

WARNER COURTYARDS

301 West Warner Road | Tempe Arizona



MATT NEBEKER

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WARNER COURTYARDS

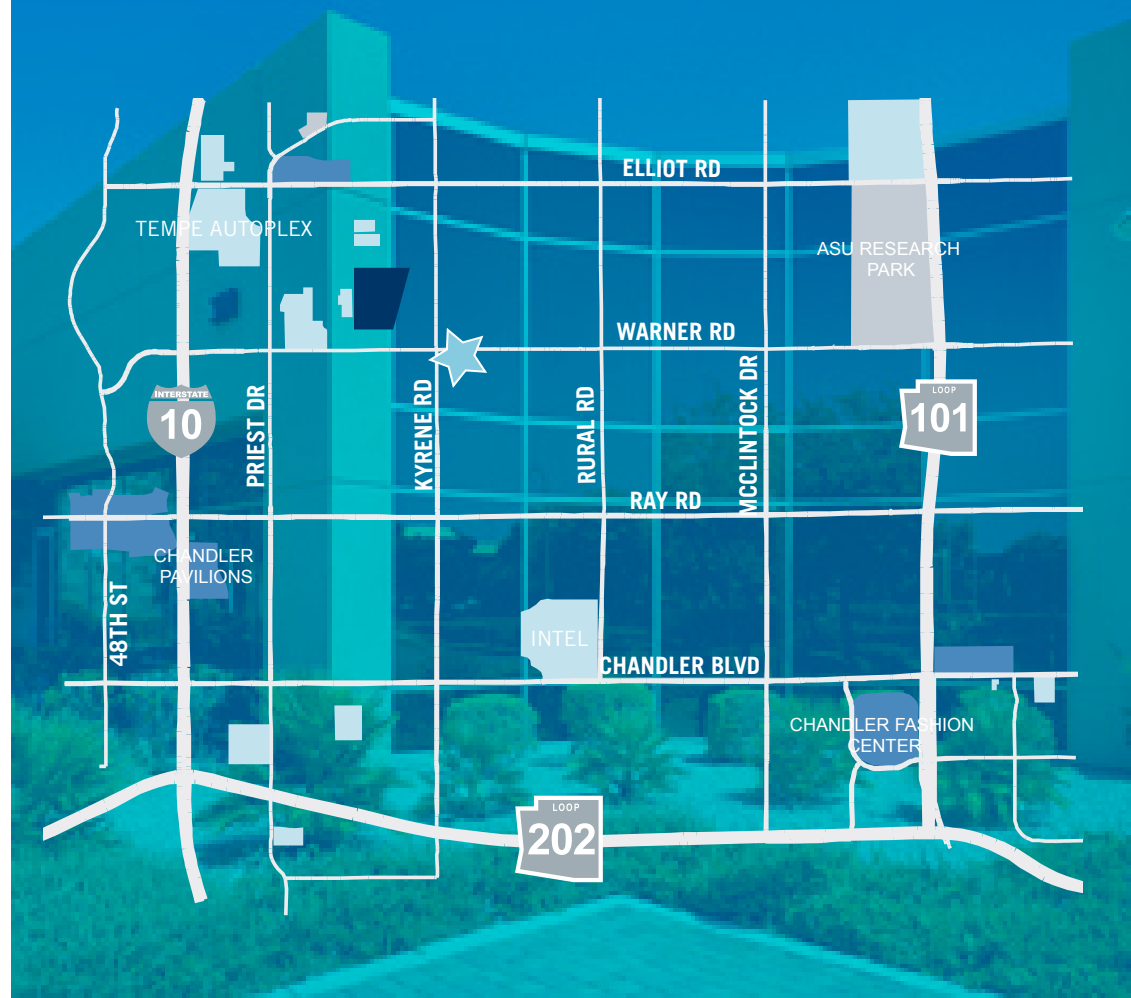
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Conveniently Located in the heart of the Southeast Valley, Warner Courtyards is a sleek, modern office space with endless dining, shopping, and entertainment options nearby. Here you'll find successful office users enjoying this unique, innovative space to grow business and attract employees.

Just minutes from freeway access and Sky Harbor Airport, Warner Courtyards is centrally located in Tempe to hotels, high-end communities, South Mountain Recreational Park and corporate centers like Honeywell, Intel and Wells Fargo.

PROPERTY FEATURES

- Building features four (4) 1,600 SF interior courtyards
- Fiber optics available on Warner Road
- Building signage available
- Emerald Design Center, Arizona Cardinals practice facility and ASU Research Park all in close proximity
- Access from three full-diamond interchanges, I-10 at Warner Road (1.5 miles west) and Loop 202 at Kyrene Road (2.5 miles south) Loop 101 at Warner Road (2.9 miles east)
- Directly east of Ahwatukee Foothills, a community with over 77,000 residents (2010 Census)
- Convenient access to major shopping destinations Ikea (1.5 miles), Dick's Sporting Goods (1.5 miles) and Chandler Fashion Center (5 miles)
- Life Time Fitness, with full service fitness, recreation and indoor/outdoor swimming (1.5 miles)



AMENITIES

RESTAURANTS

- Picasso's Pizza
- Forefathers
- Port of Subs
- Tilted Kilt Pub

CORPORATE NEIGHBORS:

- Honeywell
- Lifetime Fitness
- Intel
- Wells Fargo

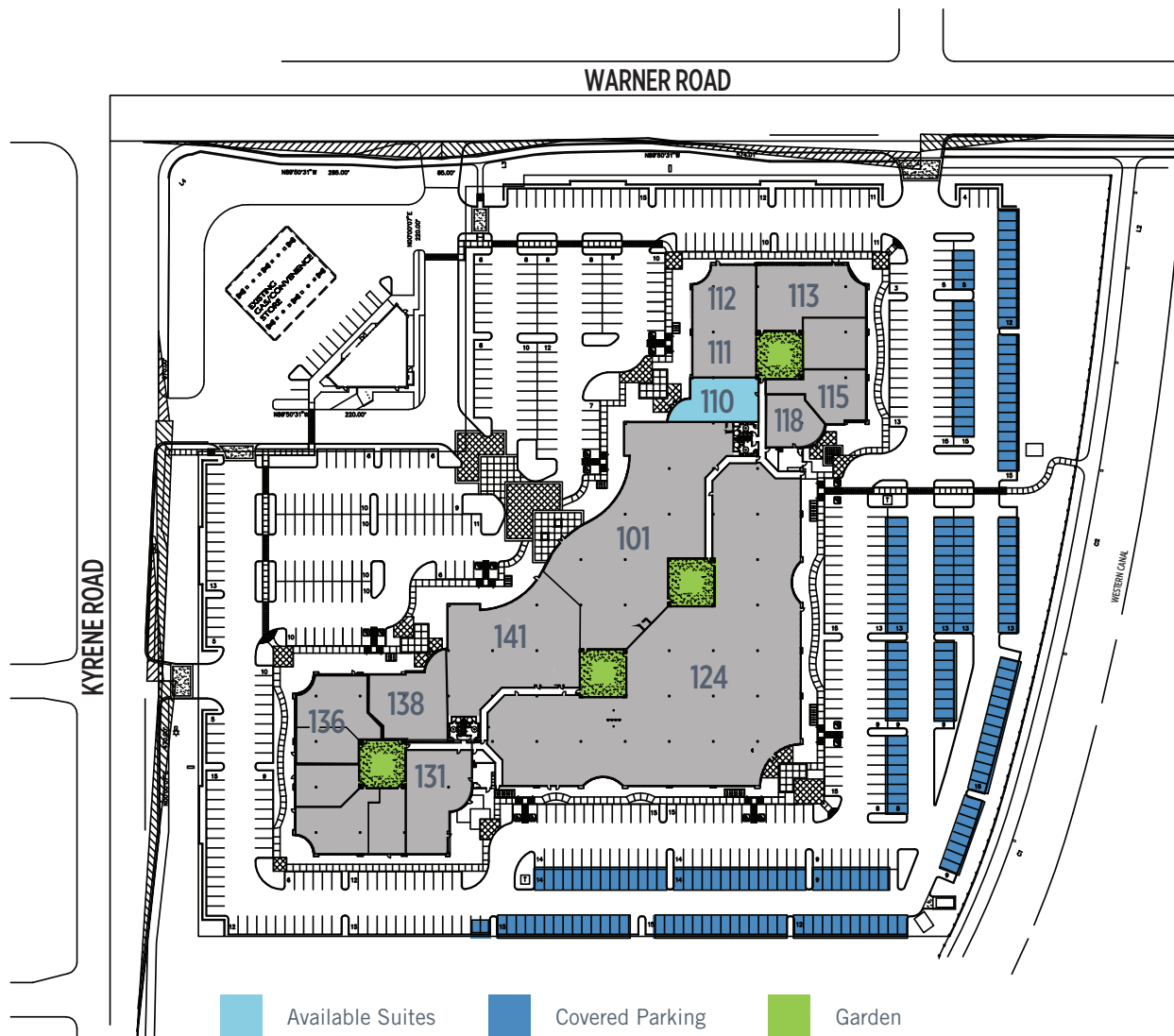
- McKesson
- Toyota Financial Services
- Compass Bank
- Bank of America
- Fulton Homes
- Humana
- General Electric
- Edward Jones

ATHLETICS/ENTERTAINMENT

- Tempe Sports Complex
- Ahwatukee Country Club
- Arizona Cardinals Practice Field

RETAIL/SHOPPING:

- Ikea
- Dick's Sporting Goods
- Total Wine & More



AVAILABLE SPACE

SUITE 110

±2,828 RSF

BUILDING FEATURES

YEAR BUILT

2002

TOTAL SQFT

±113,583 SF

PARKING RATIO

6.3/1,000 SF Overall
2/1,000 SF Covered
Reserved

GARDENS

Four 1,600 SF interior
courtyards accessible
by tenants

For more information, please contact:

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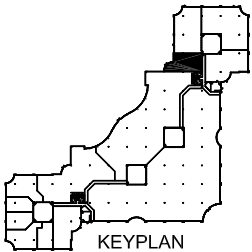
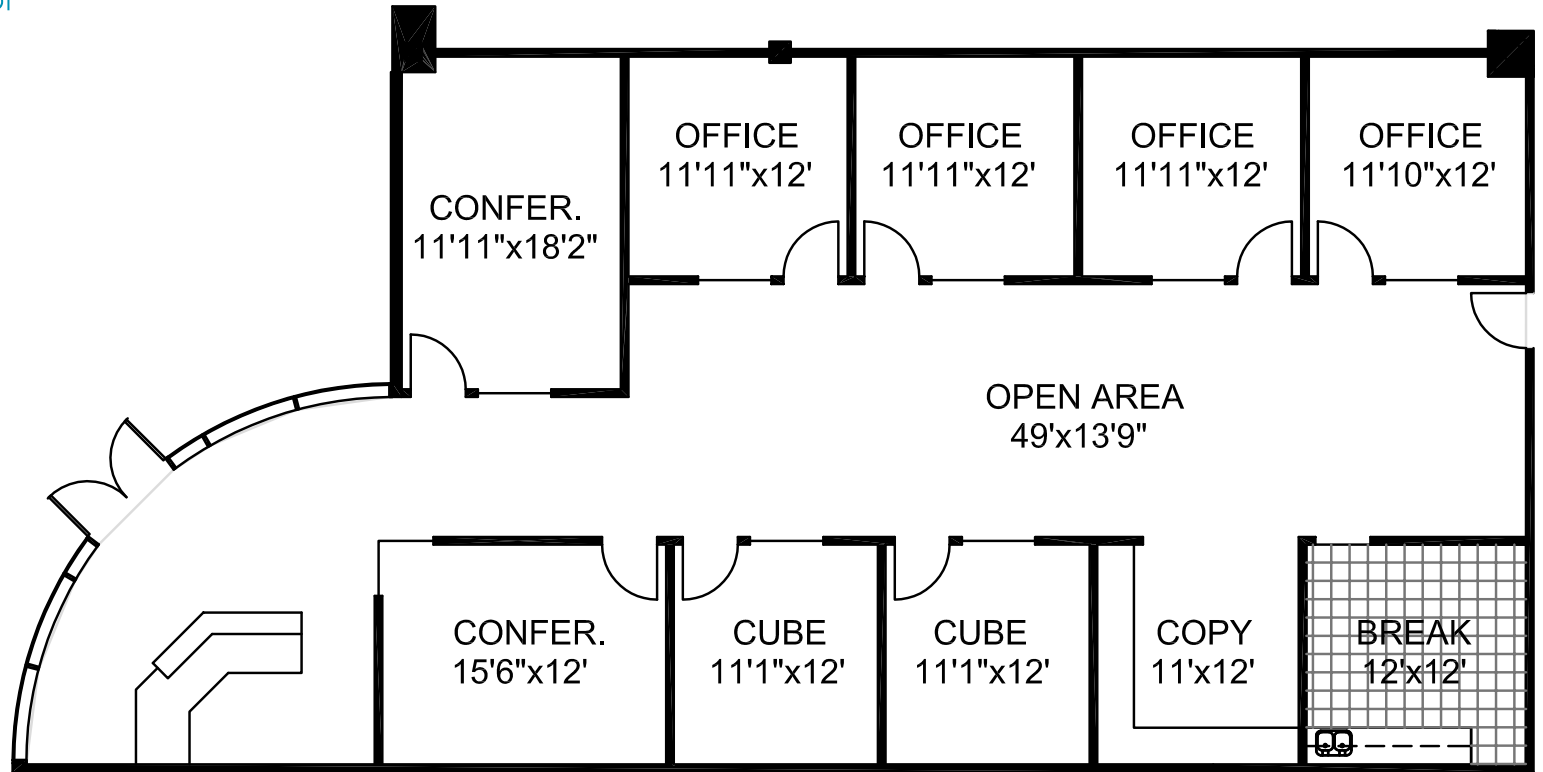
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SUITE 110 - 2,828 RSF



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