



2023 Renovated

## Office Opportunity in Tempe, AZ

**FOR LEASE \$20NNN**

+/- 1,546 SF

440 E Southern Ave, Tempe, AZ 85282

[www.DavisCREAZ.com](http://www.DavisCREAZ.com)



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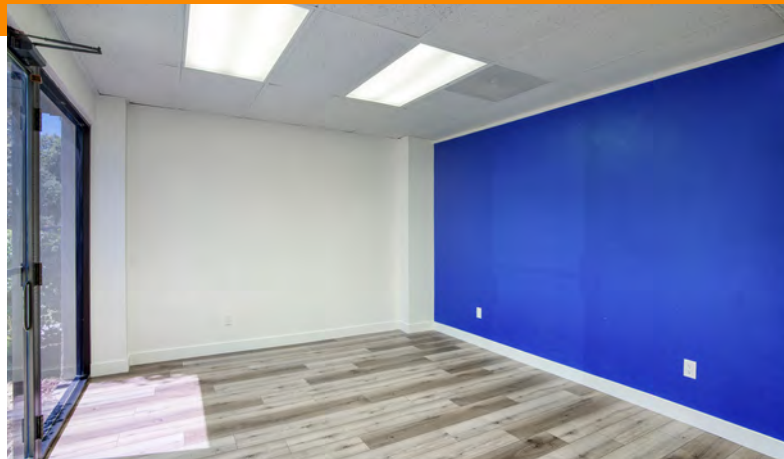


## Property Details

- Renovated in 2023
- 1-2 year lease
- Available Immediately
- Furnishing stock available
- 2 offices
- Conference area
- Kitchenette
- Private Bathroom
- Within minutes of 101 and 60
- Walking distance to Fate Brewery, Dutch Bro's, LA Fitness, d'Lite Healthy on the Go and Wal-Mart.











# TEMPE, ARIZONA

Young, energetic and enterprising. Tempe maintains one of the most thriving economic environments in the nation. Fortune 500 companies and startups all find what they need to start, grow and thrive here.

Tempe is also among the nation's most educated cities and a top city for jobs. Arizona State University (ASU) is an economic engine and a hub of innovation that includes the Ira A. Fulton Schools of Engineering — the largest engineering program in the United States — as well as the Biodesign Institute, the College of Global Futures School of Sustainability, and the W. P. Carey School of Business. Tempe is also home to Maricopa Community Colleges and the University of Advanced Technology (UAT). Together, these schools continue to turn out top job candidates. As such, the city provides an abundance of talent, making it a hot spot for business investment and growth.

Tempe is a top technology center in Arizona, too, and a leading choice for advanced manufacturing, semiconductor, software as a service and advanced business services industries and home to major corporations such as GoDaddy, State Farm, Gen Digital, Viasat, JP Morgan Chase and McKinsey. Major city initiatives focus on sustainability, quality of life, education and inclusivity. Tempe is also one of the most bike-friendly communities in Arizona and has the highest number of parks per capita of any city in Arizona.



**190,889**

**2023 Population**



**\$106,357**

**Median  
Household Income**



**\$469,028**

**Avg. Home Value  
within 5-Miles**



**28.8 Years**

**Average Age  
within 5-Miles**



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# ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpleLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at [www.daviscreaz.com](http://www.daviscreaz.com).



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