## **FOR LEASE** ± 1,136 RSF OFFICE SPACE



## **KYRENE CORPORATE CENTER** 9180 S. Kyrene Rd. Tempe, AZ 85284





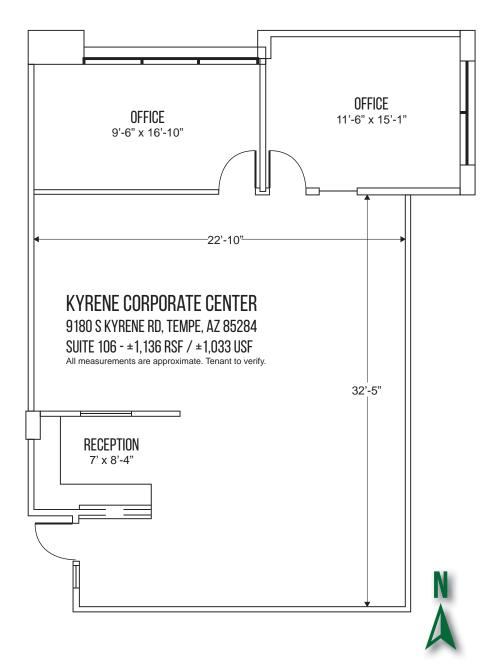
### KYRENE CORPORATE CENTER 9180 S KYRENE RD, SUITE 106

Tempe, AZ 85284

# FOR LEASE

#### **PROPERTY FEATURES**

- ±1,136 RSF / ±1,033 USF
  Standard Office Ready for Occupancy
- Located ±1 mile East of I-10 Freeway
- Excellent Frontage on Kyrene Rd.
- Minutes from Phoenix Sky Harbor International Airport
- Near Many Retailers, Restaurants and Entertainment; Costco, IKEA, AJ's, Flemings, Total Wine, Lifetime Fitness, Dick's Sporting Goods, Main Event
- Major Nearby Employers include Intel, Motorola and Honeywell
- High Speed Connectivity



#### **BILL DOUGLASS**

480.420.2306 BILLD@UPLANDGROUP.COM

#### JAKE SCHMITT

480.420.2321 JAKES@UPLANDGROUP.COM

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UPLAND GROUP

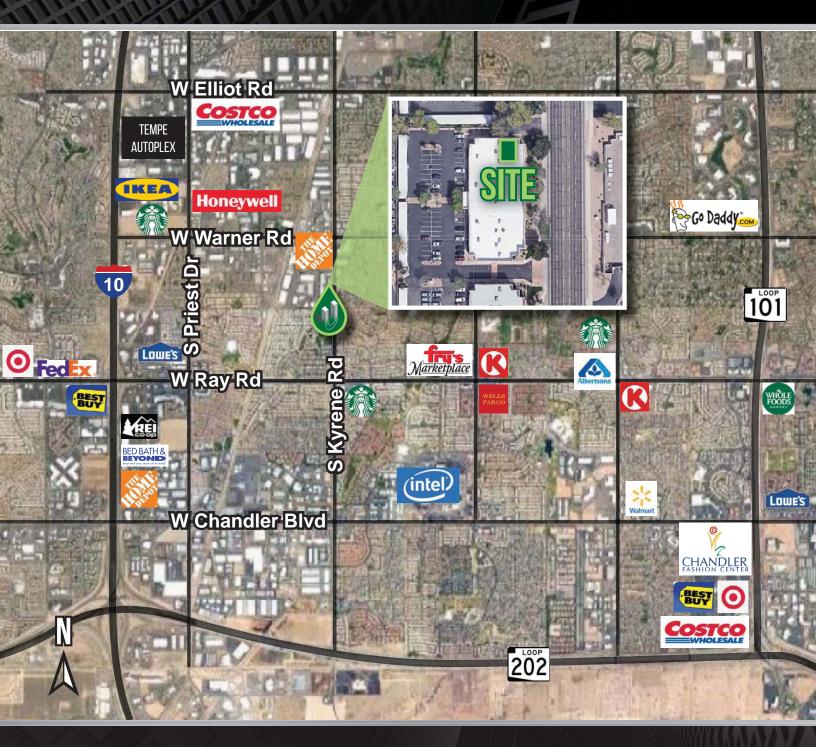
COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284 480.820.9229 | WWW.UPLANDGROUP.COM

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Tempe, AZ 85284



DEMOGRAPHIC HIGHLIGHTS	1-MILE	3-MILES	5-MILES
2024 Population Estimate	9,936	108,671	262,450
2024 Average Household Income	\$157,170	\$103,896	\$95,875
2024 Households	3,740	45,321	107,477
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