

# For Sublease

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## 2552 West Erie Drive Suite 101

Tempe, AZ 85282

### Space Profile:

<b>Sublease:</b>	Suite 101
<b>RSF:</b>	19,747 RSF (can be divisible to 11,511 SF / 8,236 SF)
<b>Rental Rate:</b>	\$15.00/NNN (NNN OpEx: \$2.70/RSF)
<b>Available:</b>	Immediate
<b>Term:</b>	Negotiable (master lease expires 05/31/2025)
<b>Class:</b>	Class B Flex/Office
<b>Built:</b>	1999
<b>Parking:</b>	4.5/1,000

### Features:

- 100% Office
- Mostly Open
- Roll-up Door
- Minutes from I-10/Broadway Road
- Minutes from Sky Harbor airport

**For more  
information  
contact:**



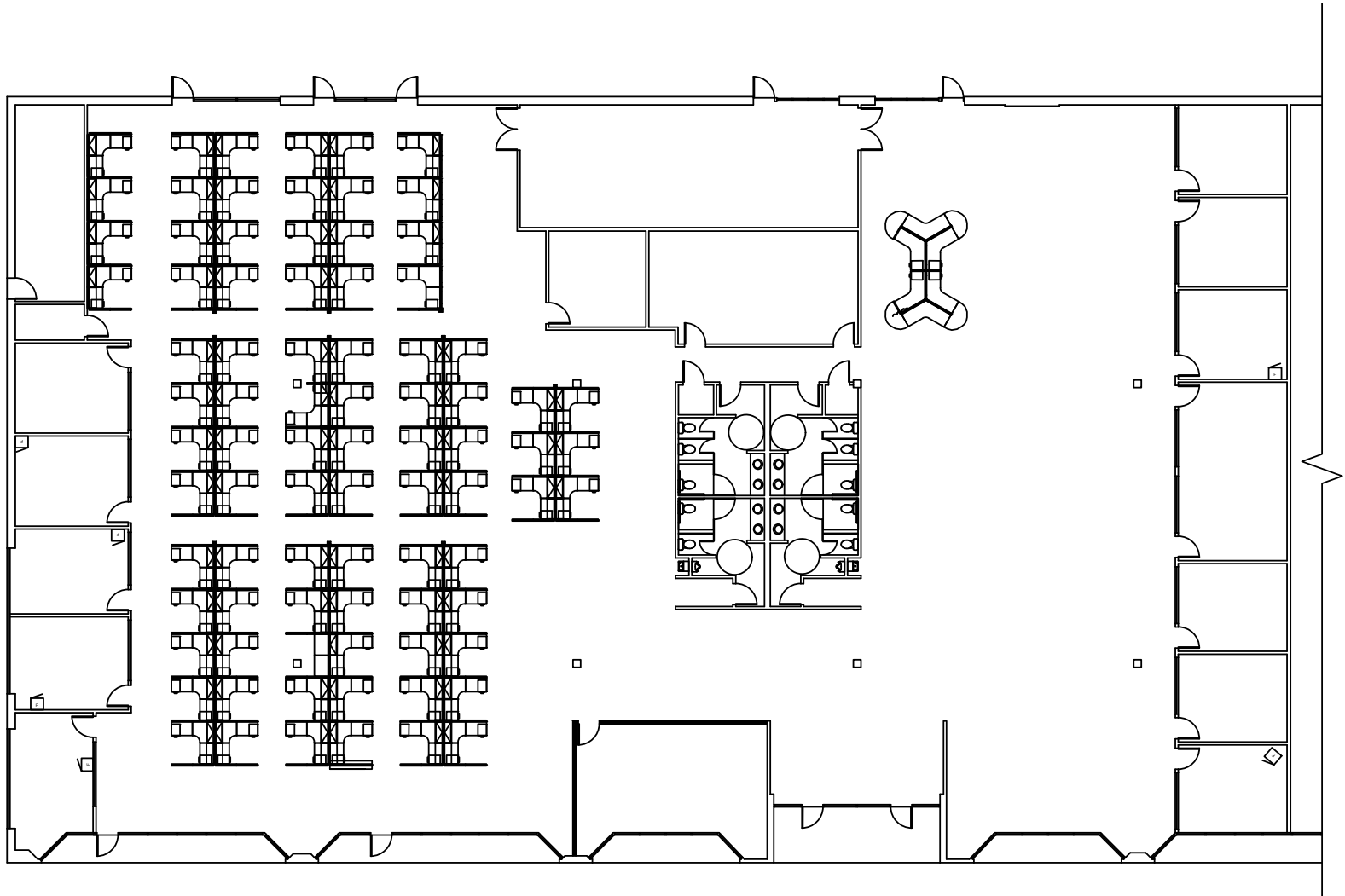
**Jason Malcolm**  
Sr. Vice President  
602.648.4698  
jmalcolm@cresa.com



**Rod Beach**  
Principal  
602.690.7050  
rbeach@cresa.com

2552 W. Erie Dr.

Suite 101 – 19,747 RSF



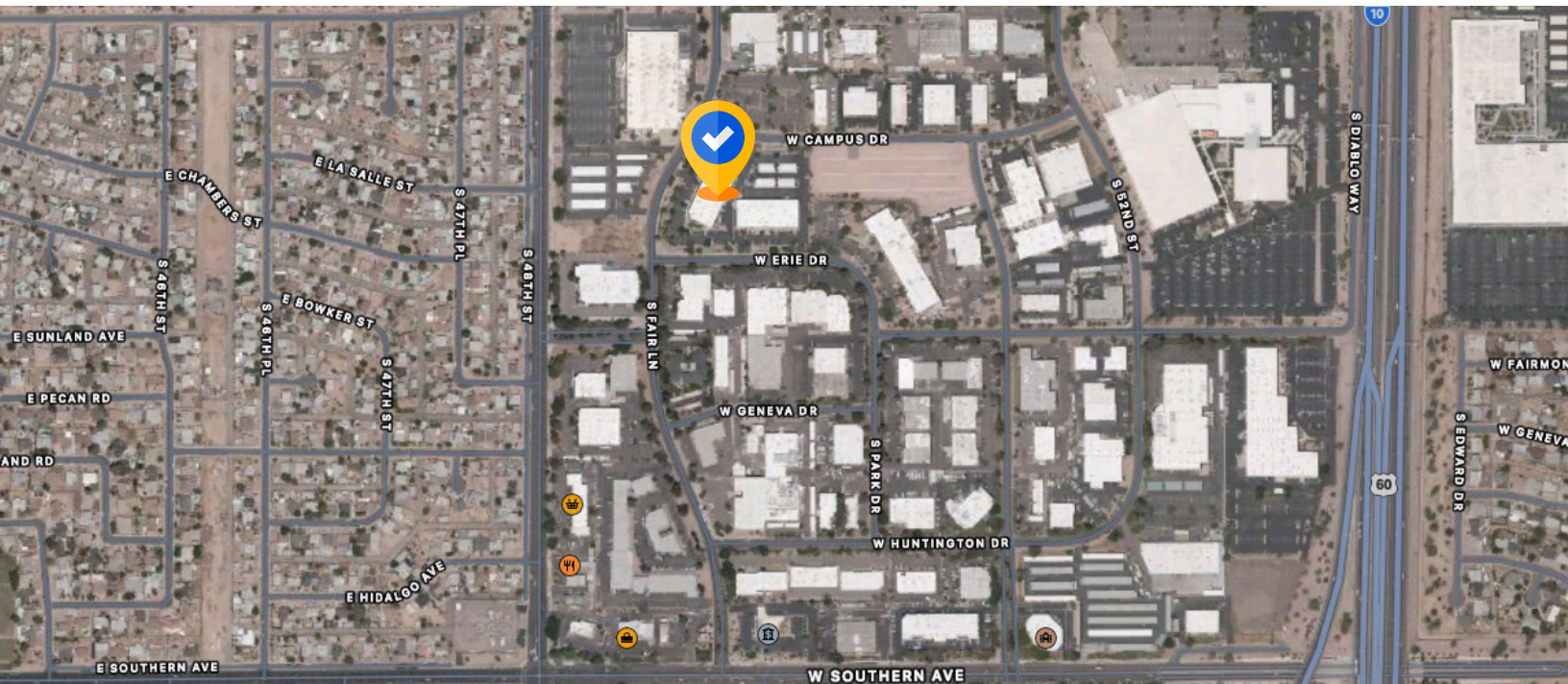
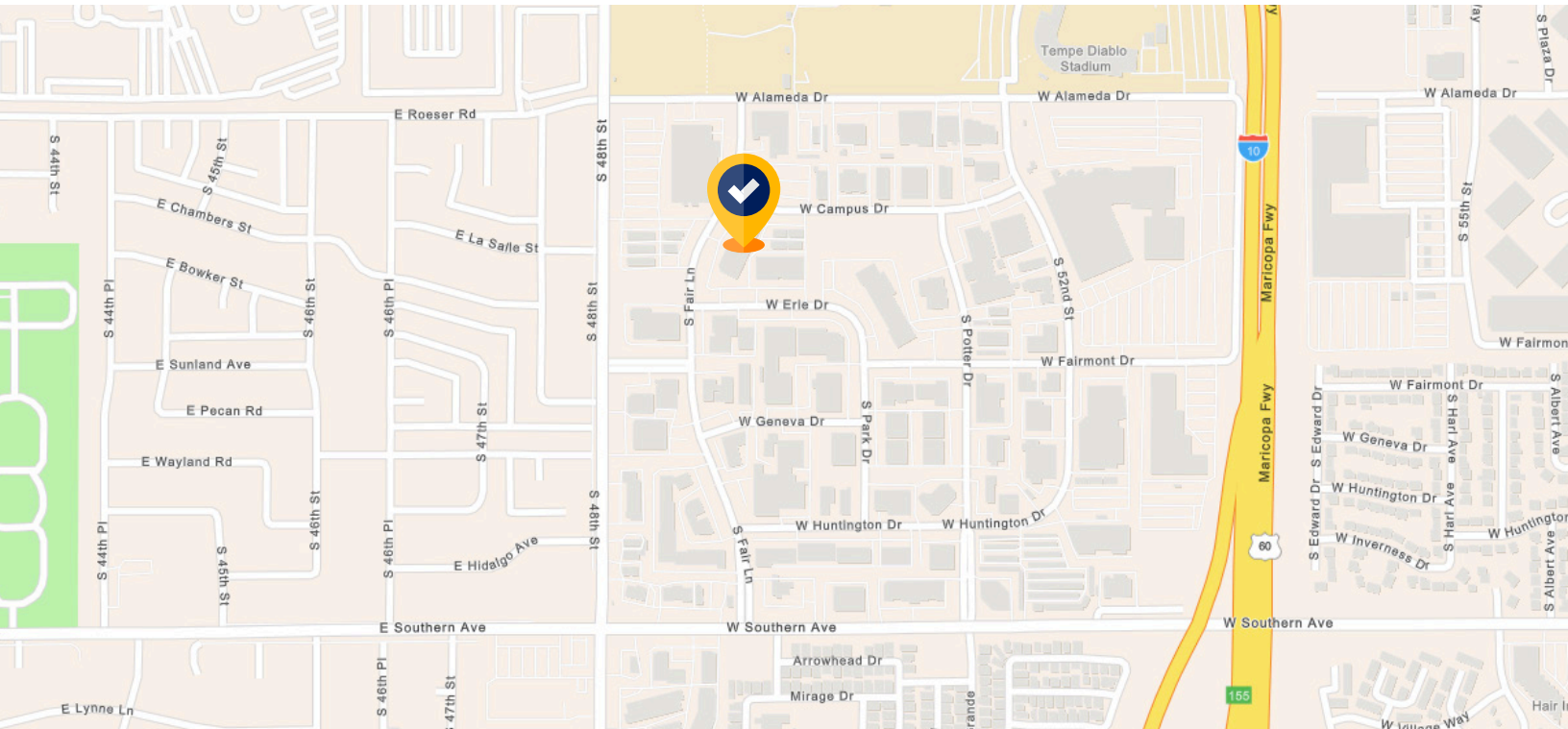
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## Contact:



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jmalcolm@cresa.com



**Rod Beach**

602.648.7354  
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