

FOR LEASE

± 1,136 RSF OFFICE SPACE



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



UPLAND GROUP INC.
COMMERCIAL REAL ESTATE SERVICES

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

KYRENE CORPORATE CENTER

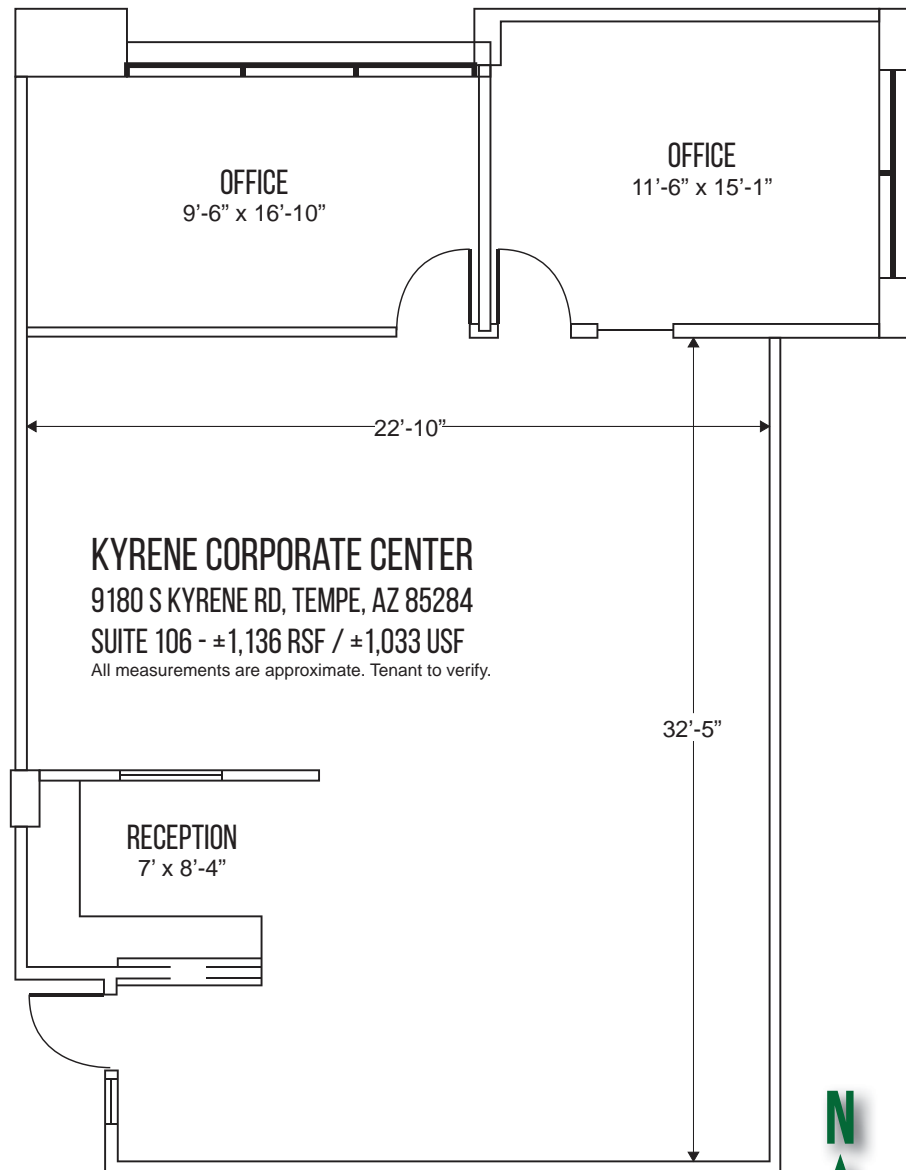
9180 S KYRENE RD, SUITE 106

Tempe, AZ 85284

FOR LEASE

PROPERTY FEATURES

- $\pm 1,136$ RSF / $\pm 1,033$ 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



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

KYRENE CORPORATE CENTER 9180 S KYRENE RD, SUITE 106 Tempe, AZ 85284

FOR LEASE



BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM

JAKE SCHMITT

480.420.2321

JAKES@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

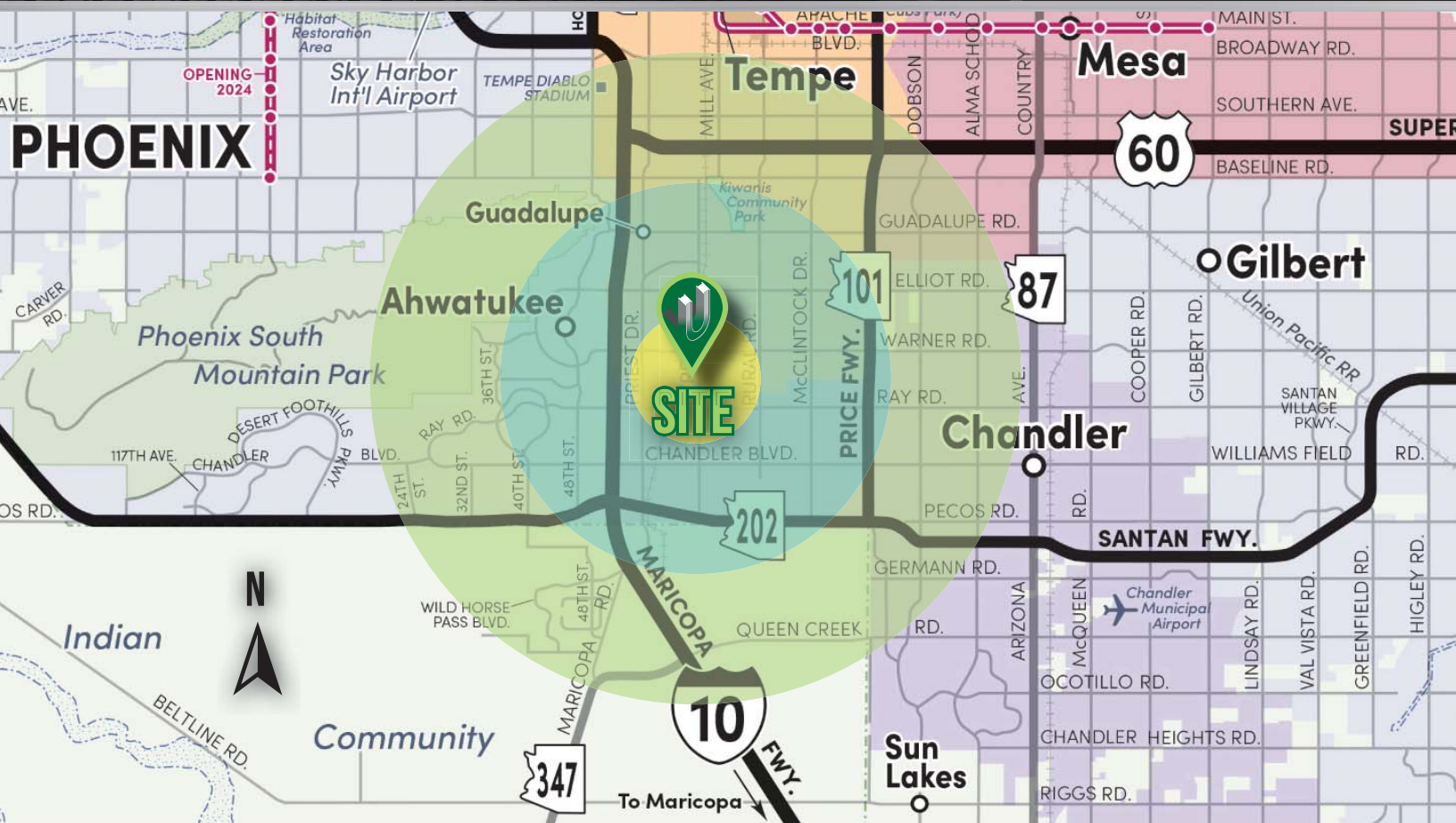
9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

KYRENE CORPORATE CENTER 9180 S KYRENE RD, SUITE 106 Tempe, AZ 85284

FOR LEASE



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

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM

JAKE SCHMITT

480.420.2321

JAKES@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.