

OFFICE FOR LEASE

BROADWAY PLAZA - HEART OF TEMPE

1208, 1232, & 1270 E Broadway Rd, Tempe, AZ 85282



PROPERTY DESCRIPTION

Enhance your tenant experience at Broadway Plaza - beautiful garden style building recently remodeled with new local ownership invested in your success. Property consists of three buildings near Rural and Broadway with easy access to US-60, Loop 101 and Loop 202. Close to ASU's main campus and Novus Innovation Corridor plus great dining, shopping, entertainment and recreation.

PROPERTY HIGHLIGHTS

- Full Service Office Space with Elevator Access
- Covered Parking and Monument Signage Available
- 2,335 linear feet of frontage on Broadway Rd.
- 35,000 VPD on Broadway Rd. & 38,000 VPD on Rural Rd.
- 33,000 residents within 1 mile, 370,000 within 5
- Easy access to Loop 101, Loop 202 and US-60

Offering Summary

| | |
|----------------|-----------------------------|
| Lease Rate: | \$25/SF/year (Full Service) |
| Available SF: | 918-10,778 SF |
| Lot Size: | 6.18 Acres |
| Building Size: | 101,601 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 13,874 | 69,473 | 149,169 |
| Total Population | 33,716 | 169,188 | 371,532 |
| Average HH Income | \$57,029 | \$68,939 | \$73,932 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

HANI ALDULAIMI
Keller Williams Realty East Valley
O: 480.900.8484
C: 480.900.8484
info@kwcig.com

KW COMMERCIAL
2077 East Warner Road, #110
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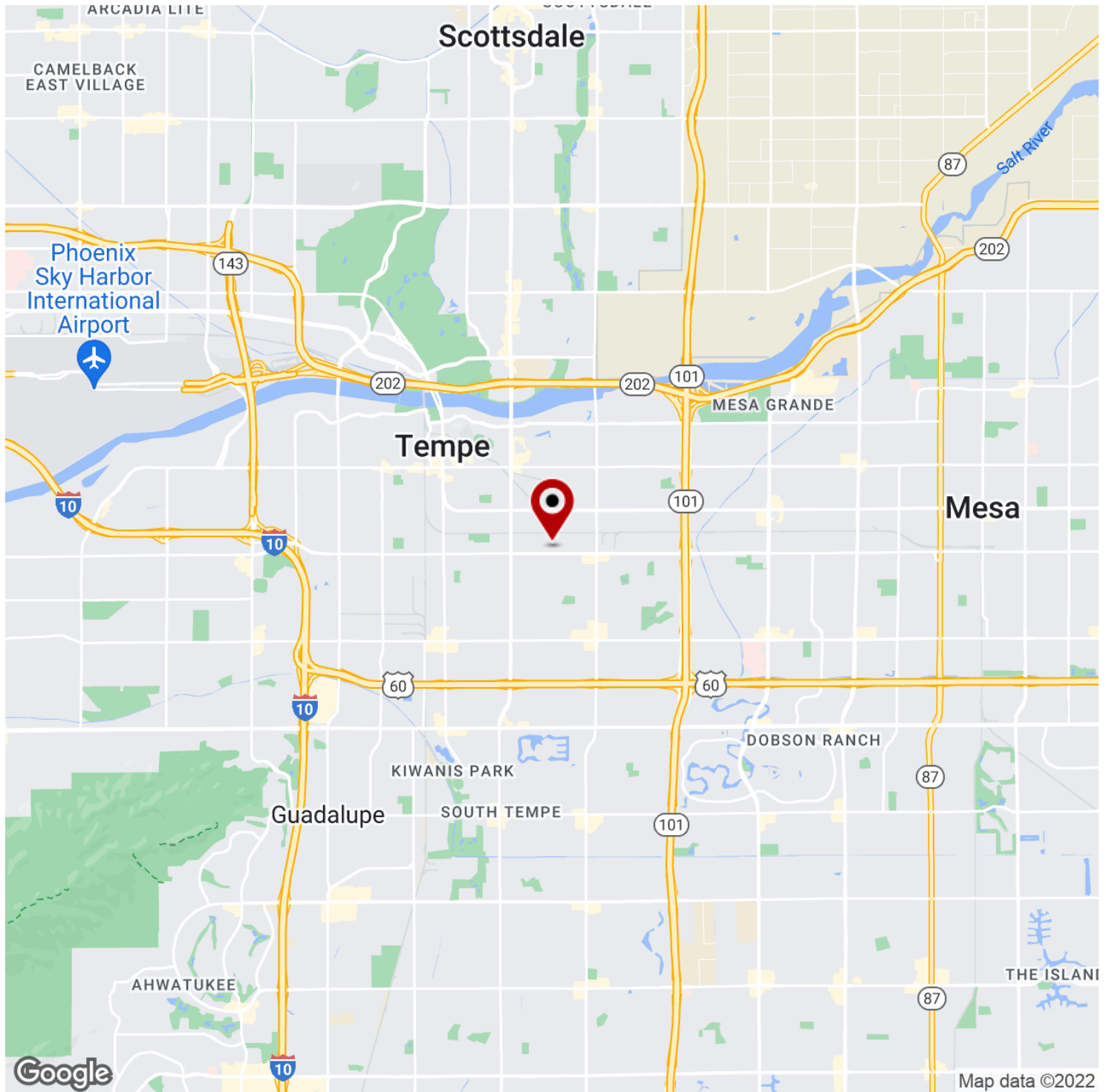
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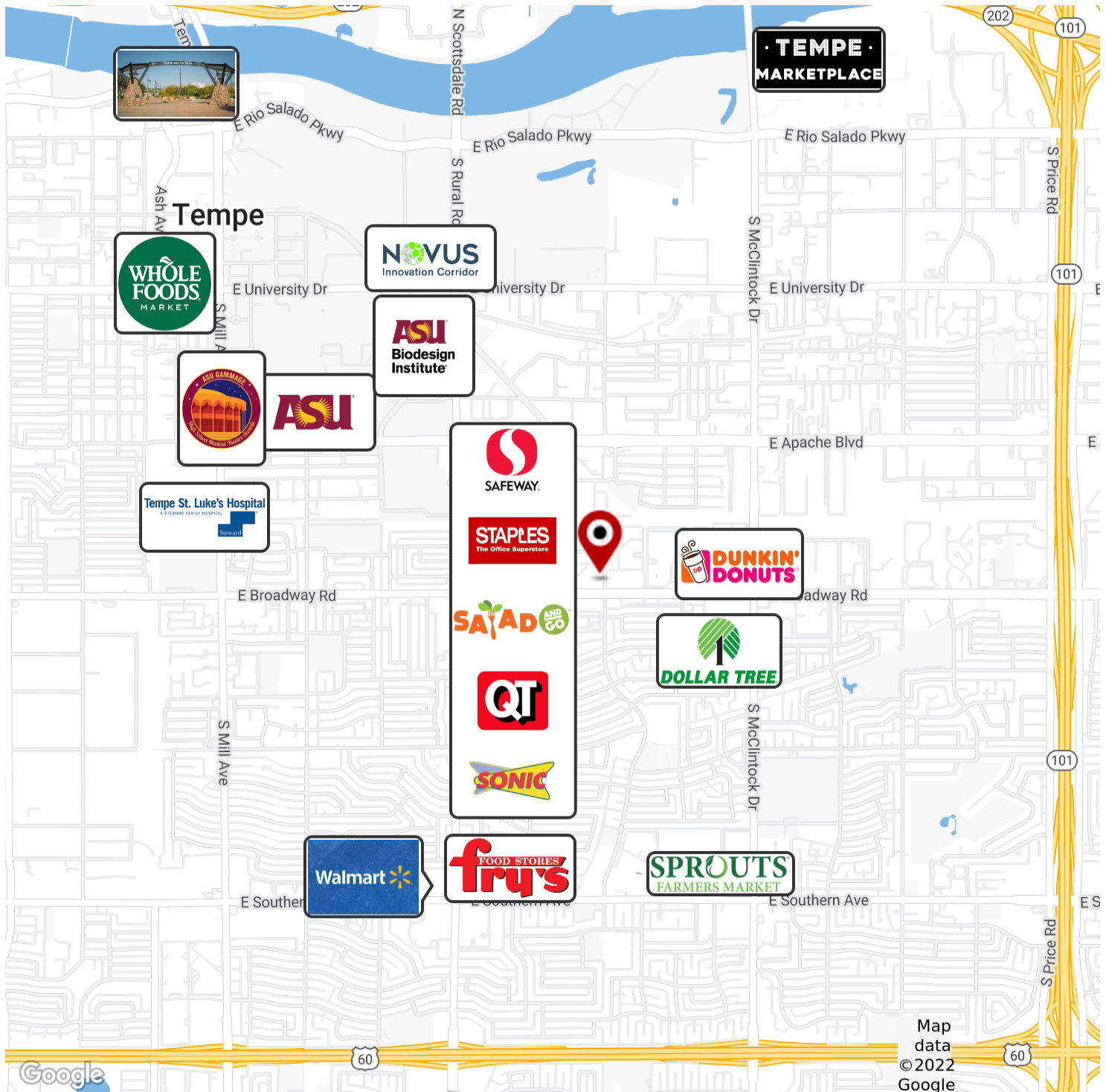
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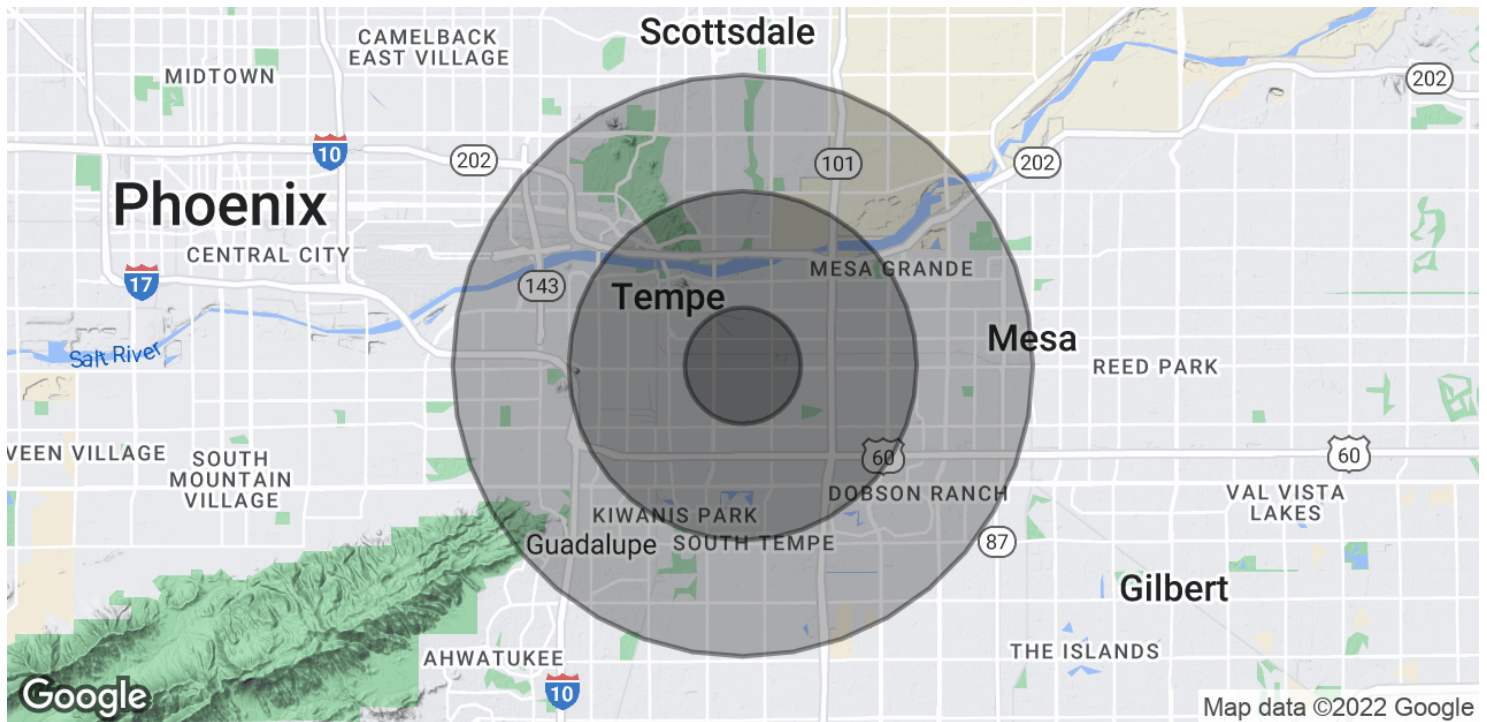
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 33,716 | 169,188 | 371,532 |
| Average Age | 32.6 | 34.8 | 36.1 |
| Average Age (Male) | 32.8 | 34.5 | 35.6 |
| Average Age (Female) | 32.4 | 35.0 | 36.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 13,874 | 69,473 | 149,169 |
| # of Persons per HH | 2.2 | 2.2 | 2.4 |
| Average HH Income | \$57,029 | \$68,939 | \$73,932 |
| Average House Value | \$315,324 | \$266,305 | \$266,027 |

* Demographic data derived from 2022 CoStar estimates

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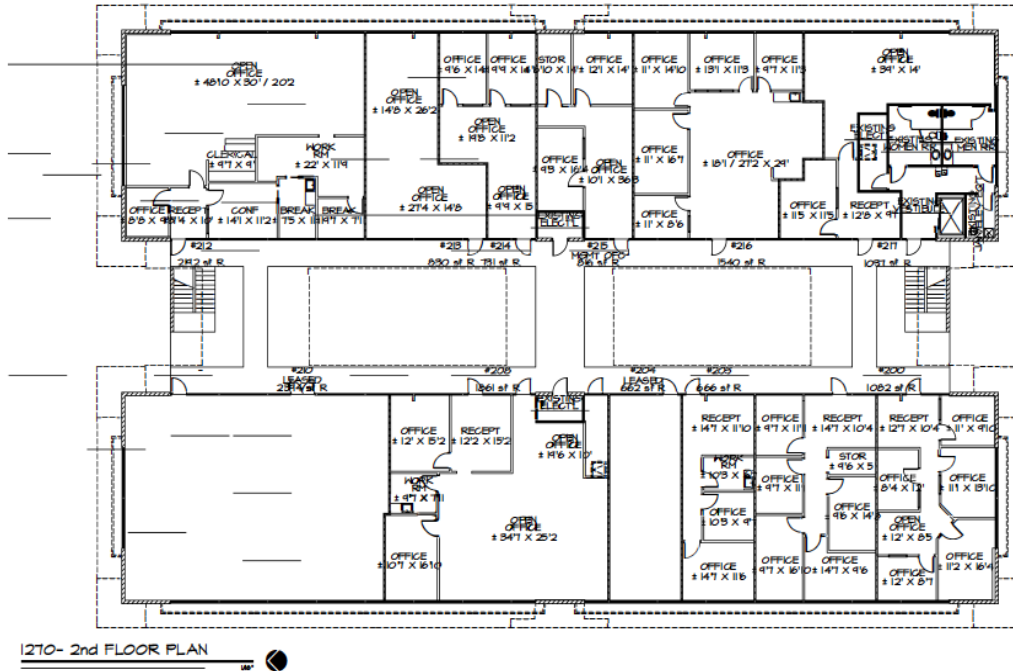
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LEASE INFORMATION

| | | | |
|--------------|-----------------|-------------|---------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 918 - 10,778 SF | Lease Rate: | \$25.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------|-----------|-----------|--------------|---------------|-------------|
| 1208-105 | Available | 2,195 SF | Full Service | \$25.00 SF/yr | - |
| 1208-106 | Available | 2,195 SF | Full Service | \$25.00 SF/yr | - |
| 1208-112 | Available | 1,259 SF | Full Service | \$25.00 SF/yr | - |
| 1208-215 | Available | 4,631 SF | Full Service | \$25.00 SF/yr | - |
| 1208-217 | Available | 1,614 SF | Full Service | \$25.00 SF/yr | - |
| 1232-120 | Available | 10,778 SF | Full Service | \$25.00 SF/yr | - |
| 1232-202 | Available | 1,498 SF | Full Service | \$25.00 SF/yr | - |
| 1232-204 | Available | 1,165 SF | Full Service | \$25.00 SF/yr | - |
| 1232-205 | Available | 1,199 SF | Full Service | \$25.00 SF/yr | - |

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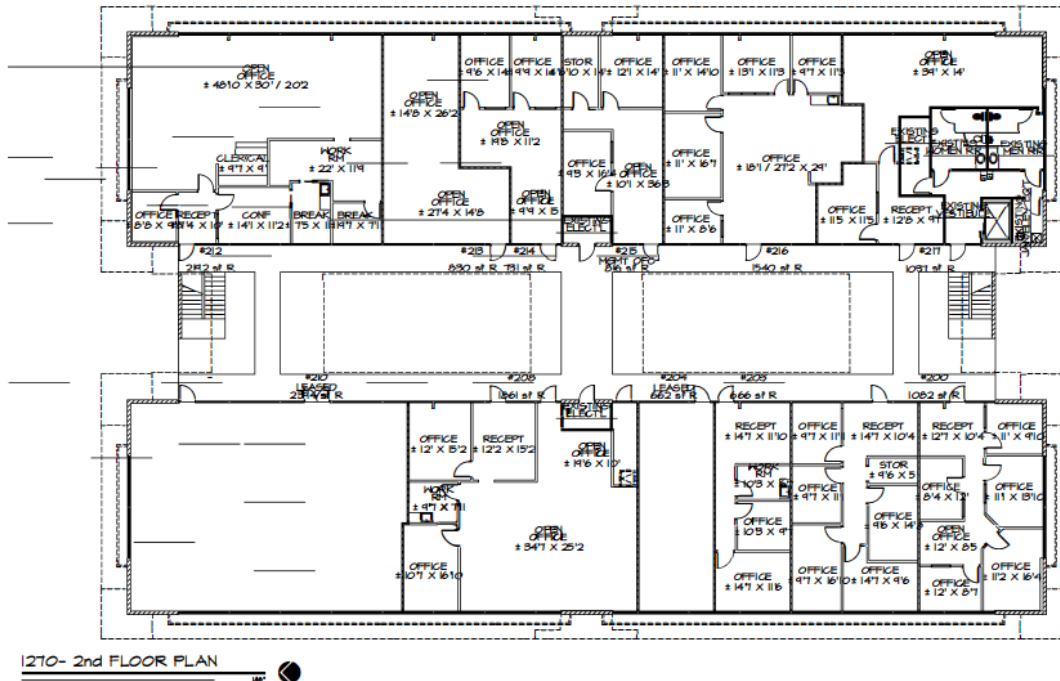
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| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------|-----------|-----------|--------------|---------------|-------------|
| 1232-218 | Available | 1,588 SF | Full Service | \$25.00 SF/yr | - |
| 1232-220 | Available | 5,528 SF | Full Service | \$25.00 SF/yr | - |
| 1270-105 | Available | 974 SF | Full Service | \$25.00 SF/yr | - |
| 1270-109 | Available | 1,495 SF | Full Service | \$25.00 SF/yr | - |
| 1270-200 | Available | 1,217 SF | Full Service | \$25.00 SF/yr | - |
| 1270-215 | Available | 918 SF | Full Service | \$25.00 SF/yr | - |
| 1232-106 | Available | 3,423 SF | Full Service | \$25.00 SF/yr | - |

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