



LAKESHORE PLAZA

4801 South Lakeshore Drive, Tempe, AZ 85282

Professional Office Space Available For Lease



Property Highlights:

- Part of a ±23,851 SF Office Plaza
- Located at Rural & Baseline in Tempe
- Frontage on Lakeshore Drive
- Monument Signage Available
- Excellent Access to US-60, I-10 & Loop 101
- Near Retail, Restaurants, Transportation
- Beautifully Maintained Grounds

THE LEROY BREINHOLT TEAM

Kelli Jelinek
D 480.214.1109
M 480.369.7872
kjelinek@cpiaz.com

Cory Sposi
D: 480.621.4025
M: 480.586.1195
csposi@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CARFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



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Availability (Full Service/Year)

Suite 206: \$16.95 PSF

- ±1,801 SF
- Reception, 6 Offices, Bullpen



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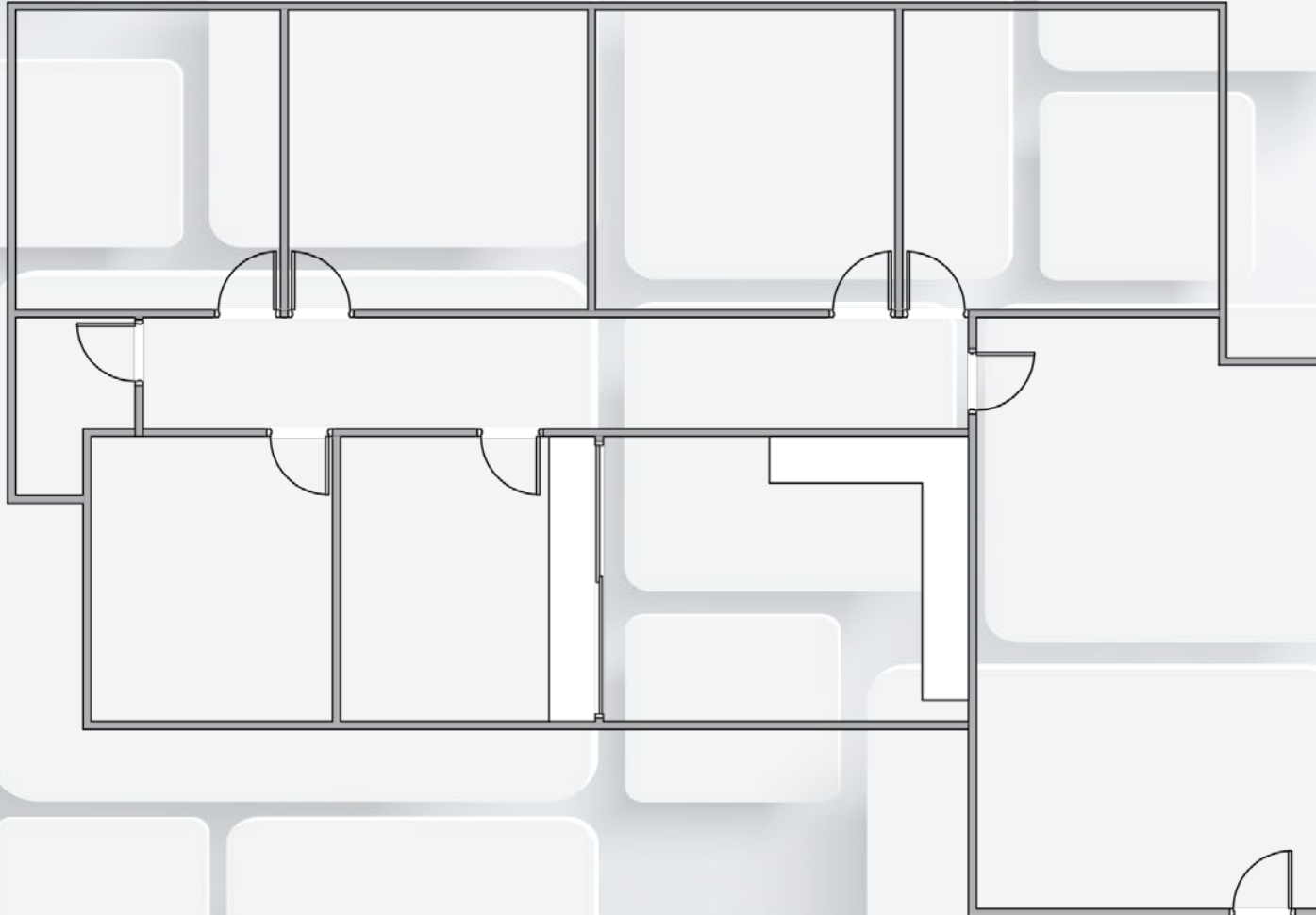
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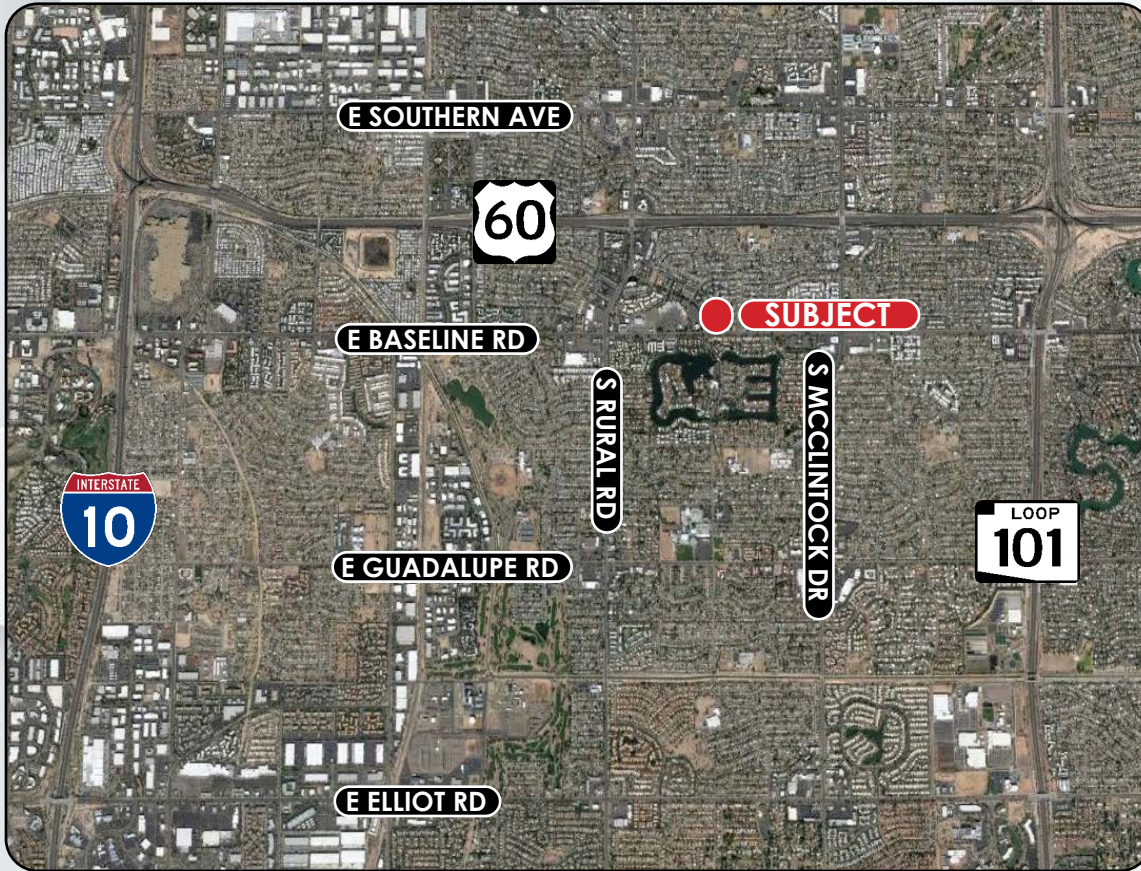
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DEMOGRAPHICS	1M	3M	5M
Population:	17,895	156,560	367,722
Households:	7,266	61,622	146,054
Avg. Median Income:	\$58,790	\$48,279	\$49,375

TRAFFIC

Baseline & Lakeshore: 30,312 VPD
Baseline & Rural: 24,700 VPD

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