



**INNOVATIVE AND CREATIVE
TEMPE OFFICE SPACE**

WEST 3RD STREET & PRIEST DRIVE | TEMPE, ARIZONA





14
15 W. 3RD ST.

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TEMPE OFFICE SPACE**

WEST 3RD STREET & PRIEST DRIVE | TEMPE, ARIZONA



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1415 W. 3RD ST. BOASTS **INNOVATION** AND **CREATIVITY** IN THE HEART OF TEMPE.

Located in North Tempe, the property offers ideal proximity for individuals who are plugged in and on-the-go, including ASU, Downtown Tempe, and the airport.

But you'll never leave the office with amazing on-site amenities that make you want to relax and collaborate, including:

Outdoor games and seating

Kitchen/pantry

Food trucks

Fitness center

...and more.*

**Note: Pictures reflect renderings of the property and are conceptual.*



Ability to design your creative space

Modern
build-to-suit
opportunity

10 skylights
measuring
4' x 8' each

High
ceilings



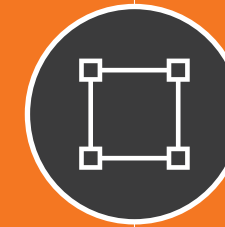
7/1,000
High density
parking

82,257 SF



Conceptual renderings

- Kitchen/pantry
 - Food trucks
 - Fitness center
- Conference rooms
 - Huddle rooms
- Outdoor amenities with games and seating
 - Shared/common gathering area near the employee entrance



82,257 SF



21 Offices



592 Workstations



±134 SF per employee

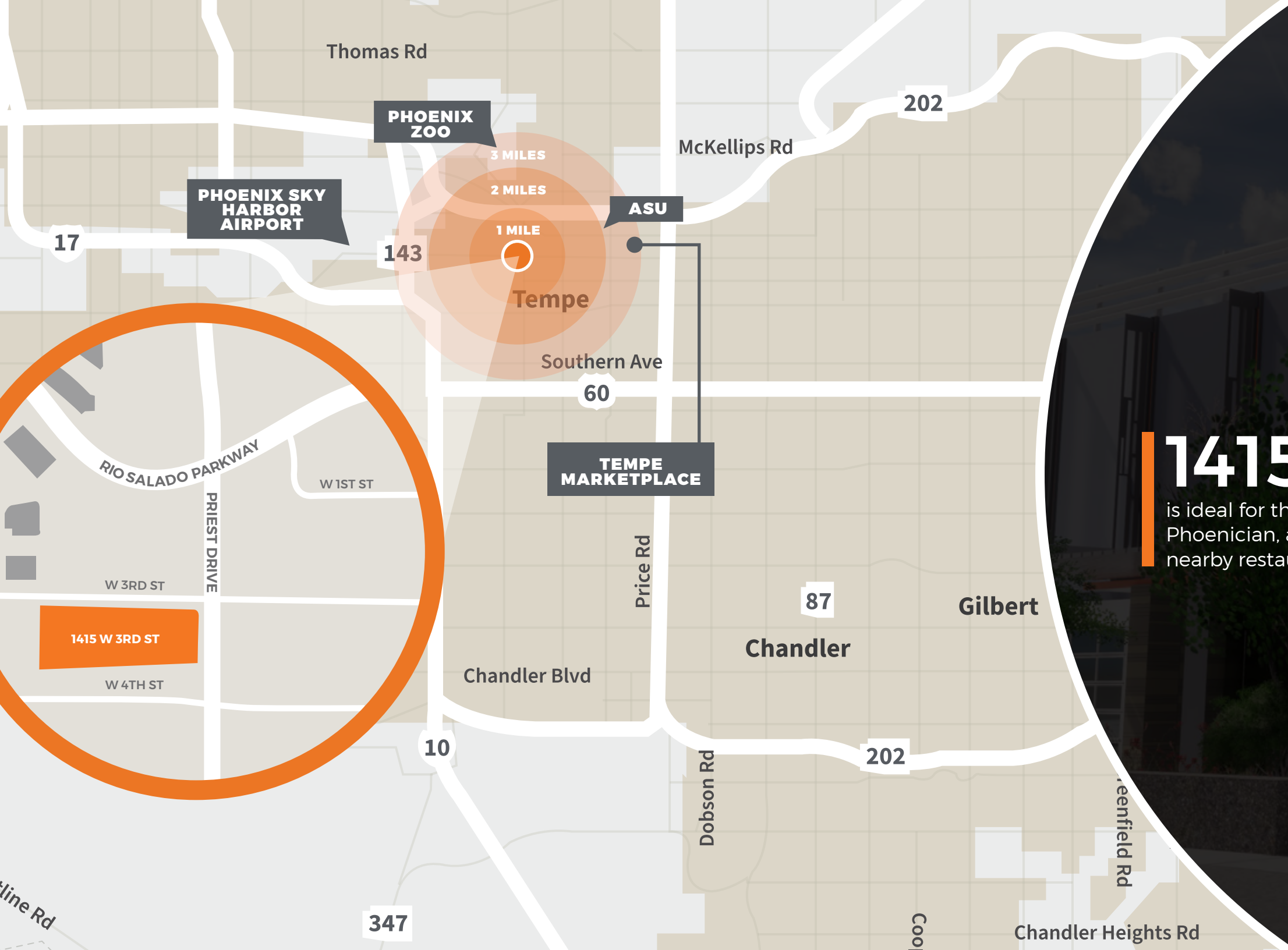
Single tenant test fit



82,257 SF Single tenant opportunity



Conceptual renderings



1415 W. 3RD ST.

is ideal for the creator, innovator, and tech-savvy Phoenician, and networking can occur in any of the nearby restaurants, shops, and entertainment.





Close proximity to
Arizona State University (ASU)

TEMPE

OFFICE

2.7%

Downtown Tempe Class A
Office Vacancy Rate

5,867,157 SF

Class A Existing Space

RESIDENTIAL

1,896

Under
construction

3,263

Pre-development/RFP

185,792

City of Tempe
population

\$268,609

Median Home Value

\$77,036

Average Household
Income

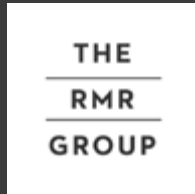
EDUCATION

53,000

Students at ASU
Tempe Campus

45.3%

Tempe residents with
bachelor's degree or higher



**John
Bonnell**

+1 602 282 6256
john.bonnell@jll.com

**Brett
Abramson**

+1 602 282 6257
brett.abramson@jll.com

**Chris
Latvaaho**

+1 602 282 6313
chris.latvaaho@jll.com

**Chris
Beall**

+1 602 282 6262
chris.beall@jll.com

jll.com
@jllphoenix
@jllphoenix
+1 602 282 6300

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