



DOWNTOWN TEMPE

Broadway Plaza

1208-1232-1270 E Broadway
Tempe, AZ 85282

Renovated Tempe Office
Property with Low Rates &
Move-In Ready Suites

\$19.00/SF, FSG

1208
E Broadway

1232
E Broadway

1270
E Broadway

E Broadway Rd

For More Information Contact:
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Dylan Whitwer
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Re-introducing the *NEW* -Broadway Plaza-

Broadway Plaza
Tempe, AZ



Over **\$1.2 MILLION** spent on upgrades & renovations.

ENRICH

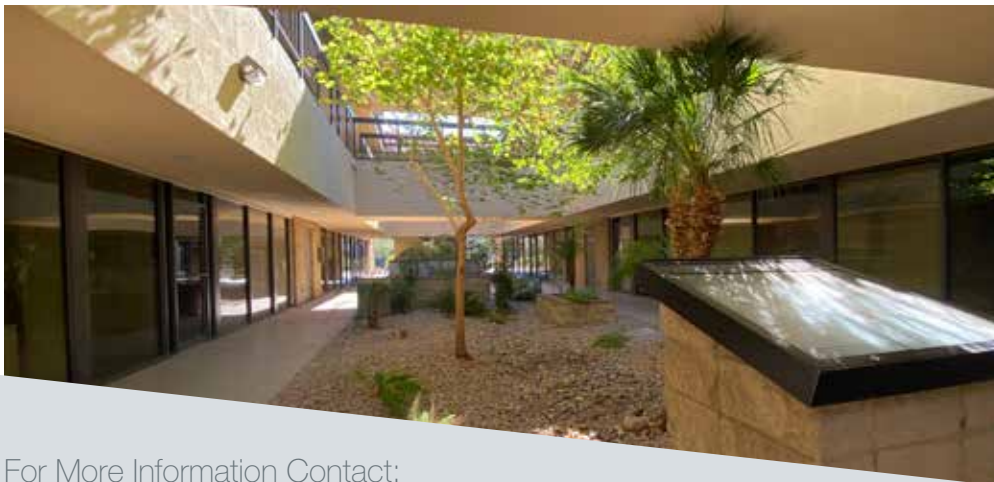
the appearance of the building

IMPROVE

the efficiency & reliability of services to the tenant

ENHANCE

the tenant experience



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Renovations & Features

Broadway Plaza Improvements

Broadway Plaza
Tempe, AZ

Renovations include:

- **Repainted to lighter tone** – making the building brighter
- **New roof** – preventing potential water damage to the tenant's personal property
- **New HVAC Units** - for tenant comfort and to prevent downtime
- **Upgraded landscaping** – to improve appearance and image
- **Parking lot repaved**
- **LED lighting added in parking canopies** - for tenant's after hours safety
- **New building facade** – modernizing the building's appearance
- **Common areas**
 - Restrooms renovated and updated
 - Decorative epoxy coating on exterior walkways
- **New illuminated monument signs** – creating tenant identity
- **Designated tenant smoking areas created** – away from buildings with sail cloth shading

Building features:

- Quick response to tenant needs:
 - On-site property management
 - On-site dedicated building maintenance personnel - same day response
- 4.8/1,000 parking
- Ample covered parking
- Monument signage available
- Move-in ready tenant suites freshly painted with new carpet
- LED lighting in tenant suites
- Affordable quality

COVID resistant features:

- Many suites with en-suite restrooms
- Private offices allow for safe social distancing
- Two-story externally loaded spaces minimize tenant contact in confined spaces

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Location Features

Broadway Plaza
Tempe, AZ

Location:

- **Near ASU** – providing access to this extensive talent pool for hiring
- **Close proximity to multiple freeways** – offering easy access anywhere
 - **Loop 101:** 1.5 miles east - full diamond interchange at Broadway Rd
 - **US-60:** 1.9 miles south - full diamond interchange at Rural Rd
 - **I-17:** 2.5 miles west - full diamond interchange at Broadway Rd
- **Broadway Rd frontage** - making it easy for clients to find

IN THE HEART OF DYNAMIC TEMPE



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Current Availabilities

1208-1232-1270 E Broadway

TOTAL SF AVAILABLE: 40,599 SF

Broadway Plaza
Tempe, AZ

1208 E BROADWAY

Suite 112	1,259 SF
Suite 215	4,631 SF
Suite 217	1,614 SF
<i>Contiguous to</i>	<i>6,245 SF</i>

AVAILABLE SF 7,504 SF

1232 E BROADWAY

Suite 101	2,866 SF
Suite 120	10,778 SF
Suite 202	1,498 SF
Suite 218	1,588 SF
Suite 220	5,528 SF
<i>Contiguous to</i>	<i>7,116 SF</i>

AVAILABLE SF 22,258 SF

1270 E BROADWAY

Suite 105	974 SF
Suite 109	1,495 SF
Suite 203	749 SF
Suite 208	2,102 SF
Suite 210	2,693 SF
<i>Contiguous to</i>	<i>4,735 SF</i>

AVAILABLE SF 10,837 SF



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