

KYRENE CORPORATE CENTER

9280 S KYRENE RD | TEMPE, AZ 85284

±31,962 SF GENERAL OFFICE BUILDING

SUITES FOR LEASE



exclusively listed by,

Matt Zaccardi

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CCIFAC International

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

Building Information

| | |
|---------------|-------------------------------------|
| Address | 9280 S Kyrene Rd Tempe, AZ 85284 |
| Year Built | 1998 |
| APN | 301-60-069A; 085A |
| Land Size | ±114,127 SF |
| Building Size | ±31,962 |
| Parking | 128 Free Surface Spaces |
| Zoning | GID, City of Tempe |

Property Features

- Excellent frontage on Kyrene Road
- Near I-10 and Loop 202 (Santan Fwy)
- Numerous nearby amenities
- Common restrooms

Demographics

| | 1 MI | 3 MI |
|------------------|-----------|----------|
| Population | 13,008 | 108,010 |
| Households | 4,630 | 44,026 |
| Average Age | 39.8 | 38.2 |
| Median HH Income | \$115,035 | \$72,951 |

Availability

| | |
|-----------------------|------------------------|
| Suite 107 | ±1,824 SF: \$19.50 F/S |
| Suite 117 | ±2,929 SF: \$19.50 F/S |
| Suite 117A | ±1,351 SF: \$22.00 F/S |
| Sutie 117B | ±1,578 SF: \$22.00 F/S |
| Suite 119 | ±3,514 SF: \$19.50 F/S |
| Suite 117/119 Contig. | ±6,443 SF: \$19.00 F/S |

Building Features

The building features a modern architectural design and detail. It offers excellent frontage on Kyrene Rd. and easy ingress/egress. There are numerous amenities within a five minute drive including the Pointe at South Mountain Resort, Arizona Mills Regional Mall, Ahwatukee Foothills Town Center, ASU Research Park, championship golf courses, hotels, restaurants, entertainment, and major employers (including Intel, Motorola, and Honeywell). The site is located 3/4 mile east of I-10 and is 10 minutes from Sky Harbor International Airport.



Exclusive Contact:

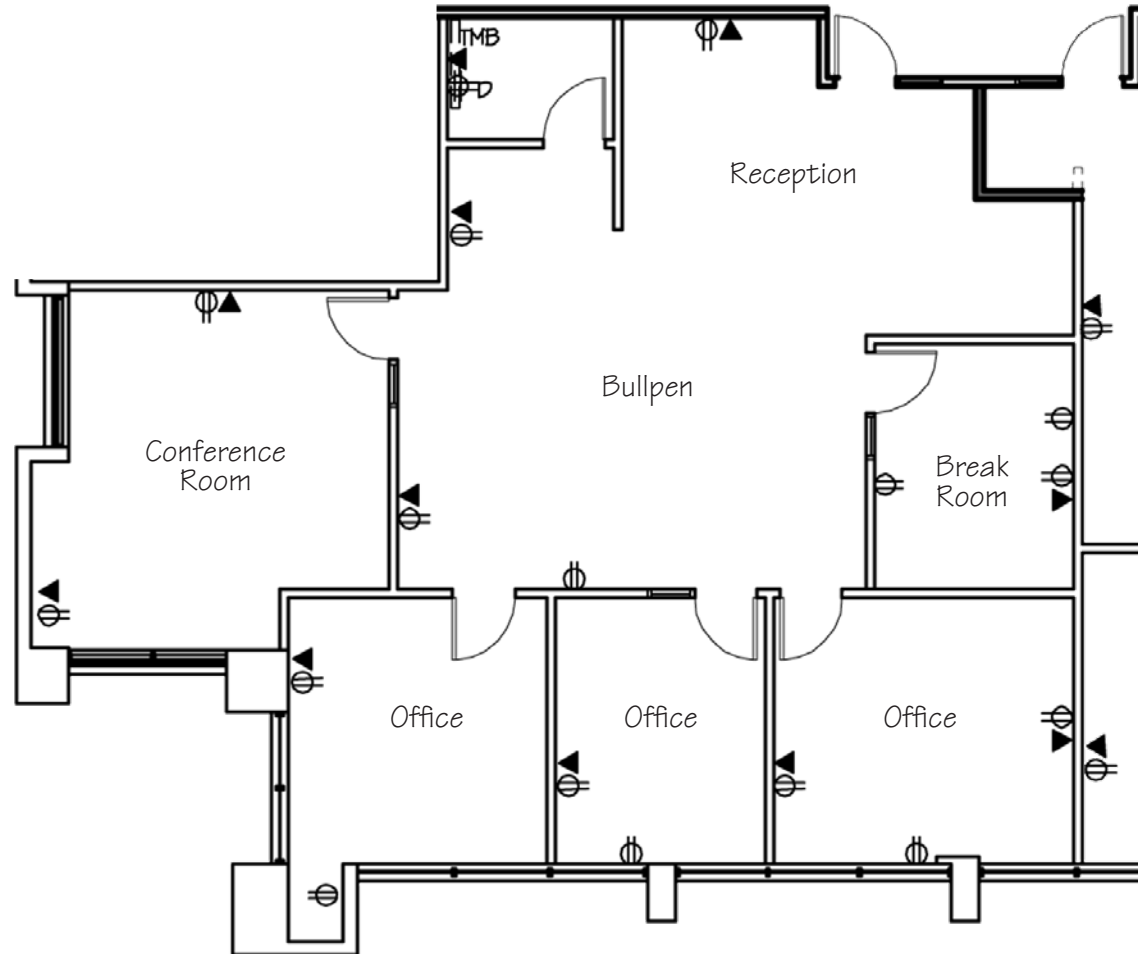
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 02/26/20



Suite 107

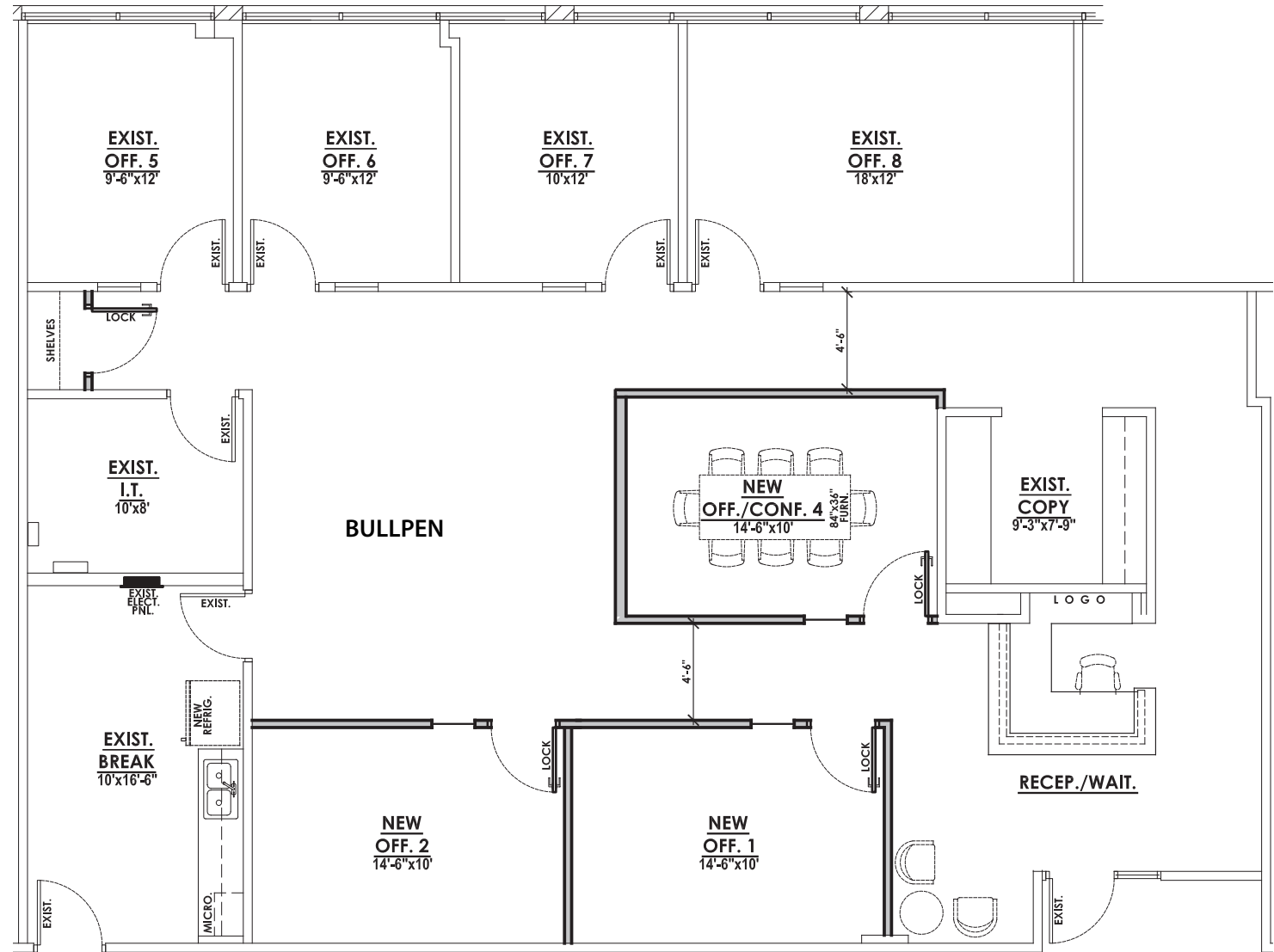
| | |
|-------------------|-----------|
| Square Feet | ±1,824 SF |
| Reception | 1 |
| Bullpen | 1 |
| Offices | 3 |
| Conference Room | 1 |
| Break Room | 1 |
| Storage Data Room | 1 |



Suite 117

CONCEPTUAL FLOORPLAN

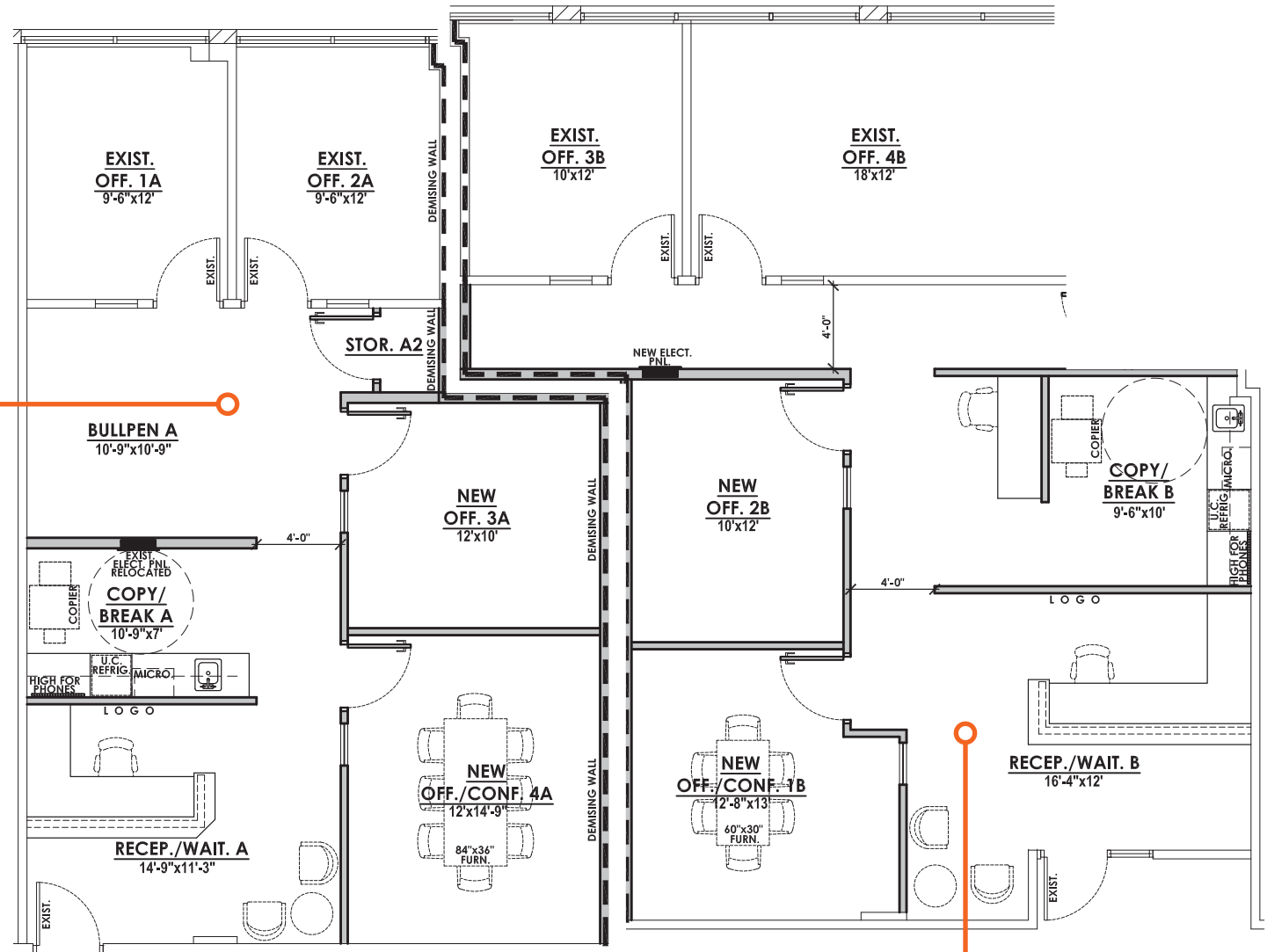
| | |
|-------------------|-----------|
| Square Feet | ±2,929 SF |
| Reception | 1 |
| Bullpen | 1 |
| Offices | 6 |
| Conference Room | 1 |
| Break Room | 1 |
| Storage/Data Room | 2 |





Suite 117A

| | |
|-------------------|----------|
| Square Feet | ±1,334SF |
| Reception | 1 |
| Bullpen | 1 |
| Offices | 3 |
| Conference Room | 1 |
| Copy/Break Room | 1 |
| Storage/Data Room | 1 |



Suite 117B

| | |
|-------------------|-----------|
| Square Feet | ±1,595 SF |
| Reception | 1 |
| Offices | 3 |
| Conference Room | 1 |
| Copy/Break Room | 1 |
| Storage/Data Room | 1 |

Suite 119

| | |
|-------------------|-----------|
| Square Feet | ±3,514 SF |
| Reception | 1 |
| Bullpen | 1 |
| Offices | 7 |
| Conference Room | 2 |
| Break Room | 1 |
| Storage/Data Room | 1 |

