

OFFICE | FOR LEASE



Tempe Parkside

3920 S Rural Rd | Tempe, AZ 85282

CBRE

Project Highlights

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

Property Summary

BUILDING SIZE ±21,042 SF

YEAR BUILT 2003

PARKING 5.26/1,000

Available Space

SUITE	SIZE	LEASE RATE
101	±2,195 SF	\$23.50/SF Full Service
110	±4,395 SF	\$23.50/SF Full Service
114	±2,802	\$23.50/SF Full Service



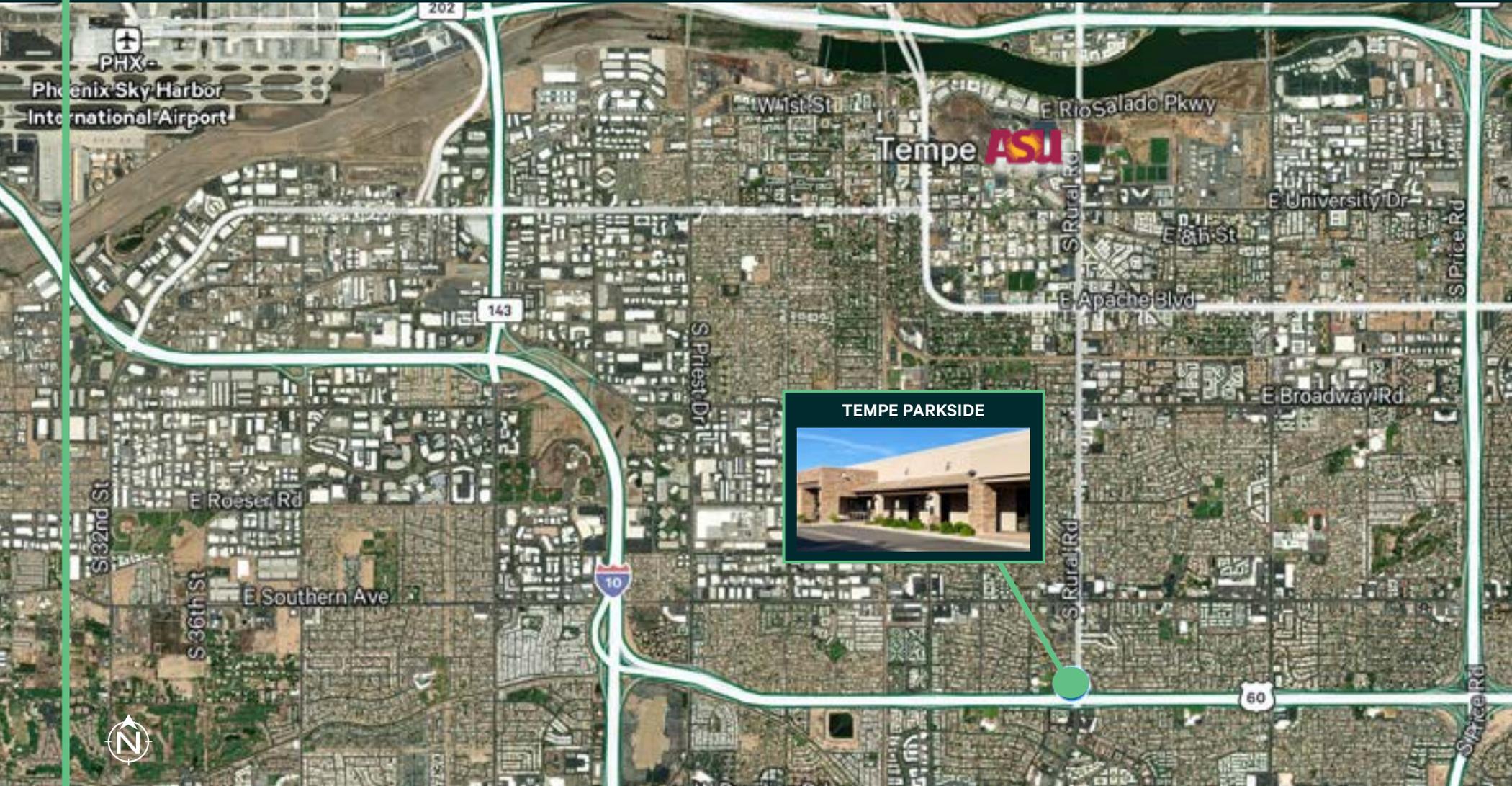
Building Floor Plan



Demographics

2024	3 mile radius	5 mile radius	10 mile radius
POPULATION	161,063	352,103	1,177,124
AVG HOUSEHOLD INCOME	\$95,997	\$102,084	\$110,705
MEDIAN AGE	30.9	32.7	34.3
TRAFFIC COUNTS	Rural Rd ±39,118 VPD Superstition Fwy SR-60 ±214,321 VPD		

Source: ESRI, ADOT



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OFFICE SPACE AVAILABLE FOR LEASE | TURNKEY TIs AVAILABLE!

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