

215 E 7TH STREET, TEMPE AZ, 85281 FOR LEASE



FOR MORE INFORMATION CONTACT:
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LEVROSE
COMMERCIAL REAL ESTATE
4414 N. Civic Center Plaza, Suite 100
Scottsdale, AZ 85251
T: 480.947.0600 | www.levrose.com



AVAILABILITY

SPACE AVAILABLE:	202-205 ±1,471 SF
LEASE RATE:	\$24.00/SF
LEASE TYPE:	MODIFIED GROSS

PROPERTY HIGHLIGHTS

- Located in the Heart of Downtown Tempe
- Minutes away are multiple points of transportation including: 3 transit stops within the Tempe Transportation center
- .20 miles to light rail stop
- Directly across the street from Arizona State University
- Near multiple restaurants and entertainment

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 Population	23,830	117,361	329,468
2022 Population	25,099	126,668	355,290
Average Age	26.40	32.10	34.40
Average HH Income	\$47,990	\$54,664	\$59,851
Average Home Value	\$265,795	\$197,263	\$199,080



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are 1st year start rates and are subject to change without notice.

MILL AVENUE

CACTUS SPORTS
URBAN OUTFITTERS
PITAYA
THE BAKED BEAR
WHISKEY ROW
EL HEFE
FRACTURED PRUNE
CULINARY DROPOUT
FIVE GUYS

GORDON BEIRCHS
CHOPSHOP
PITA PIT
PEDAL HAUS
PITA JUNGLE
WHICH WHICH
Z'TEJAS
SNOOZE
AMC THEATRES

LIFELock
KPMG
FIDELITY
FAMERS INSURANCE
MICROSOFT
HOMELIGHT
MORGAN STANLEY
SILICON VALLEY BANK
STATE FARM

THE WATERMARK
PLANNED MIXED USE
DEVELOPMENT

TEMPE TOWN LAKE

2.7 Million +
Visitors
100 Special Events

TEMPE TRANSIT
CENTER

SUN DEVIL
STADIUM

215 E 7TH ST



60,000 Students and 12,000 Daytime Employees

GAMMAGE HALL

T
E
M
P
E



4 MILLION ANNUAL VISITORS
TO DOWNTOWN TEMPE



1,500 PRESENT AND
PROPOSED RESIDENTIAL
APARTMENTS AND CONDOS
WITHIN .5 MILES



89 - TEMPE'S RATING AS
THE MOST "WALKABLE CITY
IN ARIZONA"



CENTRALLY LOCATED AT
THE CONFLUENCE OF 3
MAJOR FREEWAYS

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TCN
TOWN & COUNTRY
COMMERCIAL REAL ESTATE



The Watermark

Salt Apartments
265 Units

One Hundred Mill
Planned Office and
Kimpton Hotel

2.1 M SF
Office

JLB
Southbank
Apartments

YAM
Assemblage

Lawrence
MacDonald
Planned
Condo

Inland
Huellmantel
Planned
9 Stories

Planned
Whole
Foods &
292 Units

Planned
Mirabella

University
Square
Mixed Use

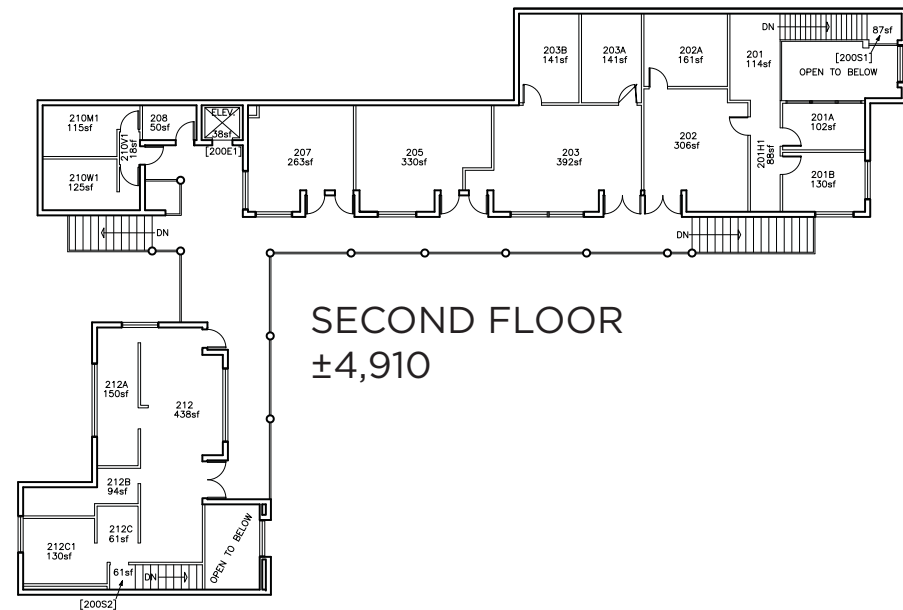
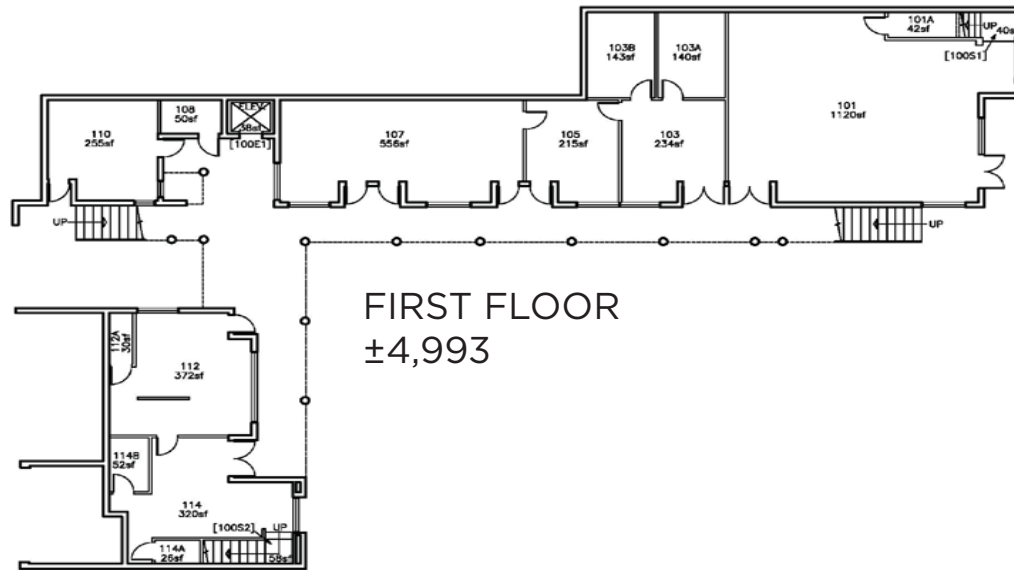
Phase I
Novus

Golub
Planned
400 Units

Motley
By
Lennar

Under Construction
Student House
±825 Beds

FLOOR PLAN



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