

ELLIOT CENTER

875 WEST ELLIOT ROAD, TEMPE, ARIZONA





ELLIOT CENTER

HIGH PARKING RATIO

 6:1000

EXPANDABLE
PARKING



FRESH NEW EXTERIOR
VERSATILE BUILDING

14 FOOT CEILING DECK



OUTDOOR AMENITIES



107,500 SQUARE FEET
OF EXPANSIVE
FLOOR PLATES

GREAT
ACCESSIBLE
LOCATION



130 RESTAURANTS
WITHIN A 2.5 MILE RADIUS

ELLIOT CENTER



PROXIMITY

At Elliot Center you can have access to the ideal workforce, be less than a mile from **major freeway systems**, only **fifteen minutes from an international airport** and call the hippest downtown in the greater Phoenix area home. Tempe is home to **Arizona State University**, the spot for numerous events, parks, **restaurants and nightlife**. Elliot Center offers access to over 500,000 square feet of restaurant, shopping and fitness amenities within a 2.5 mile radius. The location is ideal for business attraction and employee retention.

427,000
POPULATION
147,149
WHITE COLLAR
WORKERS

**WITHIN A 20-MINUTE
DRIVE TIME**

ELLIOT CENTER

AHWATUKEE FOOTHILLS

SOUTH MOUNTAIN PARK

TO
SKY HARBOR INTERNATIONAL AIRPORT &
ARIZONA STATE UNIVERSITY

FULL DIAMOND INTERCHANGE

130
Restaurants
within 2 miles

COSTCO
WHOLESALE

PRIEST DR.

Walmart

HARDY DR.

ELLIOT RD.



ELLIOT CENTER



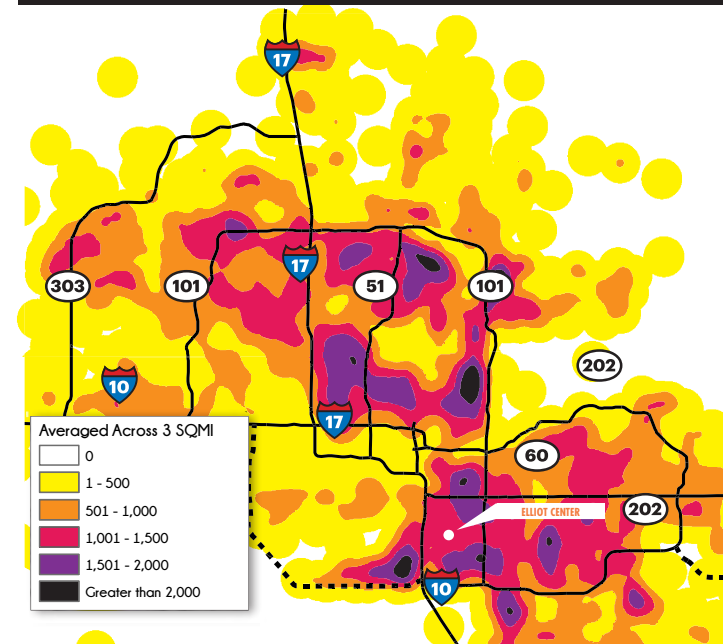
CULTURE

Elliot Center is surrounded by a young, **well-educated workforce**. Located just 5-miles South of Arizona State University, tenants have access to a **large talent pool**. The surrounding area boasts **88% more post-secondary education degrees** than the Maricopa County average.

44%

OF THE TEMPE POPULATION ARE BETWEEN THE AGES OF 18-34

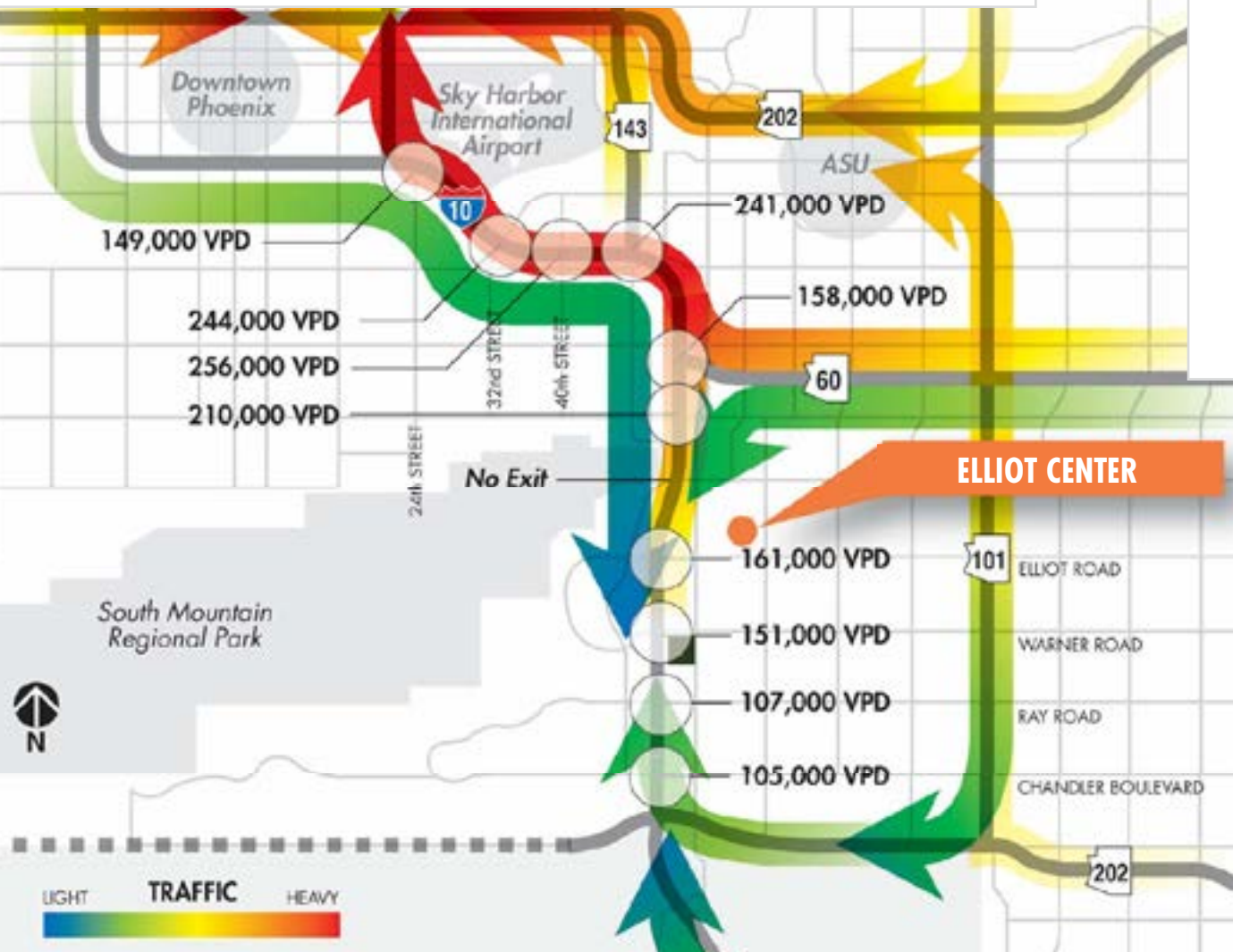
CONCENTRATION OF COLLEGE DEGREES AMONG ADULTS AGE 25+



ELLIOT CENTER

ACCESSIBLE LOCATION

Elliot Center offers access to four major freeways within minutes. It is situated several miles south of the Broadway curve, offering tenants an efficient, low congestion commute.



REVERSE COMMUTE TRAFFIC PATTERNS

ELLIOT CENTER



ELLIOT CENTER

ELLIOT CENTER



NEW TWO STORY LOBBY

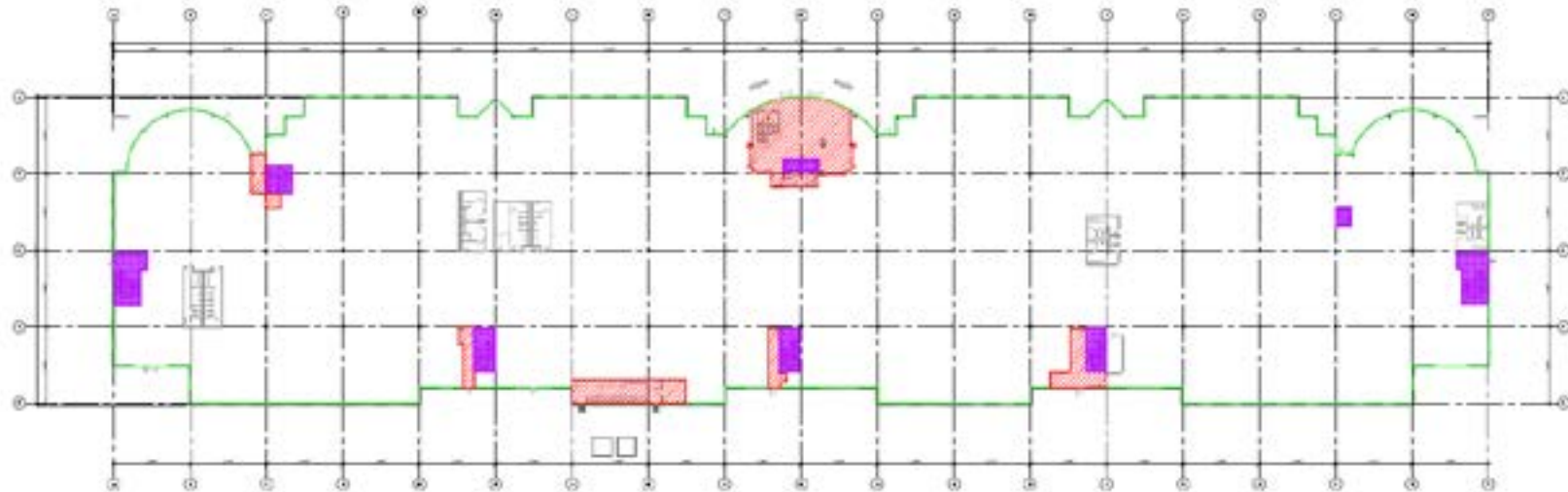


ELLIOT CENTER

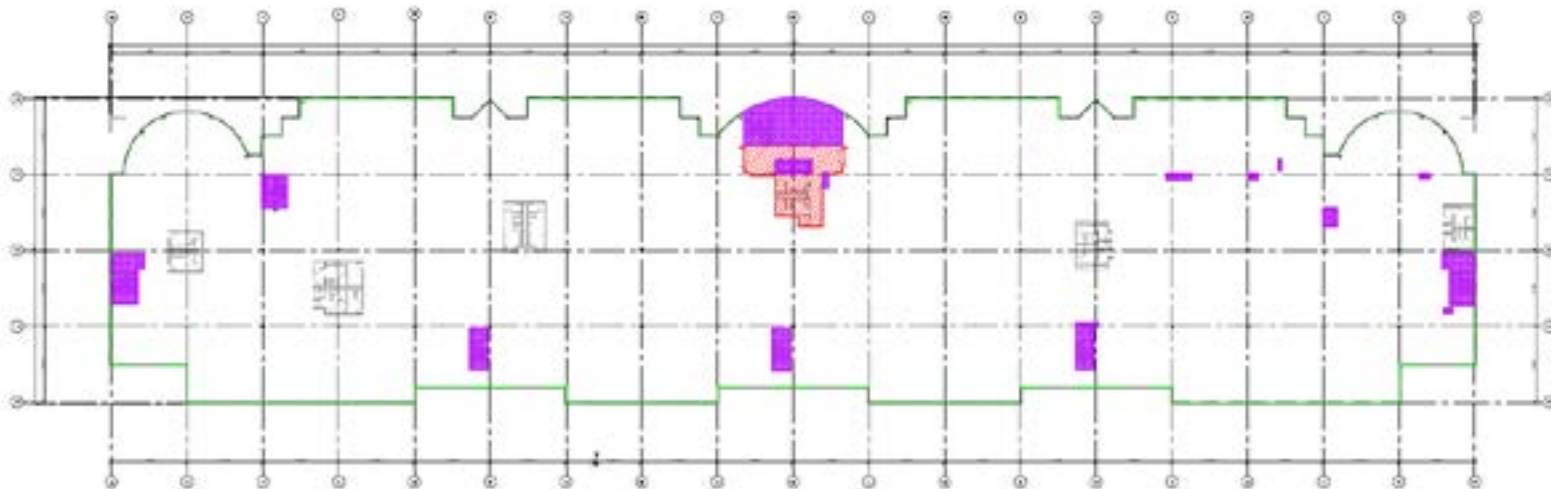
BUILDING SIZE: ±215,000 SF

FLOORPLATE SIZE: ±107,000 SF

FIRST FLOOR



SECOND FLOOR



ELLIOT CENTER



VERSATILE BUILDING

CHOOSE BETWEEN
OPEN GRID OR
DROP CEILING



ELLIOT CENTER

FOR ANY QUESTIONS PLEASE CONTACT:



Andrew Cheney - 602.954.3769 | acheney@leearizona.com

Rick Lee - 602.390.2173 | rlee@leearizona.com

Craig Coppola - 602.954.3762 | ccoppola@leearizona.com

