

OFFERING MEMORANDUM

WARNER

COURTYARDS

301 W Warner Rd
Tempe, AZ 85284



PROPERTY HIGHLIGHTS



Address	301 W Warner Rd Tempe, AZ 85284
Building SF	±113,918 SF
Year Built / Renovated	2002 / 2025-2026
Developer	Denali National Trust
Stories	One-Story Office Building
Parking Ratio	±6.5: 1,000 SF
Class	B
WALT	4.0 Years
Occupancy	37.43%

Investment Highlights

- All the spec suites that have been built by current ownership have been leased.
- Modern, well maintained asset built by Denali National Trust in 2002 with recent extensive improvements in 2025/2026, including upgraded restrooms, corridors, landscaping, spec suites, and common areas.
- Diverse tenant mix with multiple tenants across industries such as engineering, education services, financial services, counseling, human resources, and technology—including National Kidney Foundation, Corbin Consulting Engineers, Global Lending Services, and Graid Technology Inc.
- Available SF presents an excellent opportunity for an owner-user or value-add investor.
- Prime, high barrier to entry Tempe location, centrally positioned near major corporate employers, retail, and freeway access—including I-10, Loop 101, and Loop 202.
- Best in class architectural features including four 1,600 SF interior courtyards, modern office design, and robust fiber optic connectivity.
- Ample parking (±6.5 :1,000 SF) with a mix of surface, covered, and tandem spaces, supporting tenant convenience and operational efficiency.





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LOCATION HIGHLIGHTS

- Exceptional regional connectivity with nearby access to major transportation routes including I 10 (1.5 miles west), Loop 202 (2.5 miles south), and Loop 101 (2.9 miles east), providing seamless mobility throughout the Southeast Valley, Tempe, Chandler, and Scottsdale.
- Amenity rich Southeast Valley location, surrounded by extensive dining, shopping, fitness, hospitality, and entertainment offerings, including numerous nearby restaurants, national retailers, hotels, and recreational destinations.
- Proximity to major corporate campuses and employment hubs, including Honeywell, Intel, Wells Fargo, JP Morgan Chase, McKesson, General Electric, GoDaddy, and other high profile enterprises that anchor the Tempe business ecosystem.
- Close to Intel's semiconductor fabrication operations in the Southeast Valley, highlighting the area's continued investment in high-tech manufacturing and innovation.

TEMPE



WITHIN 3 MILES OF WARNER COURTYARDS

9.7M
SF OF RETAIL



14,689
APARTMENT UNITS



70,639
EMPLOYEES



5,035
BUSINESSES



Source: Colliers Research

PROPERTY OVERVIEW



Location Highlights

- Nearby access to Loop 101 , I-10 and Loop 202
- Approximately 20 minutes from Phoenix Sky Harbor International Airport
- Located in a highly educated employment base with over 670,000 daytime employees
- Surrounded by strong residential demographics, including high median household incomes and steady population growth

Property Summary

Address	301 W Warner Rd Tempe, AZ 85284
Building Size	±113,918 SF
Year Built/ Renovated	2002 / 2025-2026
Site Area	±12.03 Acres
WALT	4.8 Years
Occupancy	40.2%
Parking Ratio	±6.5: 1,000 SF
Parking Spaces	209 Covered 743 Total
Developer	Denali National Trust
Stories	One-Story Office Building
Zoning	C-C, City of Tempe
Parcel Number	301-61-003K

SITE PLAN



DESIGN & CONSTRUCTION

CONSTRUCTION / FOUNDATION

Concrete slab

SUPERSTRUCTURE

Consists of vertical steel columns, along with horizontal steel beams, and girders

BUILDING EXTERIOR

EIFS with aluminum glazed window wall systems

WINDOWS

Aluminum glazed window wall systems with window tint

ROOF

Utilize a Class ‘B’ – 3” thick sprayed polyurethane foam roof over metal decking and structural steel joists

CEILING HEIGHTS

Building has a floor to ceiling finish of 12’. Slab to Slab heights are ±13’-11”

RESTROOMS

Restrooms feature modern upgrades, including quartz countertops, new Kaiser Trek Silver tiles, fresh paint, new vinyl rock ceiling tiles, and new mirrors, with two water closets and two urinals in men’s restrooms, and four water closets and three lavatories in women’s restrooms

LIGHTING

All spec suites are being upgraded to the new standard LED lighting 2 x 4 LED flat panel fixtures

PARKING CANOPIES

209 covered parking spaces (743 total parking spaces)



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FOR MORE INFORMATION

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