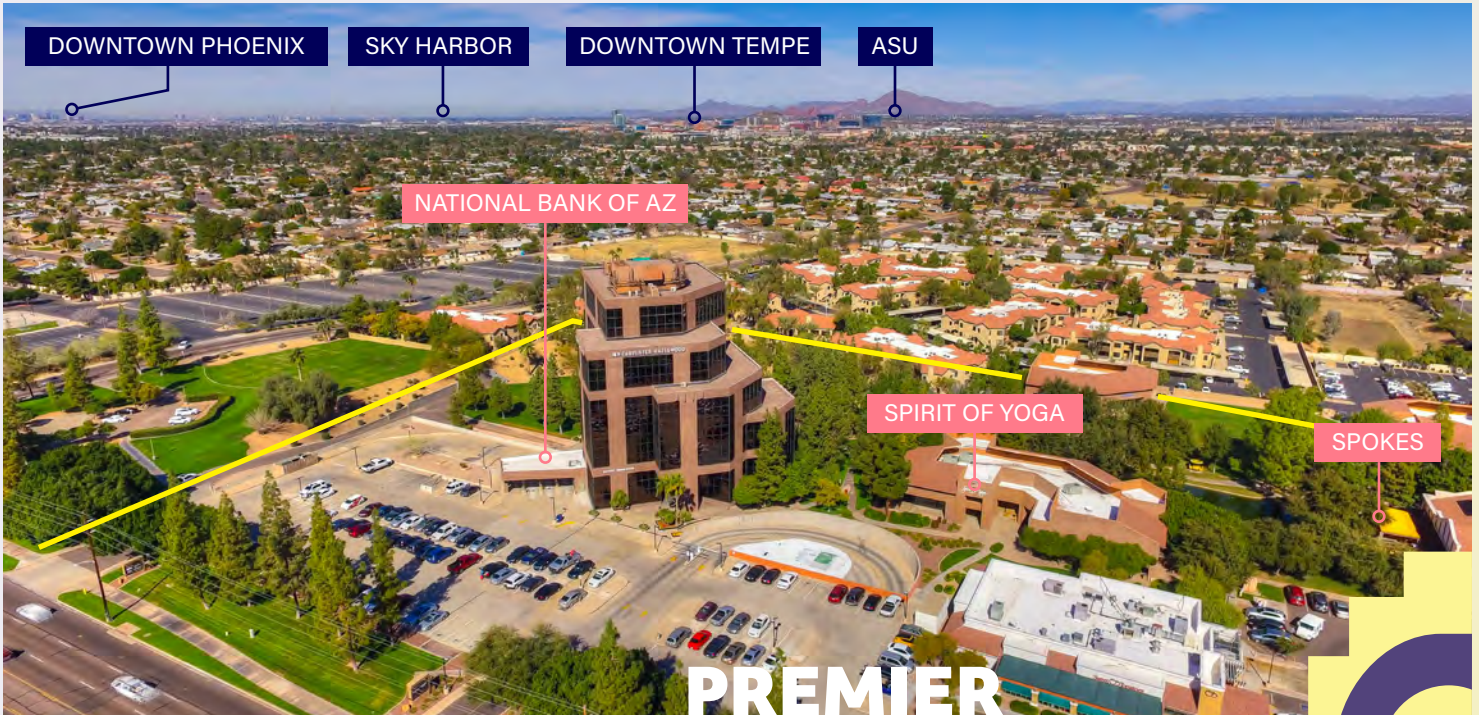
- Sprouts
- Outback
- Tempe Public Library





REJUVENATE IN A tranquil SETTING

Tempe City Center is located on approximately 10.7 acres of fee simple land and more than 160,000 rentable square feet. The large area of land provides multiple outlets/areas to rejuvenate and relax from the daily stresses of work.



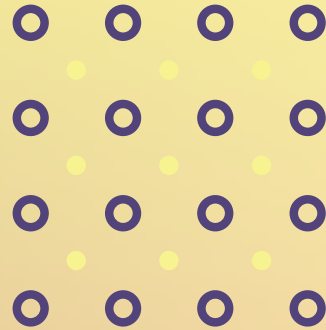
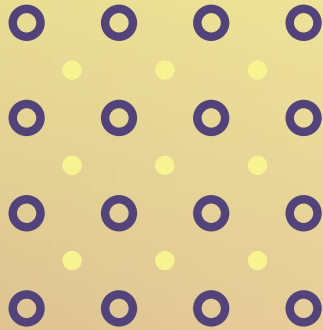
PREMIER LOCATION



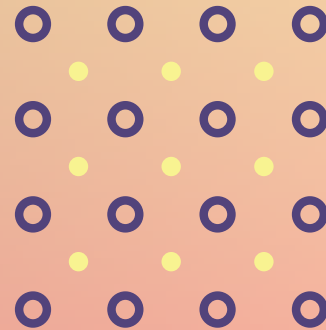
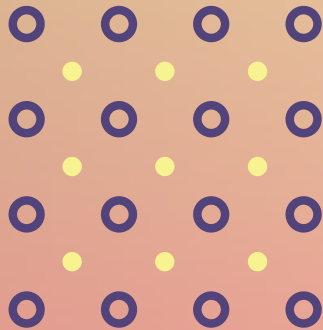
- Among the most educated residents in the Metro Phoenix area
- Excellent access to Loop 101, I-10 and US 60
- Minutes from Downtown Tempe, Arizona State University, and Sky Harbor International Airport
- Close proximity to Tempe Marketplace, Arizona Mills and the Fiesta District, which includes Banner Desert Medical Center, Fiesta Mall and Mesa Community College

DRIVING DISTANCES

US 60	.8 MILES	ARIZONA MILLS	3.5 MILES
LOOP 101	1.5 MILES	DOWNTOWN TEMPE	3.7 MILES
ASU	2.2 MILES	I-10	4.11 MILES
TEMPE MARKETPLACE	3.3 MILES	FIESTA DISTRICT	4.2 MILES



PREMIER CLASS A PROPERTY



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