

FOR LEASE

858 W ELLIOT RD
TEMPE, AZ 85284



±1,210 SF-8,960 SF OFFICE BUILDING WITH FLEXIBLE USE SPACE

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km Kidder
Mathews

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PROPERTY HIGHLIGHTS

Zoning: GID General Industrial District

Fully Furnished

All operating expenses included

Excellent signage opportunity with exposure on Elliot Rd

Rich amenities in immediate area

Single-story campus setting

Elevated ceilings throughout

Extensive, FREE covered & non-covered parking; 4.5:1,000

Strong Ownership and Property Management

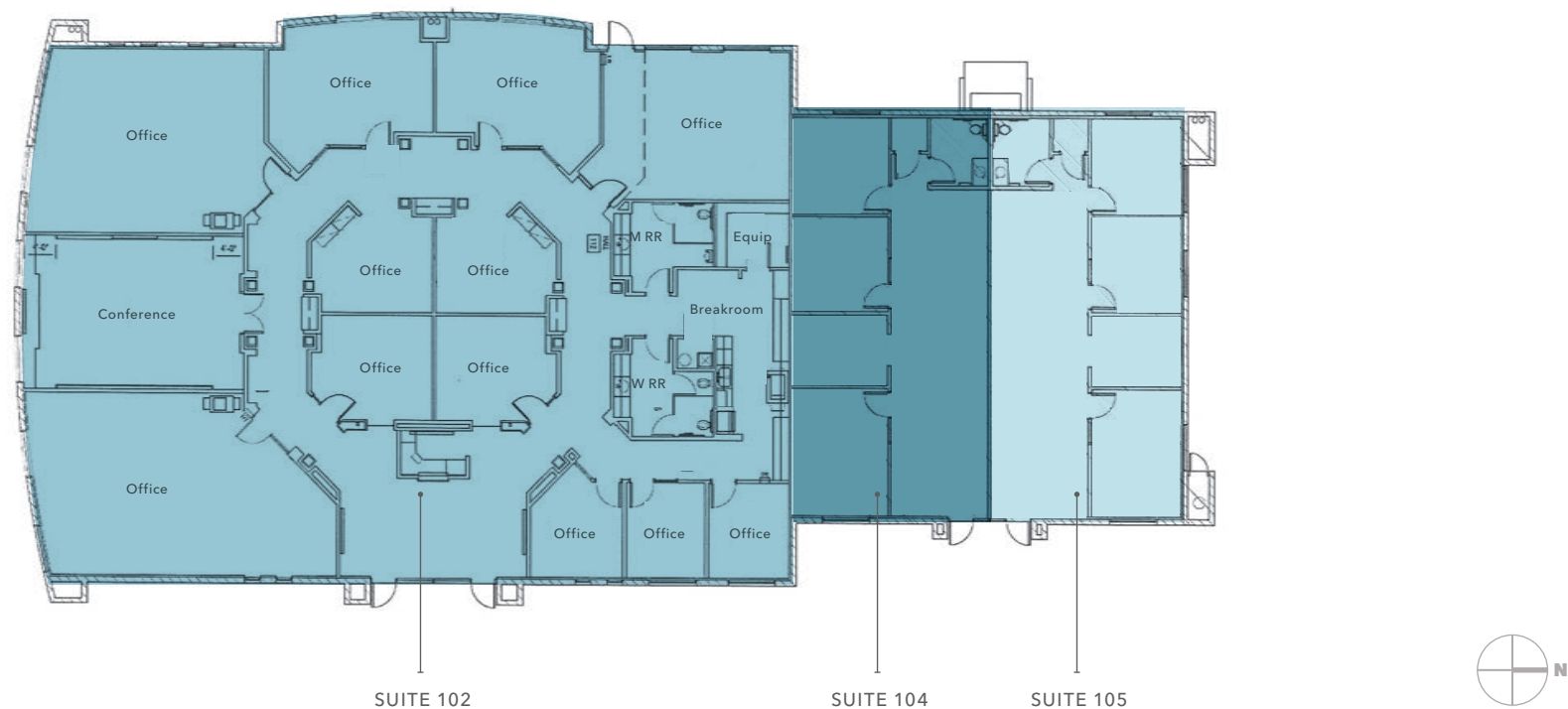
ACCOMMODATIONS USES:

Veterinary, Childcare, Medical/Dental General Office, Retail, School Fitness and Health, Laboratory, Diagnostic, Med-spa and Aesthetics

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FLOOR PLAN

Suite	Lease Rate (SF/YR)	Size
Suite 102	\$24.50 FS	±6,500 RSF
Suite 104	\$24.50 FS	±1,250 SF
Suite 105	\$24.50 FS	±1,210 SF
Suite 104 & 105	\$24.50 FS	±2,460 SF
Suite 102, 104, & 105	\$24.50 FS	±8,960 SF

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THE *TEMPE* SUBMARKET IS RAPIDLY EVOLVING

The city continues to be one of the most thriving economic environments in the country, supported by a young, educated demographic driven largely by the presence of Arizona State University, one of the largest universities in the US. This provides residents with access to a wealth of educational opportunities as well as boosting the local job market. Tempe has established itself as a hub for high-tech firms, top research firms, start-ups, and innovation-focused industries, with major employers such as Honeywell and numerous emerging tech companies fueling job creation. The strong educational and employment base stimulates consistent demand for housing, restaurants, entertainment, and essential services, while ongoing development around Downtown Tempe and Tempe Town Lake continues to enhance the area's urban appeal.

ACCESSIBILITY

The submarket's close proximity to major Phoenix markets provides a dynamic infrastructure that connects both businesses and residents within and outside the metro area. With Tempe surrounded by five freeways, the average commute time is under 20 minutes. As the most walkable city in Arizona and a recognized Bicycle Friendly Community award winner, Tempe offers exceptional mobility options that enhance livability and support ongoing economic activity.

10 MIN

TO PHOENIX SKY
HARBOR AIRPORT

3 MIN

DRIVE TO COSTCO
SHOPPING CENTER

1 MI

TO INTERSTATE 10
ON RAMP

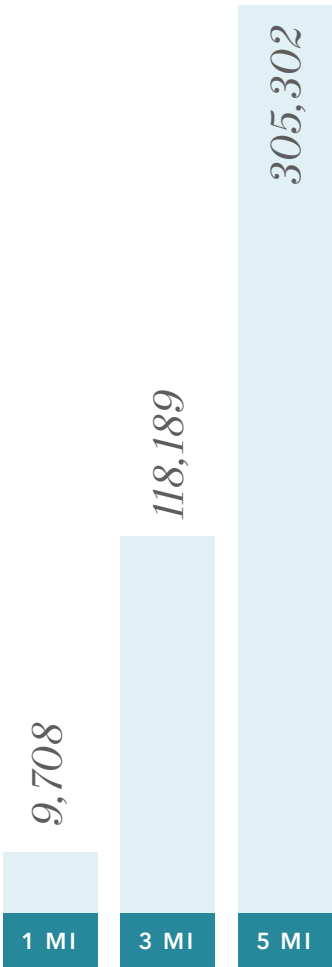
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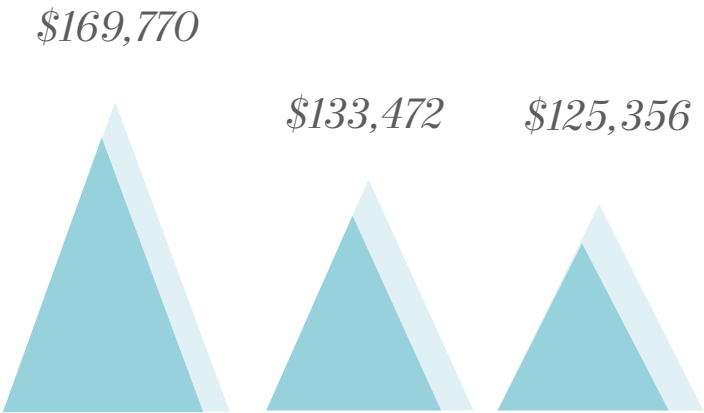


DEMOGRAPHICS

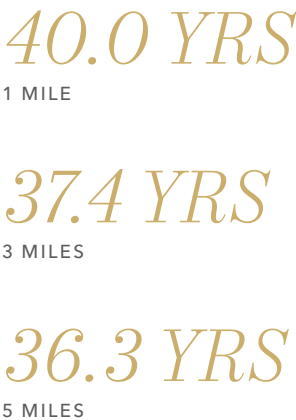
ESTIMATED POPULATION (2025)



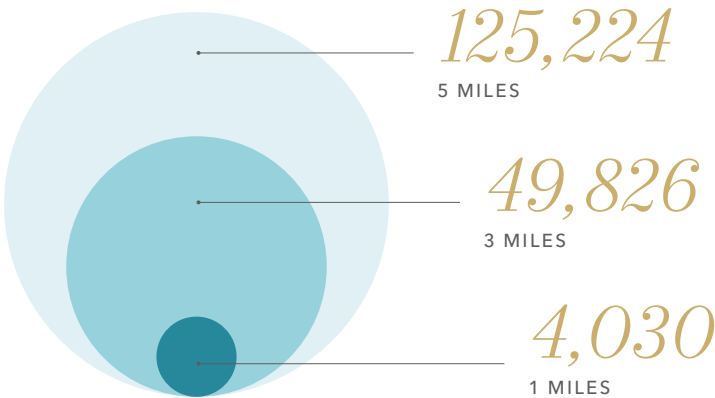
ESTIMATED AVERAGE HOUSEHOLD INCOME (2025)



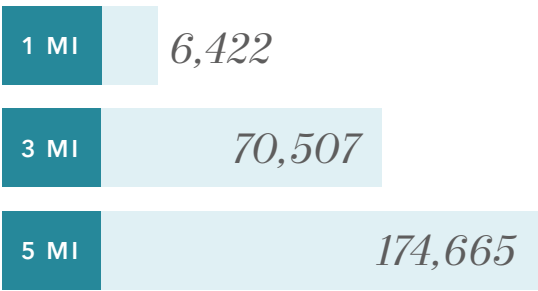
MEDIAN AGE (2025)



ESTIMATED HOUSEHOLDS (2025)



ESTIMATED EMPLOYEES (2025)



Data Source: ©2026, Regis

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*For more information on
this property, please contact*

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