



# FOR SALE TEMPE OFFICE BUILDING

±3,096 SF

**1845 E SOUTHERN AVENUE  
TEMPE, AZ 85040**

.....

Kevin Smigiel  
Vice President  
602.550.9295  
[kevin.smigiel@transwestern.com](mailto:kevin.smigiel@transwestern.com)

Vince Femiano  
Managing Director  
602.791.3310  
[vince.femiano@transwestern.com](mailto:vince.femiano@transwestern.com)

Andrew Olivet  
Associate  
602.370.2685  
[andrew.olivet@transwestern.com](mailto:andrew.olivet@transwestern.com)





## CALL FOR SALES PRICING







LOCATION HIGHLIGHTS



Strategic location situated on E Southern Ave, providing abundant visibility.



Easy access to US-60, Loop 101, and Loop 202 corridors.



Signage opportunities and street presence on Southern Ave with over 26,000 VPD.

PROPERTY HIGHLIGHTS

Building Size: ±3,096 SF

.....

Lot Size: ±13,852 SF

.....

Zoning: C-1

.....

Year Built: 1986

# FLOORPLAN

±3,096 SF



[View Virtual Tour](#)



Tempe, Arizona has established itself as one of the state's premier centers for technology, education, and innovation. Its prime central location within the Phoenix metropolitan area, paired with a strong economic foundation, has fueled steady growth and positioned Tempe as a leading destination for business and talent alike.

Tempe hosts the main campus of Arizona State University (ASU)—one of the largest public universities in the United States—serving as a powerhouse for research, workforce development, and community collaboration. With more than 100,000 students and over 60,000 high-tech jobs, Tempe's academic and corporate ecosystems are deeply interconnected, creating one of the most skilled and forward-thinking workforces in the region.

Major employers such as State Farm, Silicon Valley Bank, and DoorDash have established significant operations in Tempe, drawn by its educated labor pool, business-friendly environment, and excellent connectivity. The city's convenient access to Phoenix Sky Harbor International Airport and major regional freeways strengthens its role as a key hub within Greater Phoenix and beyond.

Tempe's economy continues to expand, supported by ongoing real estate development, retail growth, and infrastructure investments. City initiatives emphasize transportation, sustainability, accessibility, and quality of life, ensuring Tempe remains an inclusive, vibrant, and future-focused community.

As of 2025, Tempe's population is estimated at 192,838, marking a 4.05% increase since 2020—a reflection of the city's continued appeal to residents, students, and businesses. With its strategic location, robust educational foundation, and dynamic economic landscape, Tempe stands out as one of Arizona's most desirable places to live, work, and innovate.





# 1845 E SOUTHERN AVENUE TEMPE, AZ 85040

 **TRANSWESTERN** REAL ESTATE SERVICES

2501 E Camelback Rd, Suite 1  
Phoenix, AZ 85016

Kevin Smigiel  
Vice President  
602.550.9295  
[kevin.smigiel@transwestern.com](mailto:kevin.smigiel@transwestern.com)

Vince Femiano  
Managing Director  
602.791.3310  
[vince.femiano@transwestern.com](mailto:vince.femiano@transwestern.com)

Andrew Olivet  
Associate  
602.370.2685  
[andrew.olivet@transwestern.com](mailto:andrew.olivet@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.