

The Lancaster

TEMPE, ARIZONA



For Lease | \$19.00 MG

CREATIVE / OFFICE SPACE

2402 S. RURAL RD., TEMPE, AZ 85282



COLLIERS INTERNATIONAL
8360 E. RAIN TREE DR. | SUITE 130
SCOTTSDALE, AZ 85260
www.colliers.com/greaterphoenix

PHILIP WURTH, CCIM
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AVAILABLE SUITES

Suite 101: ±1,408 SF
Suite 102: ±1,408 SF
Suite 201: ±2,353 SF
Suite 202: ±2,353 SF

YEAR BUILT: 2005

The Lancaster

TEMPE, ARIZONA



PROPERTY OVERVIEW



LEASE RATE

CREATIVE/OFFICE: \$19.00 MG



YEAR BUILT

2005



PROJECT SIZE

±7,552 SF



PARKING

COVERED/RESERVED
AVAILABLE

PROPERTY OVERVIEW

The Lancaster building is just minutes away from the unique shopping and dining in Downtown Tempe. The downtown is also home to Tempe Town Lake, Arizona's second-most-visited public attraction and home to numerous festivals and events. Arizona State University and the light rail transit system are only a mile away from The Lancaster. US News and World Report ranked the university #1 in the US for Innovation (2016 and 2017.) More than 150,000 students and faculty visit the campus daily.

DEMOGRAPHICS



POPULATION

1 MILE
22,513

3 MILES
149,654

5 MILES
327,763



DAILY TRAFFIC COUNTS

73,481 VPD

AT BROADWAY RD. AND RURAL RD.



15 MINUTE

DRIVE TO PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

PROPERTY FEATURES

- CONTEMPORARY ARCHITECTURE WITH MATURE DESERT LANDSCAPING
- INDUSTRIAL FINISHES – CONCRETE FLOORING AND EXPOSED DUCT WORK CEILINGS
- BREEZEWAY OFFICE ENTRIES
- SECURITY GATES
- RURAL ROAD FRONTAGE
- CONVENIENT ACCESS TO US 60, LOOP 101, VALLEY METRO LIGHT RAIL AND THE FUTURE TEMPE STREET CAR



CREATIVE
OFFICE SPACE



AVAILABLE
BUILDING SIGNAGE



ENERGY EFFICIENT

WALLS OF WINDOWS – TONS OF NATURAL LIGHT
IN EVERY SUITE



AVAILABLE

COVERED & RESERVED PARKING

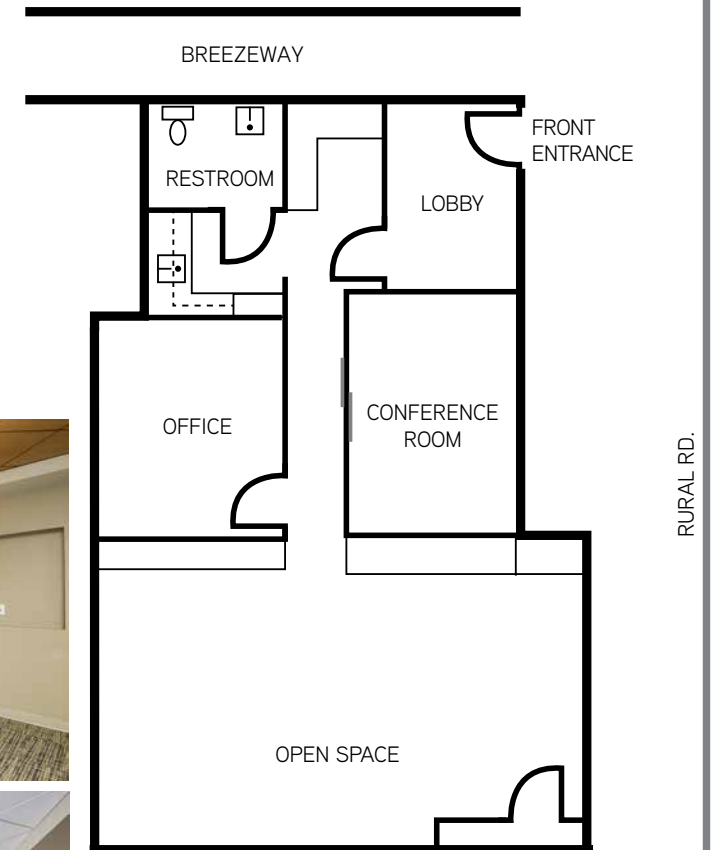
The Lancaster

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FLOOR PLANS

SUITE 101 | ±1,408 SF



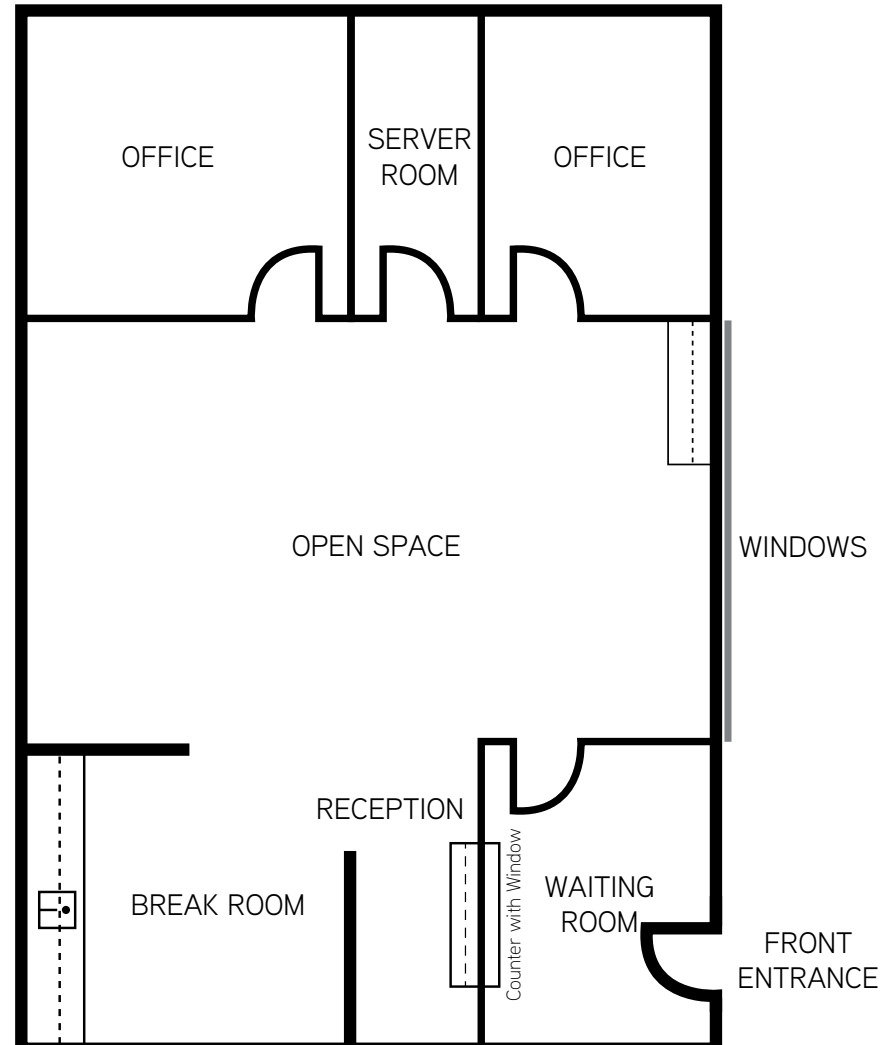
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FLOOR PLANS

SUITE 102 | ±1,408 SF



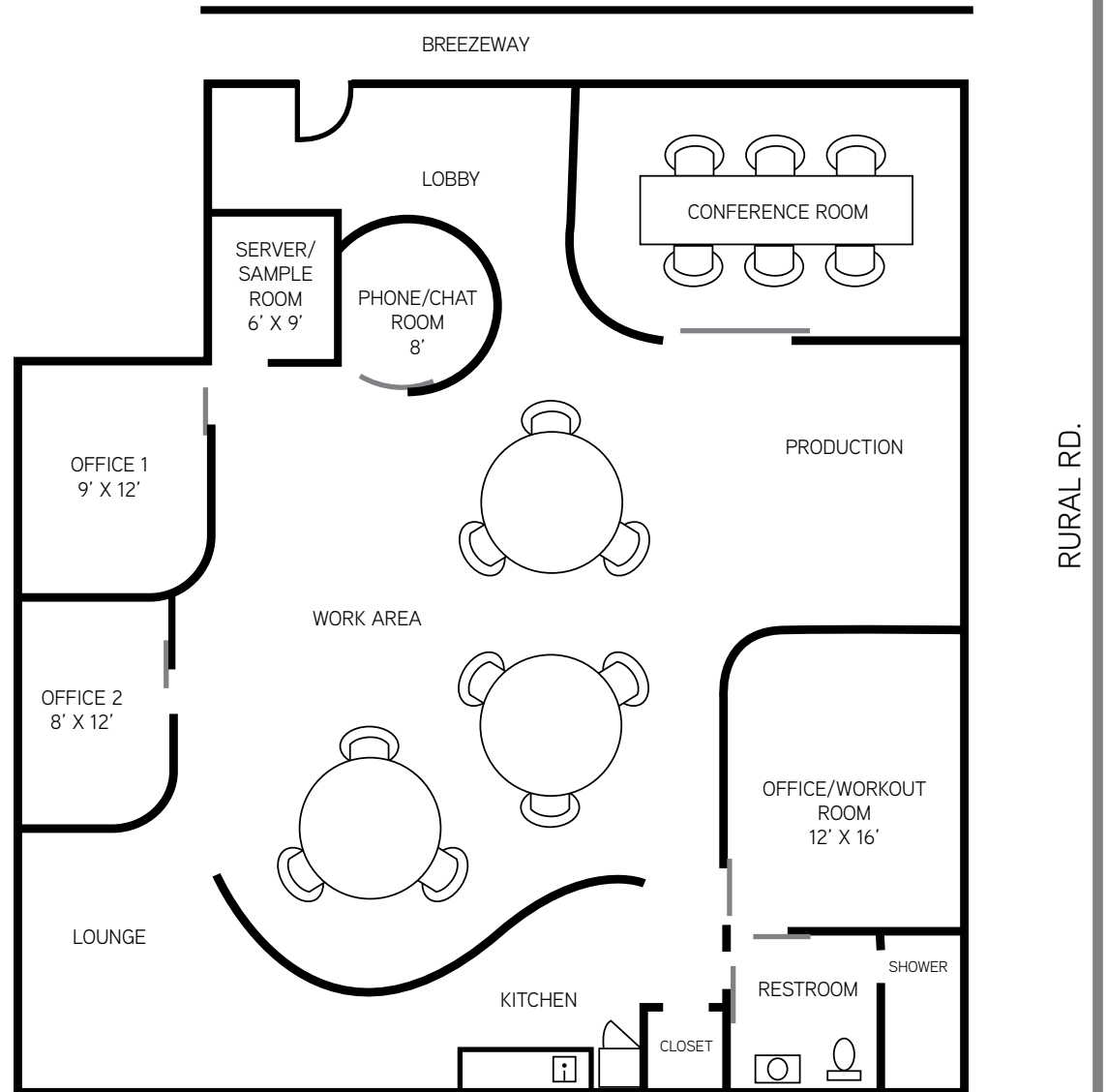
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FLOOR PLANS

SUITE 201 | ±2,353 SF



The Lancaster

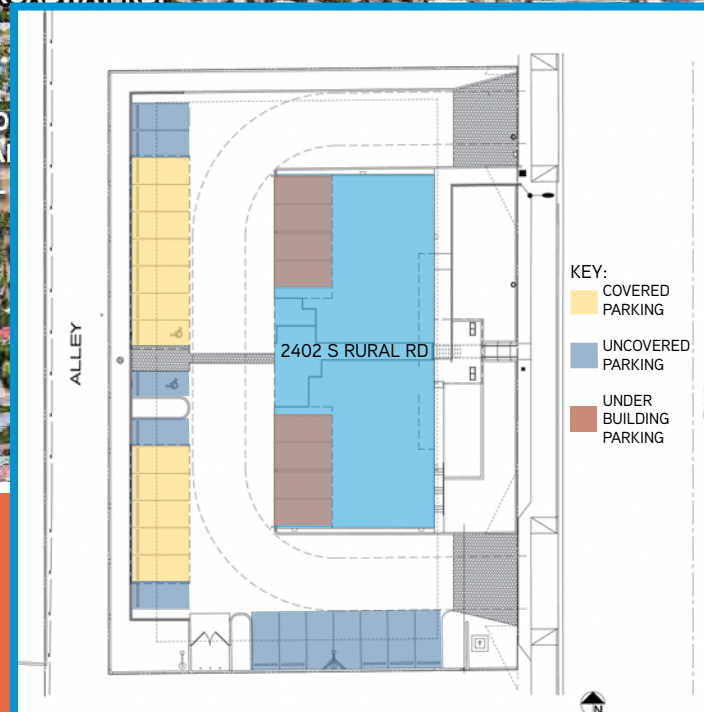
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FLOOR PLANS

SUITE 202 | ±2,353 SF





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FOR MORE INFORMATION
PLEASE CONTACT

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