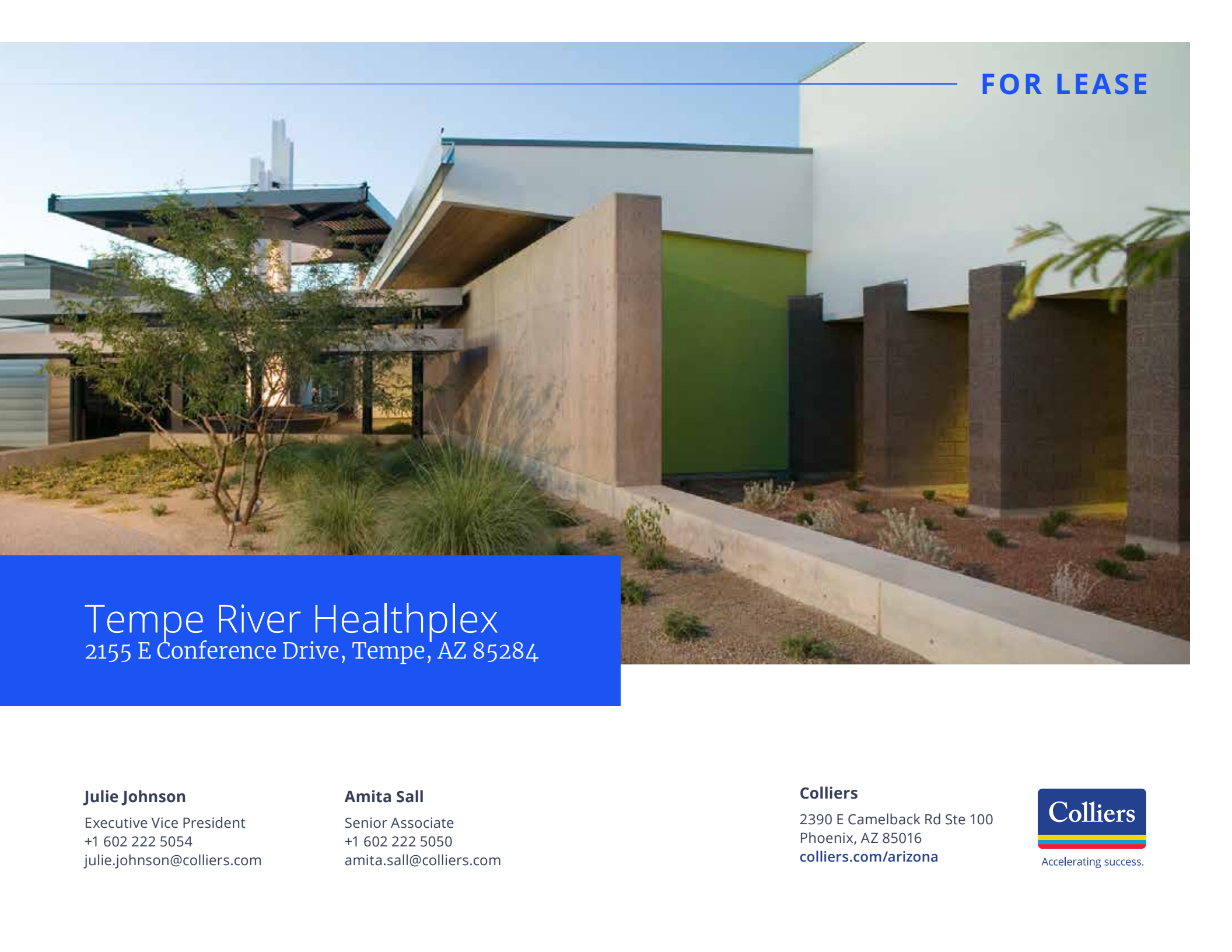




FOR LEASE

Tempe River Healthplex

2155 E Conference Drive, Tempe, AZ 85284

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Medical Office Building

2155 E CONFERENCE DRIVE, TEMPE AZ

±35,087 SF Freestanding Buildings on 2.62 Acres

For Lease | ±22,869 SF

FOR LEASE

\$28.00 / SF Modified Gross - Office/Clinic Space

\$45.00 / SF Modified Gross - Surgery Center

Tenant Improvement Allowance Negotiable

Property Description

Tempe River Healthplex is a 35,087 SF medical campus located within the Arizona State University Research Park. The campus includes a three operating room ambulatory surgery center (ASC) for lease. The ASC can be used for orthopedic, cardiac or any single specialty outpatient surgeries or procedures.

Private medical campus is situated within the Arizona State University Research Park. The Research Park is a 320-acre campus that offers tenants and partners access to University services including cooperative research opportunities and patentable proprietary research contracts.

Property Details

Gross SF	±35,087			
Available Space	Suite 101	12,340 SF	Coffee Shop	101 & 102 contiguous to 12,641 SF
	Suite 102	301 SF		
	Suite 110	3,777 SF	Shell Turnkey 3 OR ASC	110 & 111 contiguous to 10,228 SF
	Suite 111	6,451 SF		
Acreage	2.62 AC			
Year Built	2006			
Parking	3.76/1,000			
APN	301-53-317			

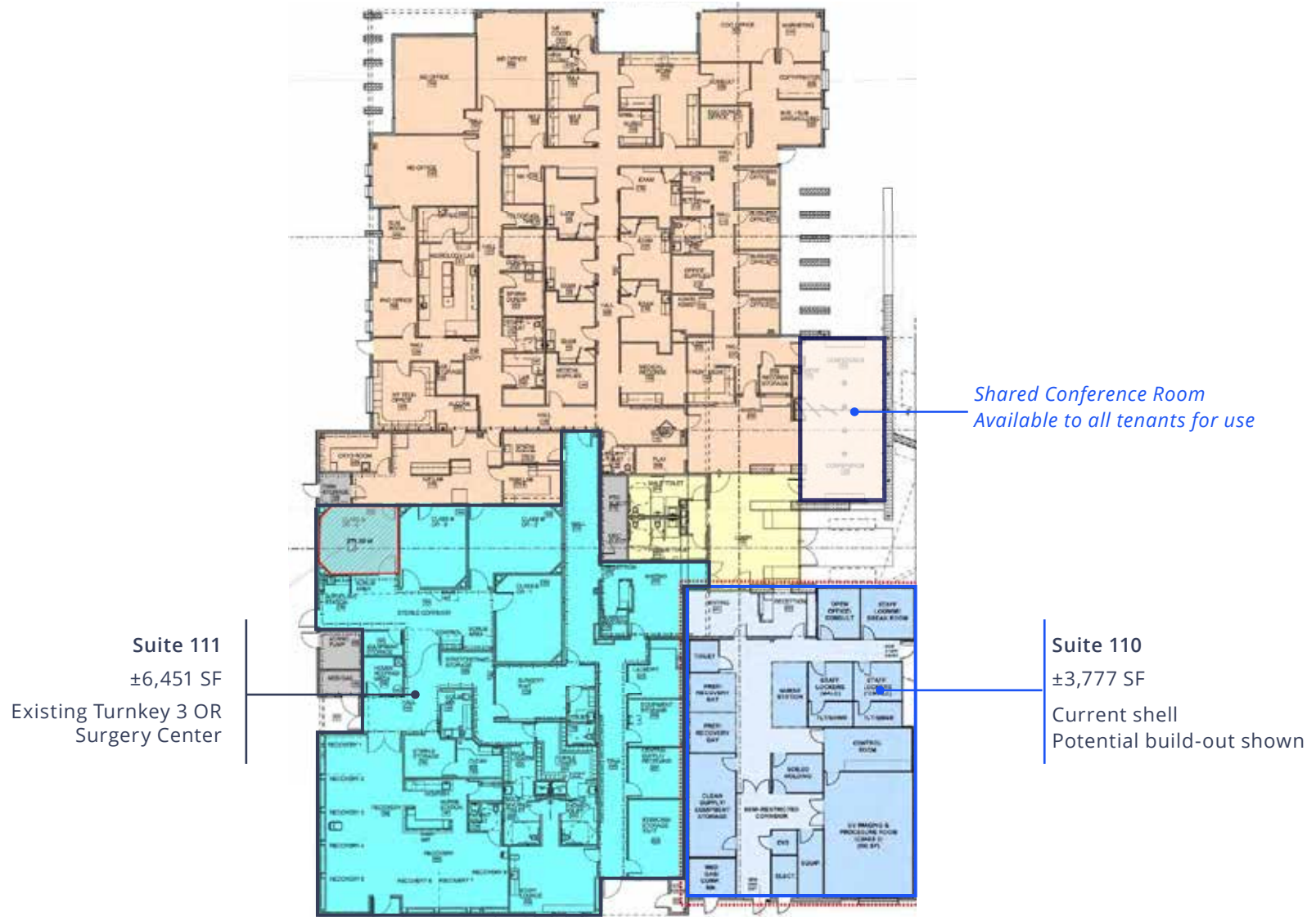




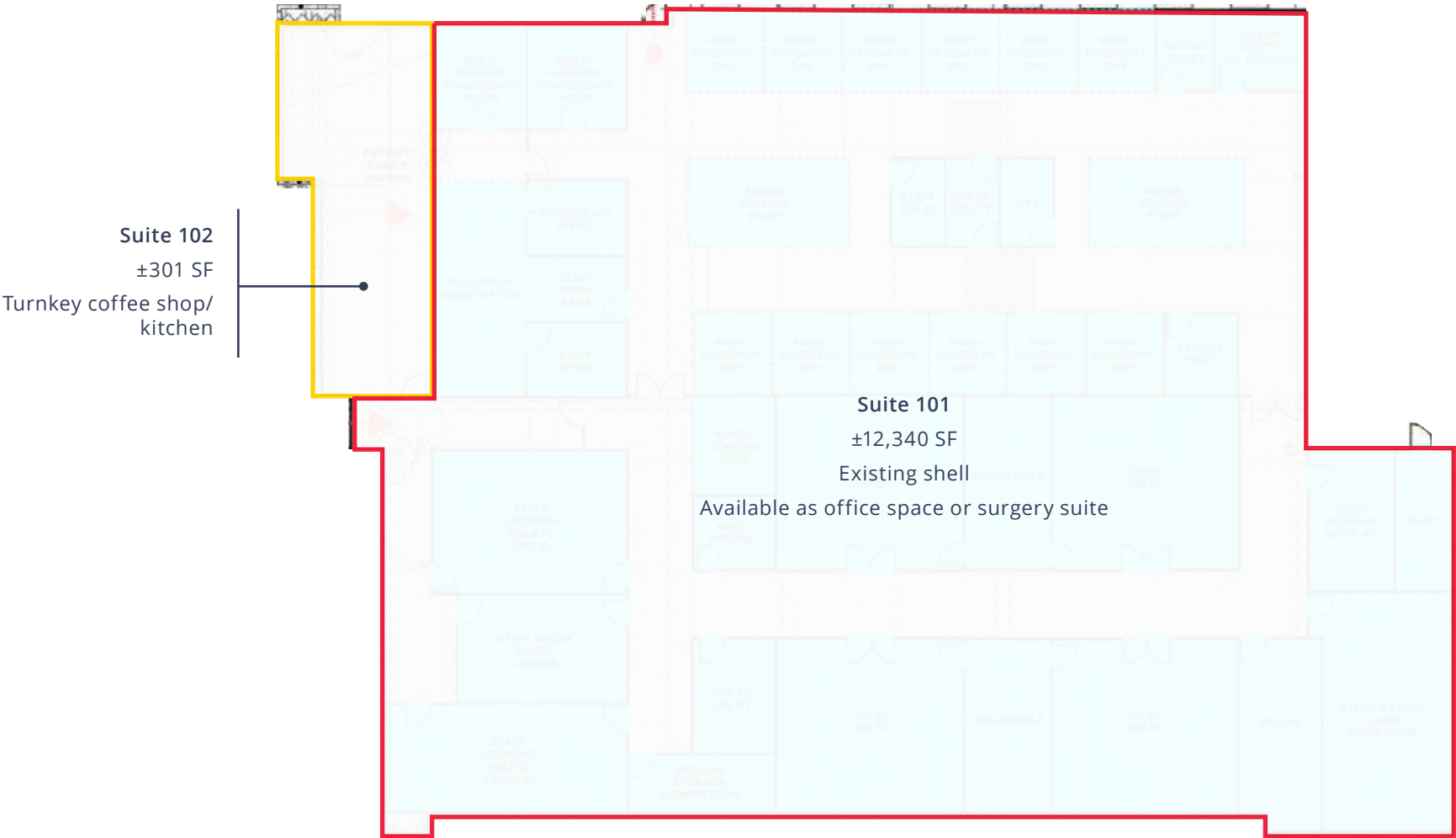
Property Highlights

- Private medical campus located within Arizona State University Research Park
- Beautiful contemporary design in concrete by *Grace Design* (formerly *Orcutt Winslow*)
- Three operating room ambulatory surgery center on site and available for lease
- Perfect for all medical practices or physical therapy
- Right off Loop 101 and Elliot Rd in ideal Tempe/east valley location
- 1,000 SF conference space available for all tenants by reservation





Floor Plans



Property Photos







For more information, contact:

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