

1710 WEST RANCH ROAD TEMPE, ARIZONA



Available for Lease

- New Modern construction in Agave Center
- Ready for Tenant Improvements
- Four suites currently available
- Largest contiguous suite = 4,208 RSF with options divisible to 1,500 SF

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**(2) Two-story Buildings
±20,026 SF**

**4.4/1,000
Parking Ratio**

**Prime South
Tempe Location**

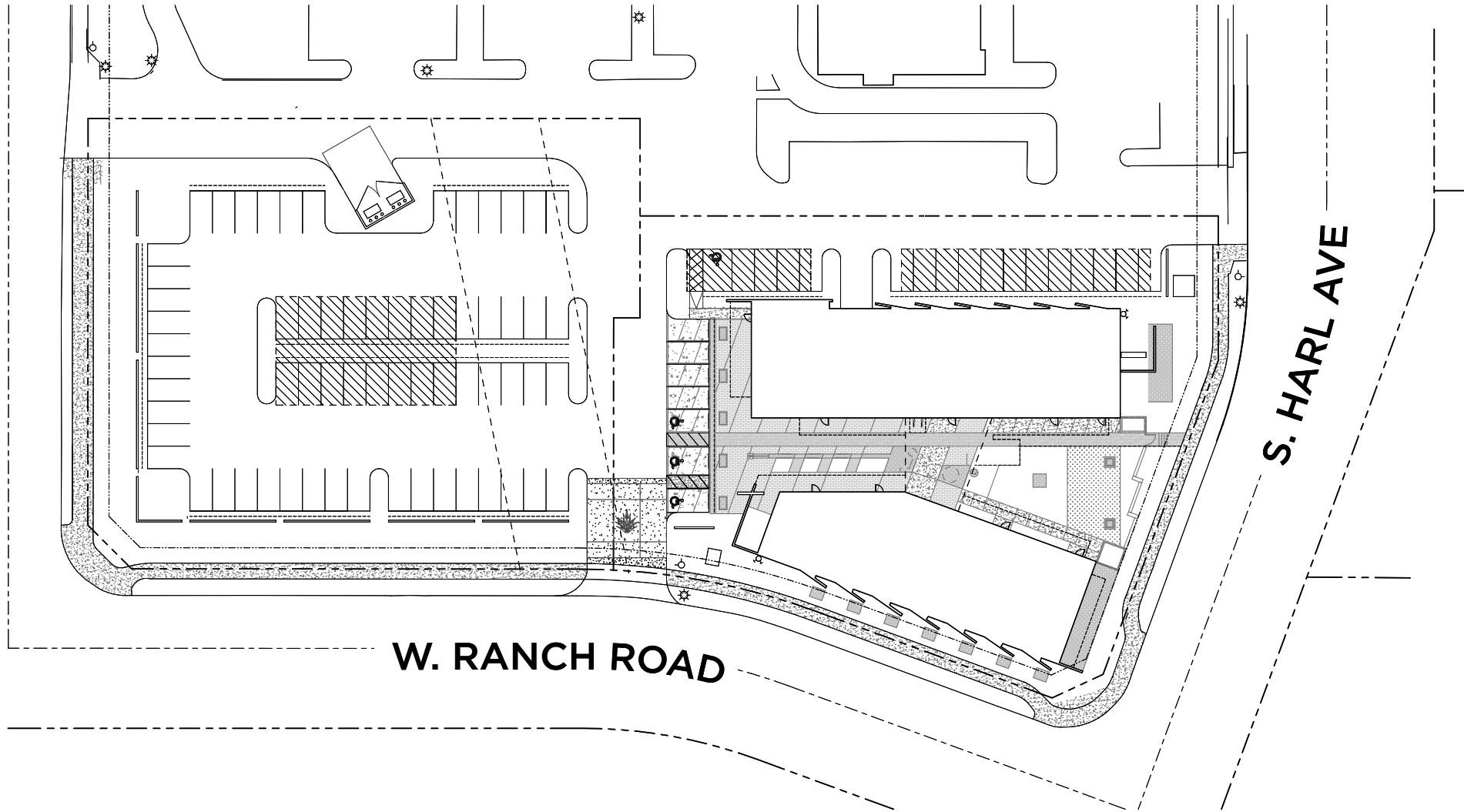
**Abundant Restaurant
& Retail Amenities nearby**

INTERIOR SHELL



SUPIMA

SITE PLAN



W. RANCH ROAD

S. HARL AVE



IKEA

LIFETIME



INTERSTATE
10

DICK'S
SPORTING GOODS

Total Wine
A MORE

MATTRESS FIRM

Ashley
HOMESTORE

SALT CREEK HOME

MAIN EVENT
RESTAURANT & BAR

TARGET
FINANCIAL SERVICES
±360 EMPLOYEES

Honeywell
±1,500 EMPLOYEES

TSYS

TEMPE SPORTS COMPLEX

**ARIZONA CARDINALS
TRAINING FACILITY**

SITE

WARNER ROAD

EMERALD DRIVE

RANCH ROAD

GREENTREE DRIVE

McFARLANE

SAN SONOMA

PRIEST DRIVE

TuWest
GROUP UNION

ARIZONA TILE

Super Shuttle

EMERALD DRIVE

±180 ROOMS

EMERALD DRIVE

LOGICALS

THE KITCHEN

Super Donuts

Super Donuts



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Second Floor Floor Plans



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PROPERTY FEATURES:

- 2 building, 2 story garden style office building
- Total building Size: +/-20,026 SF
- Location: Just East of the SEC Warner & Interstate 10
- Excellent surface and canopy parking
- Excellent ingress and egress to the property
- High Performance exterior glass throughout
- Copper Clad façade detail
- Exterior covered walkways
- Common area tenant seating
- Card key access to elevator core and restrooms
- Amenity rich neighborhood
- Balcony Space available



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