



1845 | E. BROADWAY ROAD
TEMPE, AZ 85281

Partnership. Performance.

BROADWAY PLAZA

Near major retailers, property is only 2 miles away from Arizona State University and has easy access to major freeways, Loop 101, Loop 202, US Hwy 60 and the I-10. One intersection South of the New Light Rail Transit System which extends from ASU to Loop 101. Beautiful built-out medical suite available.

PROPERTY HIGHLIGHTS

- Close proximity to US-60 and 101 Freeways
- Only 2 miles away from Arizona State University
- Near major retailers
- One intersection South of the new Light Rail Transit System which extends from ASU to Loop 101
- Beautiful built-out medical suite available

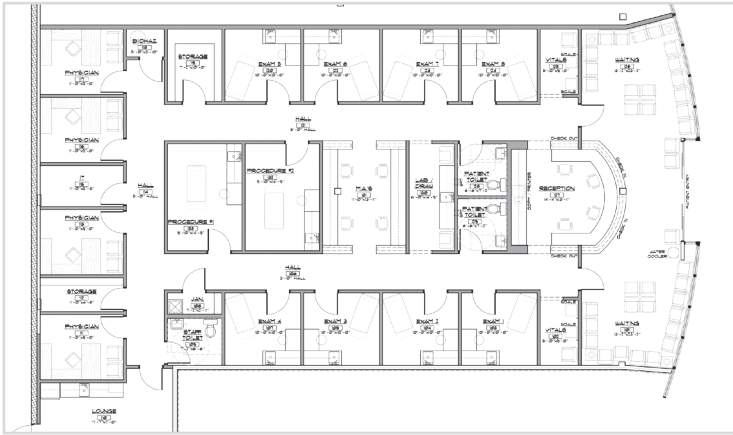
OFFERING SUMMARY

Availability	
Suite 116 - 119	4,347 SF (Build-out Medical)
Suite 120	2,165 SF
Suite 121-124	1,200 to 5,369 SF
	Contiguous up to 11,881 SF
Lease Rate:	\$14.00 - 16.00/SF (NNN) Minimum 5 year term
Operating Expenses:	\$5.35/SF
Tenant Improvements:	Negotiable
Parking:	Ample

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Houshold	9,854	52,782	129,464
Total Population	23,102	135,761	326,298
Average HH Income	\$45,585	\$54,886	\$57,209



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