



51 W 3RD ST / 310, 350, 404, 410 S MILL AVE, TEMPE, AZ



For more information, please contact:

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PROPERTY FEATURES

65 DINING OPTIONS WITHIN A 5-MINUTE WALK

MIXED-USE, 5 BUILDINGS TOTALING 107,692 SF

LIGHT RAIL STATION DIRECTLY IN FRONT OF PROPERTY

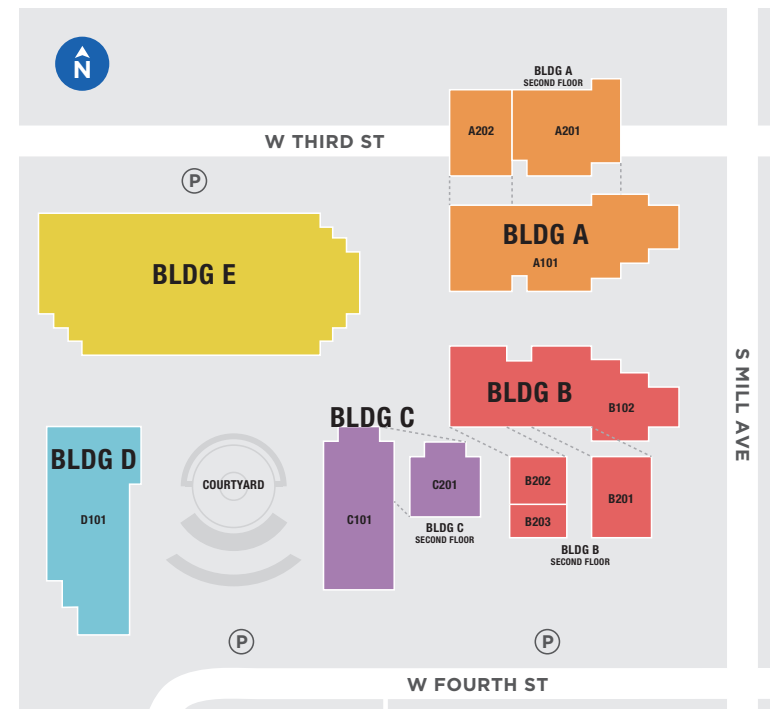
PRIME LOCATION IN DOWNTOWN TEMPE

5-MINUTE DRIVE TO SKY HARBOR INTERNATIONAL AIRPORT

5-MINUTE DRIVE TO LOOP 202

4.2/1,000 PARKING RATIO ON-SITE

- ◆ **BUILDING A:** 310 S MILL AVE ±9,548 SF
- ◆ **BUILDING B:** 350 S MILL AVE ±9,548 SF
- ◆ **BUILDING C:** 404 S MILL AVE ±5,770 SF
- ◆ **BUILDING D:** 410 S MILL AVE ±8,519 SF
- ◆ **BUILDING E:** 51 W 3RD ST ±74,307 SF



Urban Land Institute Arizona awarded Tempe with one of the “Hottest Intersections in Arizona”



AMENITIES



PUBLIC PARKING GARAGE

3RD ST

MILL AVE

METRO LIGHT RAIL

DEPT OF TRANSPORTATION

5TH ST

CITY HALL

Residence Inn Marriott

ARIZONA STATE UNIVERSITY

UNIVERSITY DR

Great Clips Daily Jam URBAN OUTFITTERS

POKE PITA JUNGLE

ZIPPS FUEZY'S Starbucks AMC THEATRES

Bank of America Pita Pit

MORNING SQUEEZE FIVE GUYS SPINELLI'S PIZZA

HJ THIRSTY DOG JJ WHOLE FOODS MARKET

COURTYARD Marriott FAT TUESDAY WELLS FARGO MELLOW MUSHROOM

Rita's Bites PEOPLES HAUS Harkins Theatres P.F. CHANG'S

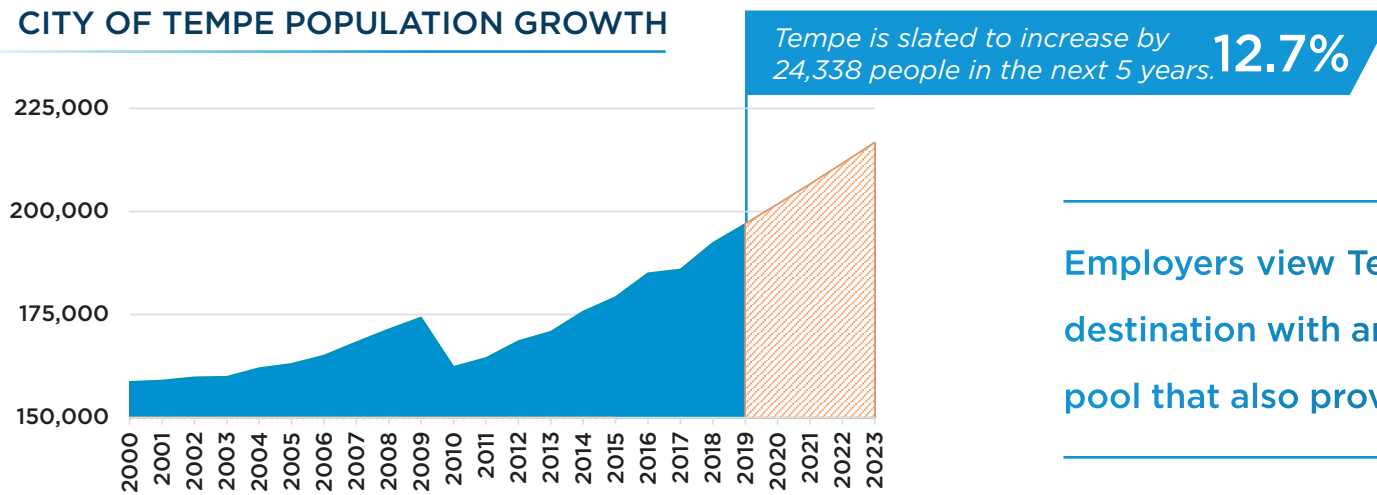
CAFFE BIA desert roots in the box Jack JIMMY'S



WHERE TO BE

TEMPE

CITY OF TEMPE POPULATION GROWTH



Employers view Tempe as a premier business destination with an abundant, educated labor pool that also provides clients ease of access.



\$242,426

MEDIAN HOUSING VALUE



29

AVERAGE AGE



\$51,409

MEDIAN HOUSEHOLD INCOME



51.8%

RESIDENTS WITH AN ASSOCIATES DEGREE OR HIGHER

WHO'S HERE

MAJOR EMPLOYERS



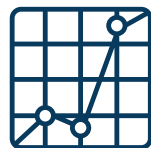
OCCUPATIONAL COMPOSITION



37.0%

(57,060)

Business



8.7%

(13,440)

Hospitality, Retail
and Entertainment



16.1%

(24,890)

Government, Healthcare,
and Education



29.0%

(44,820)

Manufacturing, Transportation
and Natural Resources



9.2%

(14,140)

Consumer
Services



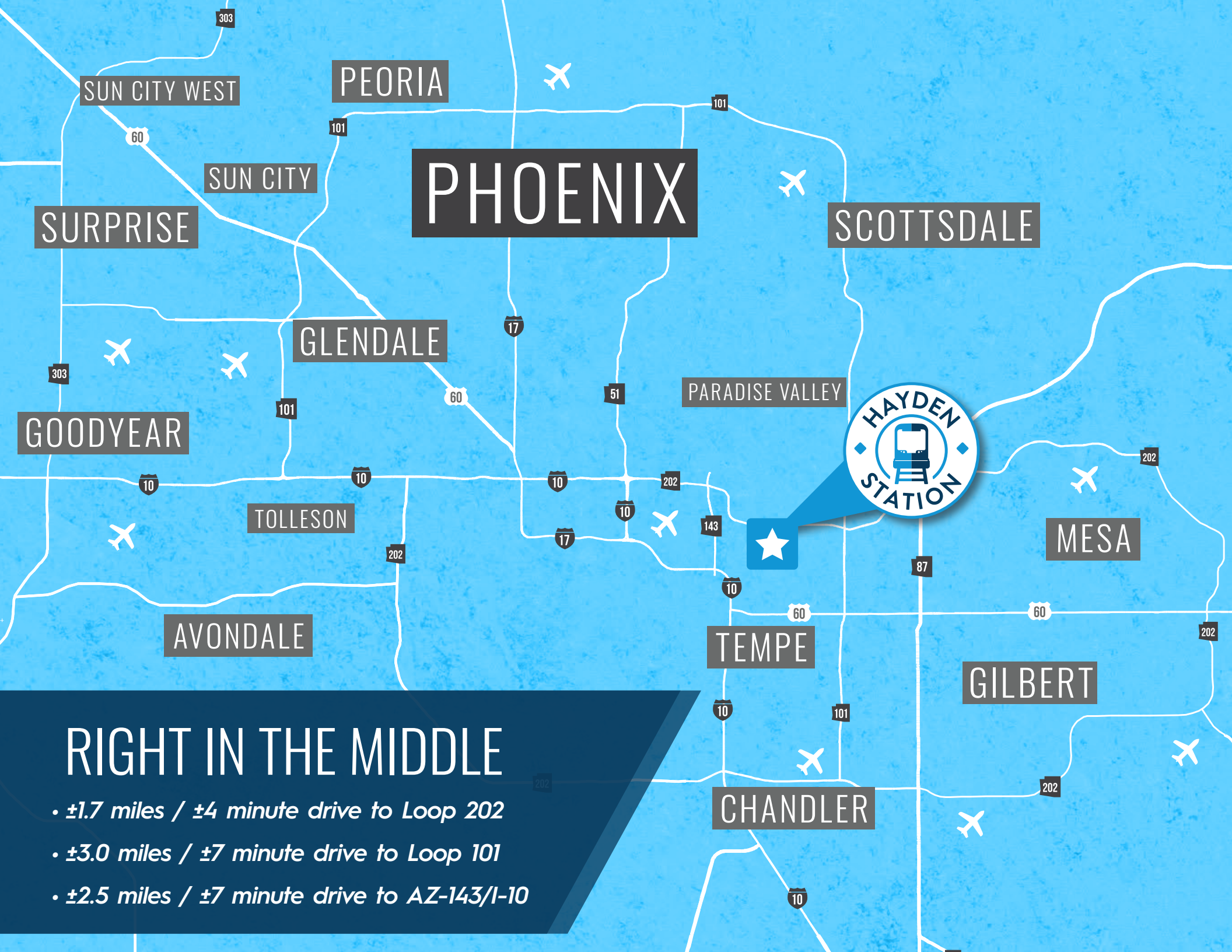
culinary dropout

P.F. CHANG'S



Daily Jam





RIGHT IN THE MIDDLE

- ± 1.7 miles / ± 4 minute drive to Loop 202
- ± 3.0 miles / ± 7 minute drive to Loop 101
- ± 2.5 miles / ± 7 minute drive to AZ-143/I-10



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310, 350, 404, 410 S Mill Ave
51 W 3rd St

FACT SHEET

Location:	51 W 3rd St / 310, 350, 404, 410 S Mill Ave, Tempe, AZ 85281	
Building Size:	±107,692 RSF	
Suites Available:	A-103 - 310 S Mill	±2,624 RSF (Available 01/01/2021)
	A-201 - 310 S Mill	±2,920 RSF (Available 01/01/2021)
	A-202 - 310 S Mill	±874 RSF
	B-201 - 350 S Mill	±2,013 RSF*
	B-202 - 350 S Mill	±695 RSF*
	B-203 - 350 S Mill	±1,332 RSF*
	C-201 - 404 S Mill	±2,004 RSF (Available 02/01/2021)
	D-101 - 410 S Mill	±8,234 RSF
	E-225 - 51 W 3rd	±878 RSF
	E-240 - 51 W 3rd	±1,621 RSF
	E-267 - 51 W 3rd	±1,812 RSF
	E-315 - 51 W 3rd	±5,610 RSF
	E-350 - 51 W 3rd	±3,074 RSF
	E-501 - 51 W 3rd	±15,643 RSF (Available 07/01/2021)
	*Contiguous to ±4,040 RSF	
Base Rate:	\$36.00 PSF, Full Service Gross	
Tenant Improvements:	Negotiable	
Expense Stop:	Base year	
Parking:	4.0/1,000 - \$45.00/mo., reserved, covered	
Amenities:	<ul style="list-style-type: none">• Premier Downtown Tempe location• Signage opportunities• Ample retail amenities within walking distance	

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