

A photograph of a modern building with large glass windows and palm trees in the foreground. A dark blue rectangular overlay is centered on the image, containing the text 'WARNER' and 'COURTYARDS'. Below this, the address '301 W Warner Rd' and 'Tempe, AZ 85284' is written in a smaller font. At the bottom of the image, there is an orange banner with the text 'FOR LEASE'.

WARNER

COURTYARDS

301 W Warner Rd
Tempe, AZ 85284

FOR LEASE

PROPERTY HIGHLIGHTS



Multiple Plug & Play
Options Available



Parking Ratio:
6.30/1,000 of which 2/1,000 SF
Covered Reserved



Spec Suites
Coming Soon!



FF&E Available



Fiber Optics
Available



Exterior
Loaded



PROPERTY FEATURES

- Spec suites coming soon
- Building signage available
- Plug and Play Options Available
- Emerald Design Center, Arizona Cardinals practice facility and ASU Research Park all in close proximity
- Access from three full-diamond interchanges, I-10 at Warner Road (1.5 miles west) and Loop 202 at Kyrene Road (2.5 miles south) Loop 101 at Warner Road (2.9 miles east)
- Located within a 15 minute drivetime to a daytime population of over 670,000
- Convenient access to major shopping destinations like IKEA (1.5 miles), Dick's Sporting Goods (1.5 miles) and Chandler Fashion Center (5 miles)
- Lifetime Fitness, with full service fitness, recreation and indoor/outdoor swimming (1.5 miles)

LOCATION HIGHLIGHTS



Surrounded by highly
educated workforce



Convenient access to Loop
202, I-10, and Loop 101
transportation corridors



More than 2.7M SF of
retail within 1 mile



Close proximity to
Tempe Community Park



Affordable housing
options nearby



13 minutes from Sky Harbor
International Airport



FOR MORE INFORMATION PLEASE CONTACT

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