

FOR LEASE > CLASS A | SINGLE-STORY | GARDEN-OFFICE BUILDING



# Tempe Parkside

3920 SOUTH RURAL ROAD, TEMPE, AZ



Suite 112 ±3,226 SF \$22.00/FS

Suite 117 ±195 SF \$600.00 Per Month

Building Size: ±21,042

Parking Ratio: 4.66/1,000

Year Built: 2003

## PROPERTY FEATURES

- > Single-story garden office is upgraded throughout with marble flooring and natural-stone accents
- > Lushly landscaped exterior with shaded garden area
- > Monument signage available
- > Great location – Directly off of US-60
- > Convenient access to Arizona State University and Sky Harbor International Airport
- > Nearby shopping and dining amenities

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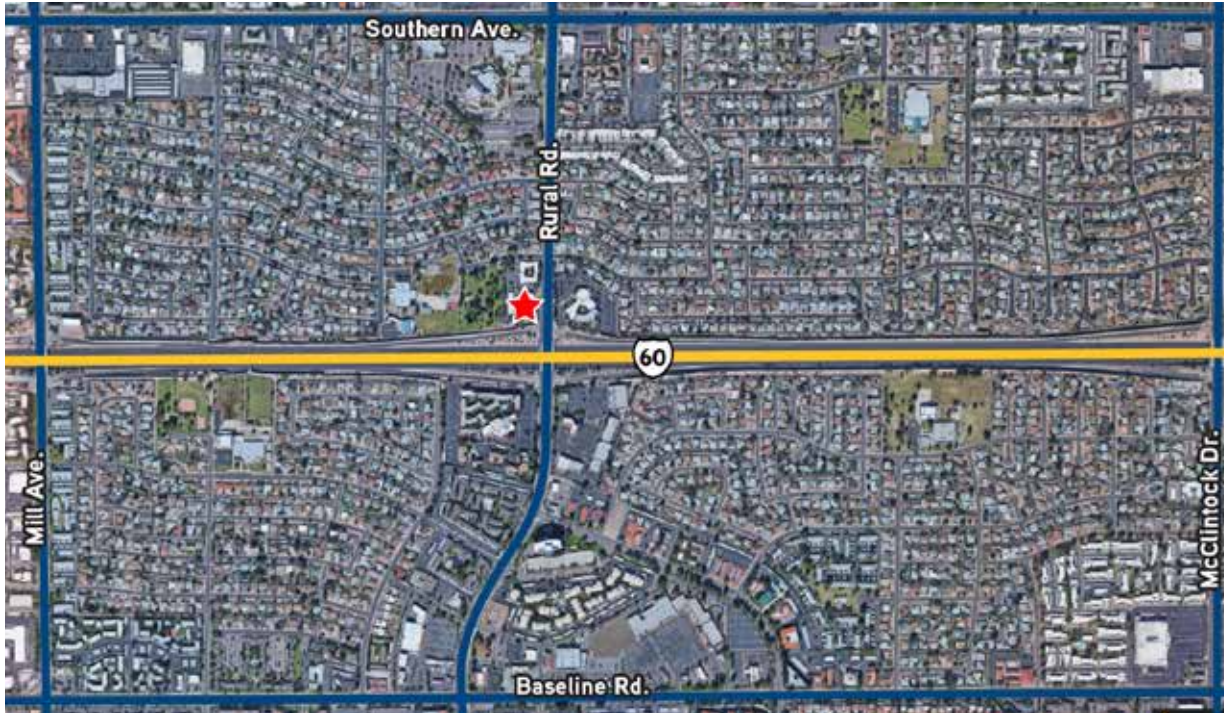
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## AMENITIES - WITHIN 1 MILE RADIUS



**LOWE'S**

**Walmart**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Total Population	22,151	156,237	346,531
2022 Estimated Population	23,984	168,131	373,229
2017 Median Household Income	\$52,147	\$48,229	\$50,463
Traffic Count US 60	198,250 Vehicles Per Day		
Traffic Count Rural Rd.	35,922 Vehicles Per Day		

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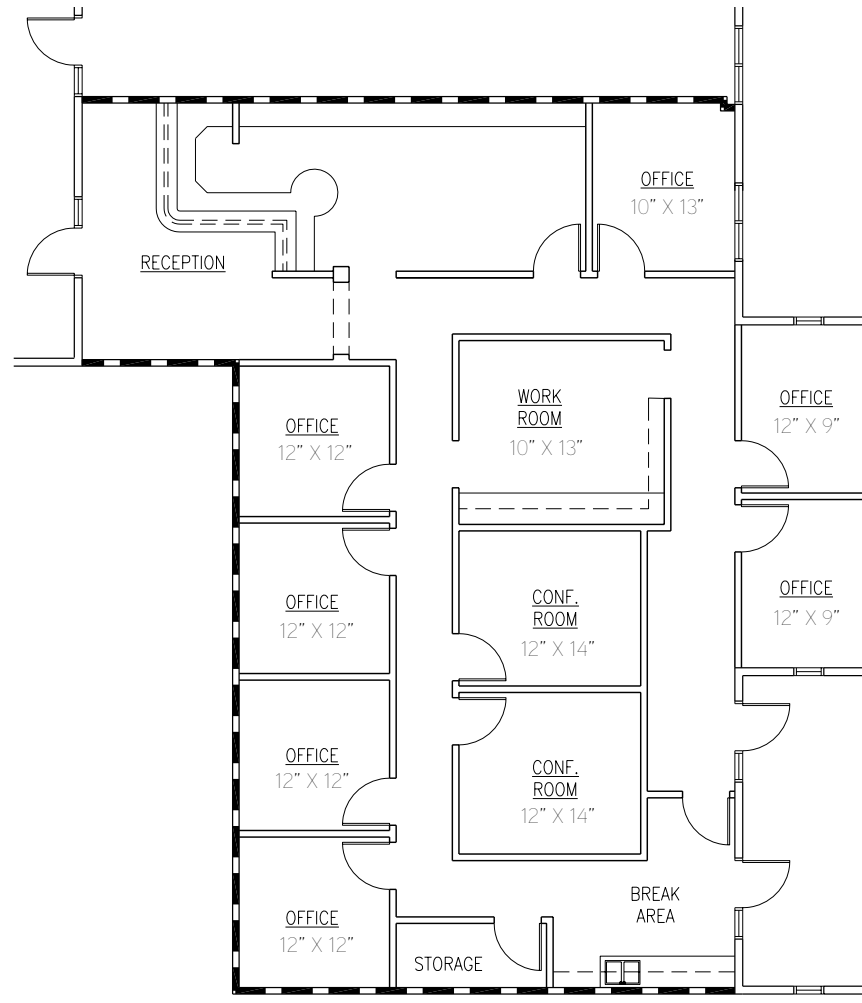
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## SPACE PLAN

Suite 112 | ±3,226 SF



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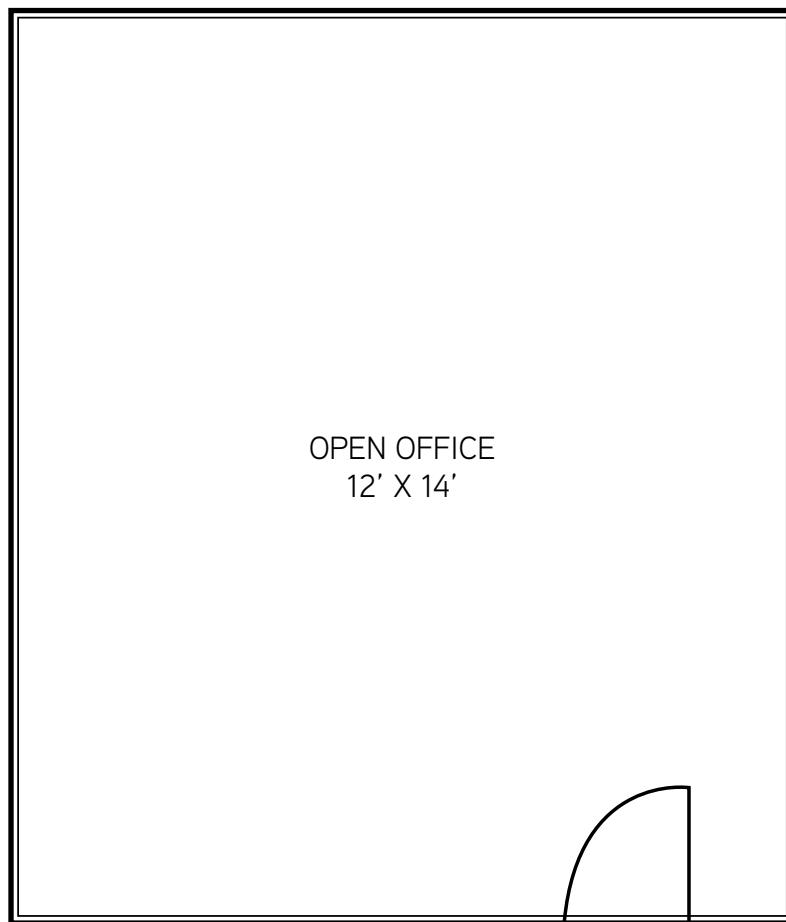
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## SPACE PLAN

Suite 117 | ±195 SF



## CONTACT

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