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BC

warner business center

1121 - 1241 WEST WARNER ROAD & 8905 - 8930 SOUTH BECK AVENUE
TEMPE, ARIZONA 85284

A UNIQUE SEVEN BUILDING OFFICE, FLEX, AND INDUSTRIAL
DEVELOPMENT WITH OVER $\pm 321,327$ RSF

FOR LEASE

BECK AVE.

WARNER RD.

 **LEE & ASSOCIATES**[®]
COMMERCIAL REAL ESTATE SERVICES

3200 East Camelback Road
Suite 100
Phoenix, Arizona 85018
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HIGHLIGHTS:

Warner Business Center's building quality and location offers the following advantages:

- Office, warehouse, and showroom options available
- Spec suites rent ready
- Covered/reserved parking
- Fully fire sprinklered
- Building and monument signage available
- GID Zoning, City of Tempe
- Full project & suite renovations underway
- Frontage on Warner Road
- Grade level loading
- 4:1,000 up to 6:1,000 parking



LOCATION:

Warner Business Center is located in Tempe, Arizona situated off the I-10 freeway with convenient access to all other major freeways, hotels/lodging and retail amenities.

Additionally, Warner Business Center offers an easy 15 minute commute to Sky Harbor Airport and Arizona State University, as well as major area employers such as Freeport McMoRan Copper & Gold, Inc., Honeywell, Intel Corp., Freescale Semiconductor, and Avnet Inc.



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