

TEMPE TECH CENTER



BACK OFFICE SPACE
FOR LEASE

1401 S 52ND ST · TEMPE, AZ



PROPERTY HIGHLIGHTS

Total Building Size: ±169,907 SF

Available SF: Up to ±169,907 SF, divisible to ±69,823 SF and ±100,084 SF; plug & play available

Lease Rate: \$15.95 psf, NNN

NNN Charges: \$3.45 psf (est'd for 2020)

Parking Ratio: 5.85/1,000

SRP substation on Property

Fiber provided by CenturyLink, Cox and Level3

Tenant Lounge features wi-fi, large flat panel TV, rollup glass door for indoor/outdoor use, shuffleboard and additional games



*All renderings represent potential renovations and are subject to change.

DEMO & LOCATION HIGHLIGHTS



No. 7 Best Downtowns in America
Livability

No. 8 Best Places to Find a Job
WalletHub

Most Walkable City in Arizona
Walkscore.com

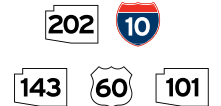
Smart Growth Award
Urban Land Institute Arizona

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT
Within 2 miles

ASU
Within 2 miles
44,000 Students
Total 2019 Tempe campus
enrollment
#1 Most Innovative School



±63.3% of Metro Phx
residents live within a
30-minute drive
(2,653,692 residents)



Interstate & state
route access
within 2 miles

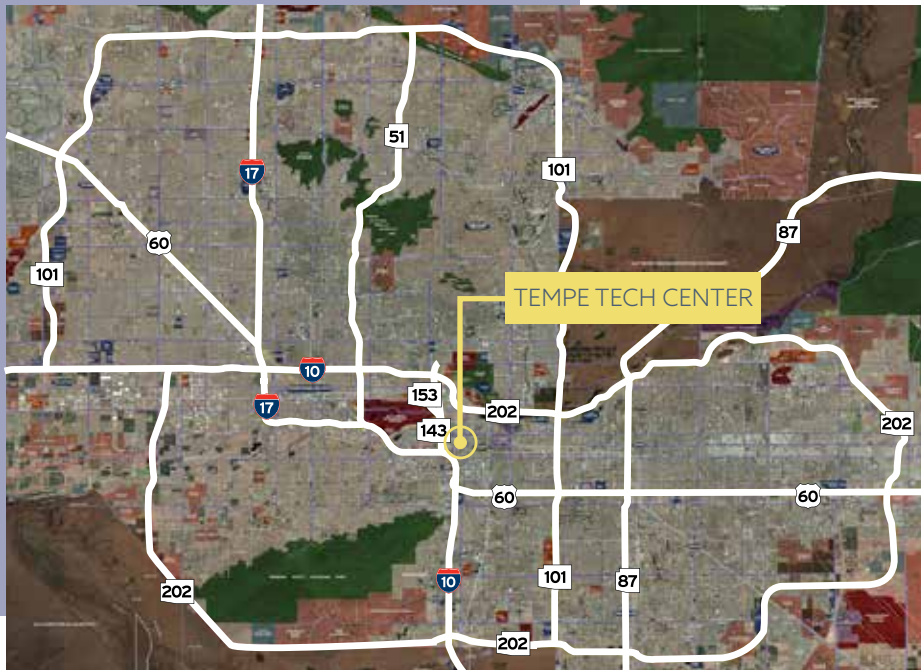


Valley Metro bus
stop at 14th and
52nd Streets
connect to Light
Rail stops



30% Millennials
30% of Phoenix Metro
millenials live in
Downtown Tempe

(Downtown Phoenix: 12%,
Downtown Scottsdale: 9%)



Within 3 miles:

65 restaurants

9 banking institutions

12 bars

4 theaters,
concert halls,
stadiums

41 hotels, including

ARIZONA GRAND
RESORT & SPA
One of the largest conference
facilities in Phoenix Metro

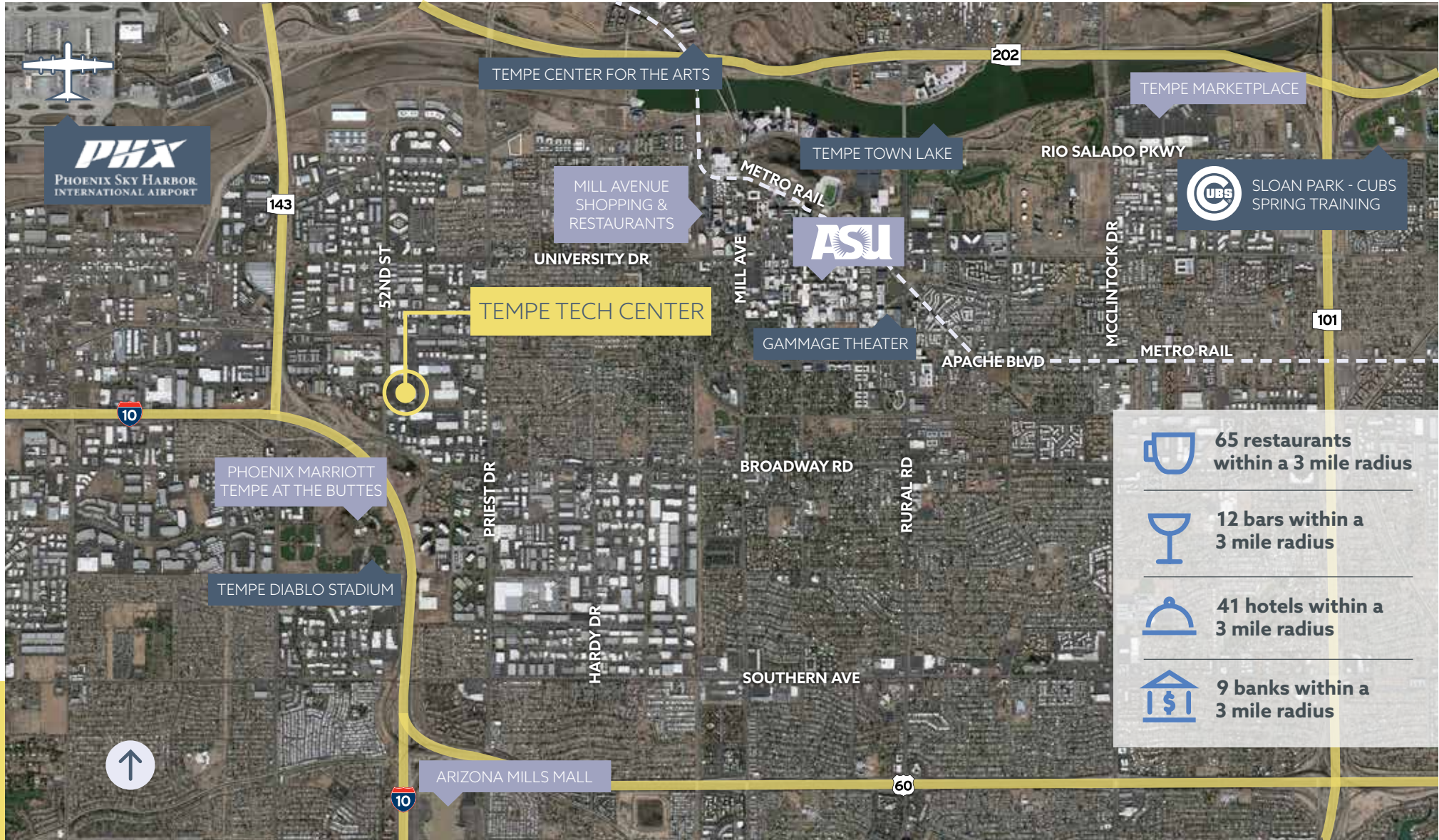


WESTIN
HOTELS & RESORTS
Under construction

TEMPE MISSION PALMS
Conference facilities



TEMPE TECH CENTER



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