

1658 S Priest Drive  
Tempe, Arizona 85281

Office Space ±8,338 sf  
**FOR SALE - MOTIVATED SELLER!**

**REDUCED PRICE!**  
**\$1,325,750 (\$159/sf)**

**Fantastic Meeting  
& Training Facility!**

### FEATURES

- Spacious lobby/reception
- Nine (9) offices + two (2) open offices, two (2) large flex rooms, two (2) storage rooms
- Conference room, break room
- Men's room / Ladies' room
- Single-story constructed in 2009
- APN# 124-58-150,151,152,153

### ALSO FOR LEASE

- Ten (10) uncovered reserved parking spaces & sixteen (16) covered reserved spaces
- Excellent Tempe location near ASU
- Easy freeway and PHX Sky Harbor access
- Nearby amenities; restaurants, hotels
- 2018 Budgeted CAM Expenses: \$13,312.00 (\$1.60/sf)
- 2017 Real Estate Tax: \$22,287.20 (\$2.67/sf)



**Randy Shell**  
Designated Broker

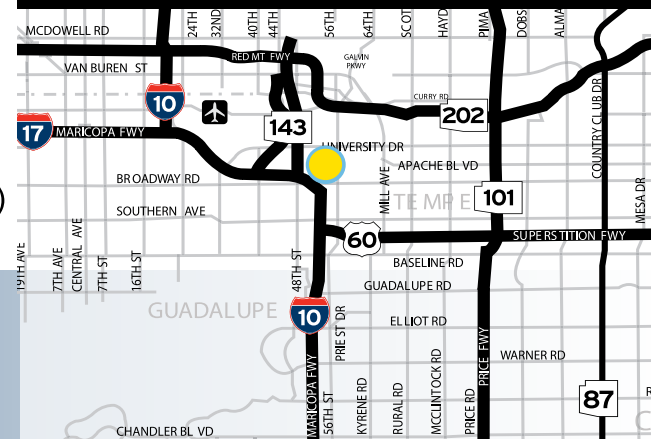
C 480 694 4100  
randy@shellcommercial.com

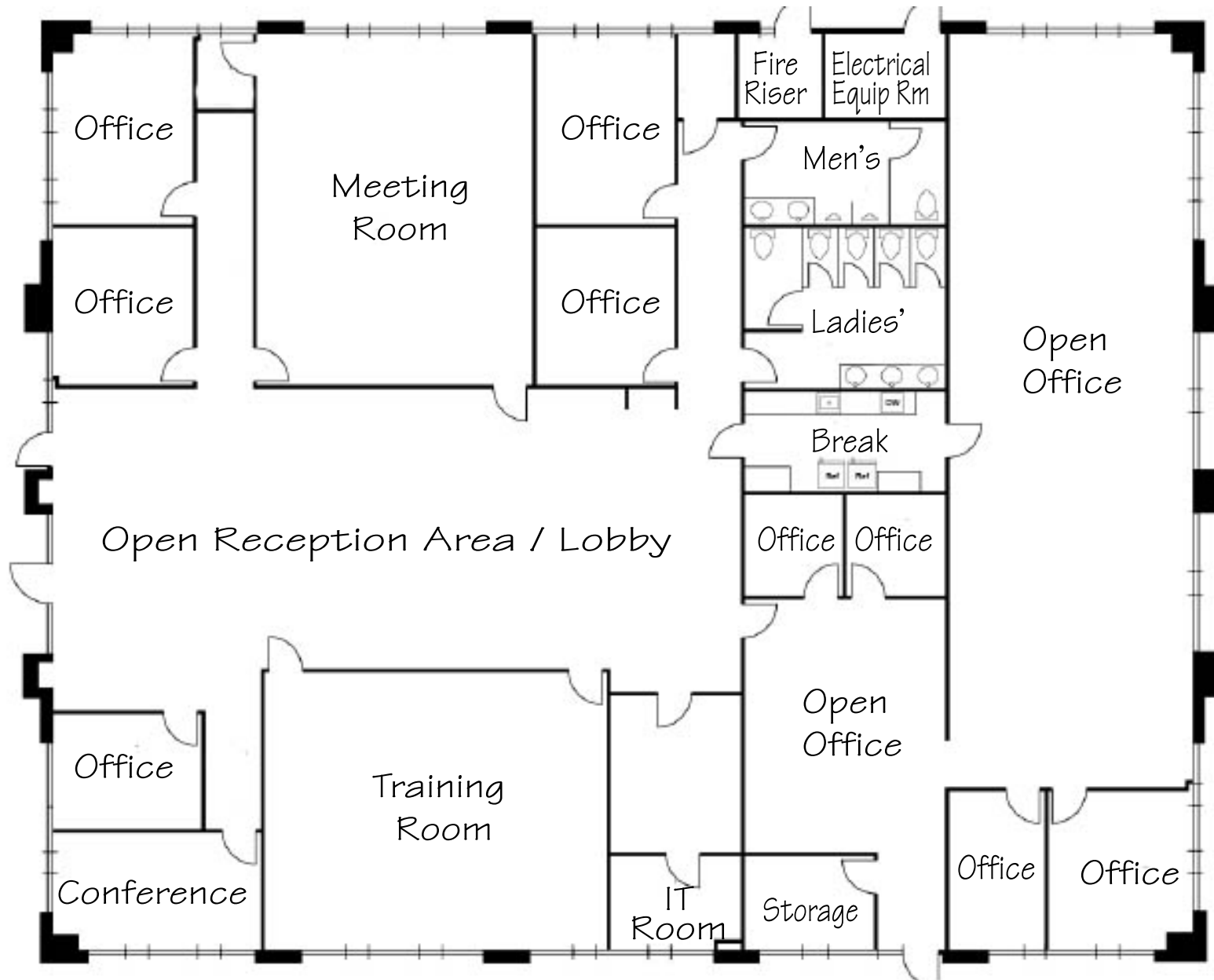


**Jeff Hambro**  
Real Estate Associate

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jeff@shellcommercial.com

**Located at  
The Enclave on Priest Office Development**





**NOT TO SCALE**

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# City of TEMPE

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**SUBJECT**

W BROADWAY RD