



OFFICES FOR LEASE

The Center

201 E. Southern
Avenue,
Tempe, AZ 85282

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Menlo Group
COMMERCIAL REAL ESTATE

THE CENTER | Creative Office Space For Lease

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Summary

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SUMMARY

Lease Rate: \$24.00 PSF

Lease Type: Modified Gross

Electric: Included

Janitorial & Internet: Tenant

Zoning: C-2

PROPERTY OVERVIEW

Located in the bustling heart of Tempe, AZ, The Center is positioned amidst an array of dining, retail, and entertainment options including the popular eatery - Fate Brewing Company. With its close proximity to Arizona State University, the area boasts a vibrant energy and a diverse talent pool. Nearby points of interest include the Tempe Marketplace, offering an eclectic mix of shops and eateries, as well as the serene Tempe Town Lake for recreational activities. The property is surrounded by a blend of corporate offices, providing opportunities for strategic partnerships and networking. This dynamic location offers an ideal environment for businesses seeking a thriving and engaging community.

PROPERTY HIGHLIGHTS

- Tempe Creative Office Space for Lease
- Move-in-Ready Condition
- Suite 108: +/- 1,000 SF (Available June 15, 2024). 3 private offices (1 plumbed), lobby
- Suite 114: +/- 995 SF (Immediate Availability). 2 private offices, conference room, open space
- Suite 207: +/- 1,990 SF (Immediate Availability) 6 private offices, conference room, break room (plumbed)
- Ample Parking: 4.50/1,000 SF Parking Ratio

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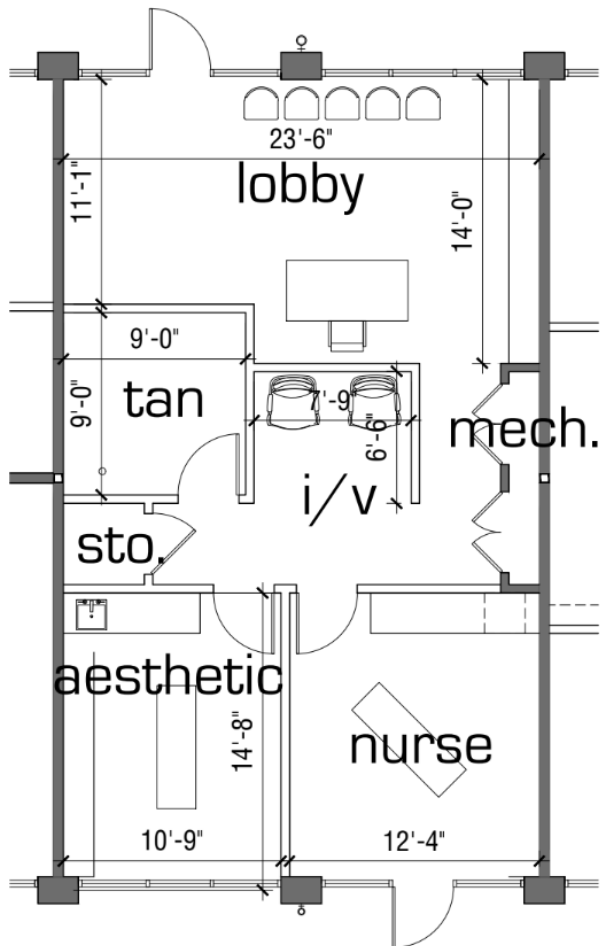


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Suite 108 (+/- 1,000 SF)

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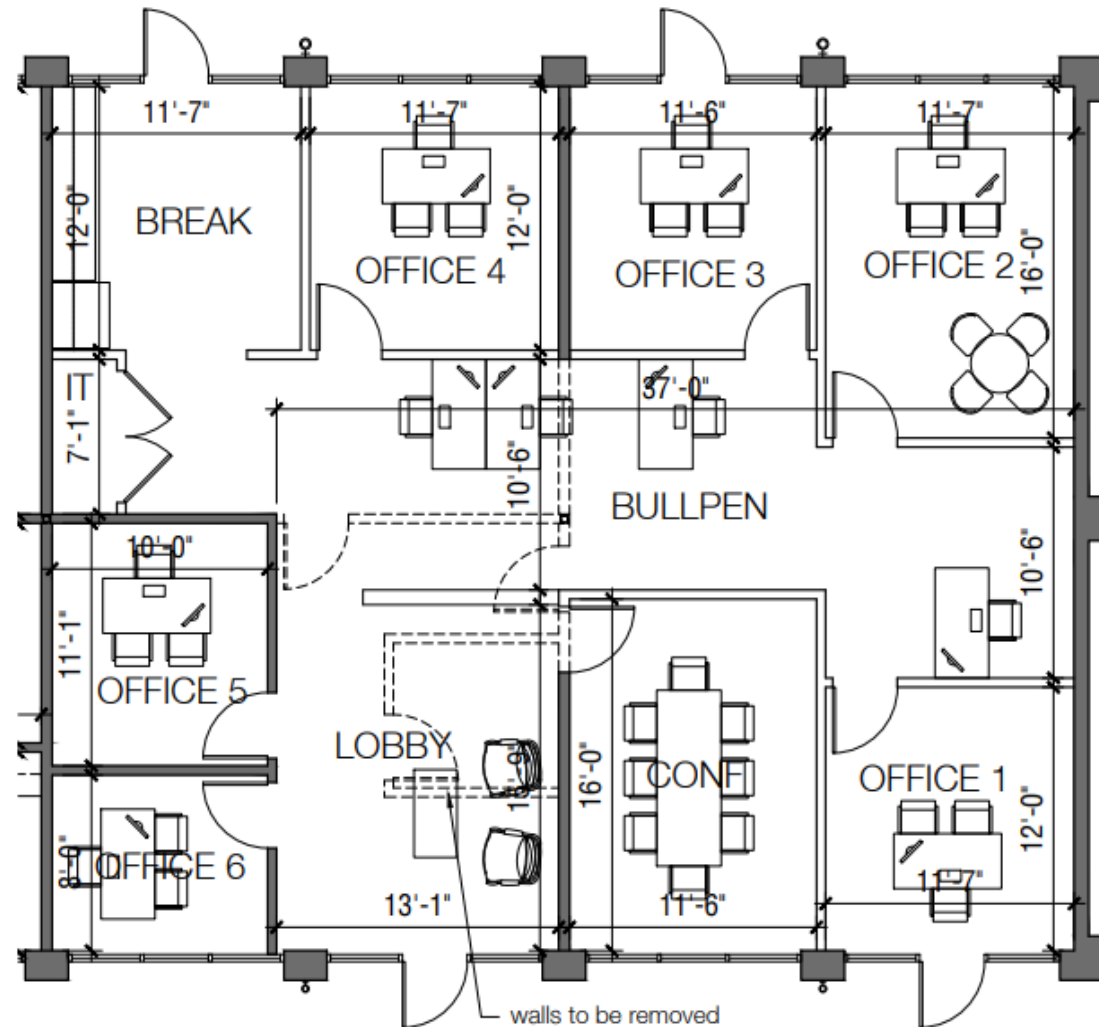


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Suite 207 (+/- 1,990 SF)

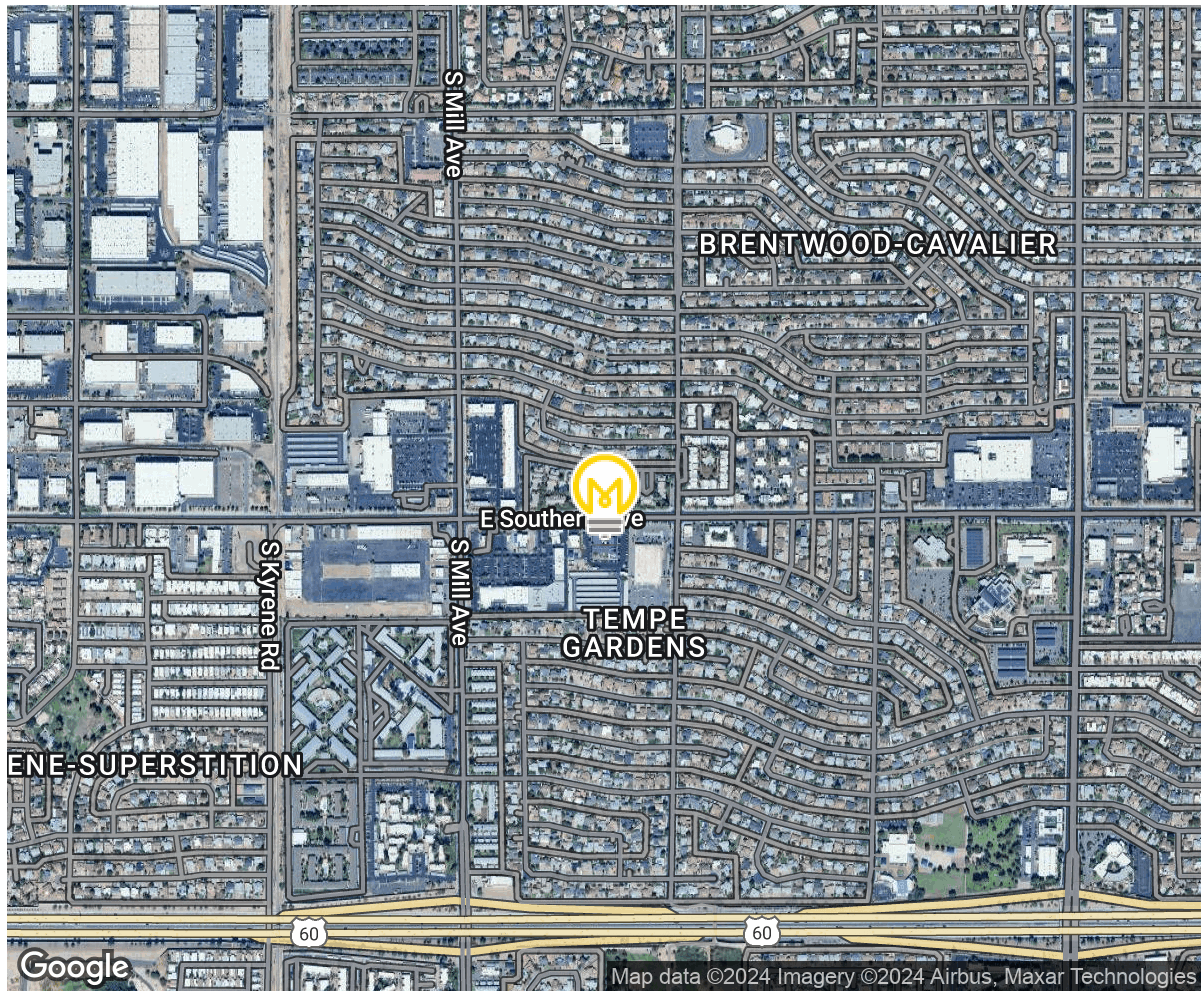
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Site Details



DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Households:	8,464	33,687	69,591
Total Population:	19,361	80,276	164,740
Average HH Income:	\$65,240	\$64,008	\$64,041