



*Private, Design-Forward
Tempe Office Campus*

1702 E McNair Drive
Tempe, AZ 85283



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PROPERTY HIGHLIGHTS

Sale Price	\$3,000,000
Lease Rate	\$35.00 PSF NNN
Building Size	±4,999 SF
Year Built	2000
Zoning	R/O – City of Tempe
Covered Parking	13 Covered Spaces + Additional Surface Parking
Offices	12 Private Offices
Conference Rooms	2
Restrooms	3
APN	308-05-010
FF&E	Negotiable



EXECUTIVE SUMMARY

1702 E McNair Drive presents a rare opportunity to acquire or lease a highly improved standalone office property in one of Tempe's most established and accessible business corridors. Unlike traditional office product, this property was thoughtfully designed to create a professional environment that blends functionality, privacy, architectural character, and employee experience.

Positioned at the end of a quiet cul-de-sac and buffered from surrounding arterial traffic, the property offers a unique campus-style atmosphere rarely found in conventional office inventory. Expansive glass lines, abundant natural light, private outdoor areas, modern design elements, and collaborative workspace configurations create an environment equally suited for owner-users, creative firms, professional services, medical-related office users, or boutique headquarters operations.

The property's strategic Tempe location provides immediate access to Loop 101, US-60, and the broader Phoenix metro area, while remaining minutes from major employment hubs, Sky Harbor Airport, Arizona State University, and countless retail and dining amenities.



MODERN OFFICE



SPECIAL FEATURES

This one-of-a-kind office property was designed with both aesthetics and operational efficiency in mind. The building layout supports a wide range of business operations while creating an elevated client and employee experience throughout the space.

Interior improvements include multiple private offices, collaborative bullpen areas, conference rooms, reception space, break areas, and flexible work environments adaptable to evolving operational needs. Large windows and intentional architectural lines allow natural light to flow throughout the building, creating a bright and inviting atmosphere uncommon in traditional office product.

The property also features a fully enclosed private patio and yard area with individual office access points, further enhancing the campus-like environment and providing additional opportunities for outdoor meetings, employee gathering areas, or executive use.

- Architecturally unique standalone office building
- Highly improved interior with modern finishes
- Quiet cul-de-sac location offering exceptional privacy
- Strong natural light throughout
- 13 covered parking spaces plus additional surface parking
- Flexible office configurations for collaborative or executive use
- Two conference rooms and bullpen workspace
- Fully enclosed private outdoor patio and yard
- Individual office entry access
- Professionally landscaped grounds with low-maintenance design
- FF&E negotiable
- Ideal for owner-user or boutique headquarters operation

FLOOR PLAN



Designed for Productivity. Built for Presence.



Office Market Dynamics: Tempe is a prime area for premium office space. Despite current market challenges, the region remains a dominant force for office properties due to its attractive amenities and strategic location.

Future Development and Planning: The city of Tempe is focused on sustainable growth, with plans emphasizing diverse and sustainable housing types and development up to 2050. This long-term vision supports a stable and promising investment environment for office property owners.

Aesthetics AND FUNCTION



Tranquil *one-of-a-kind*

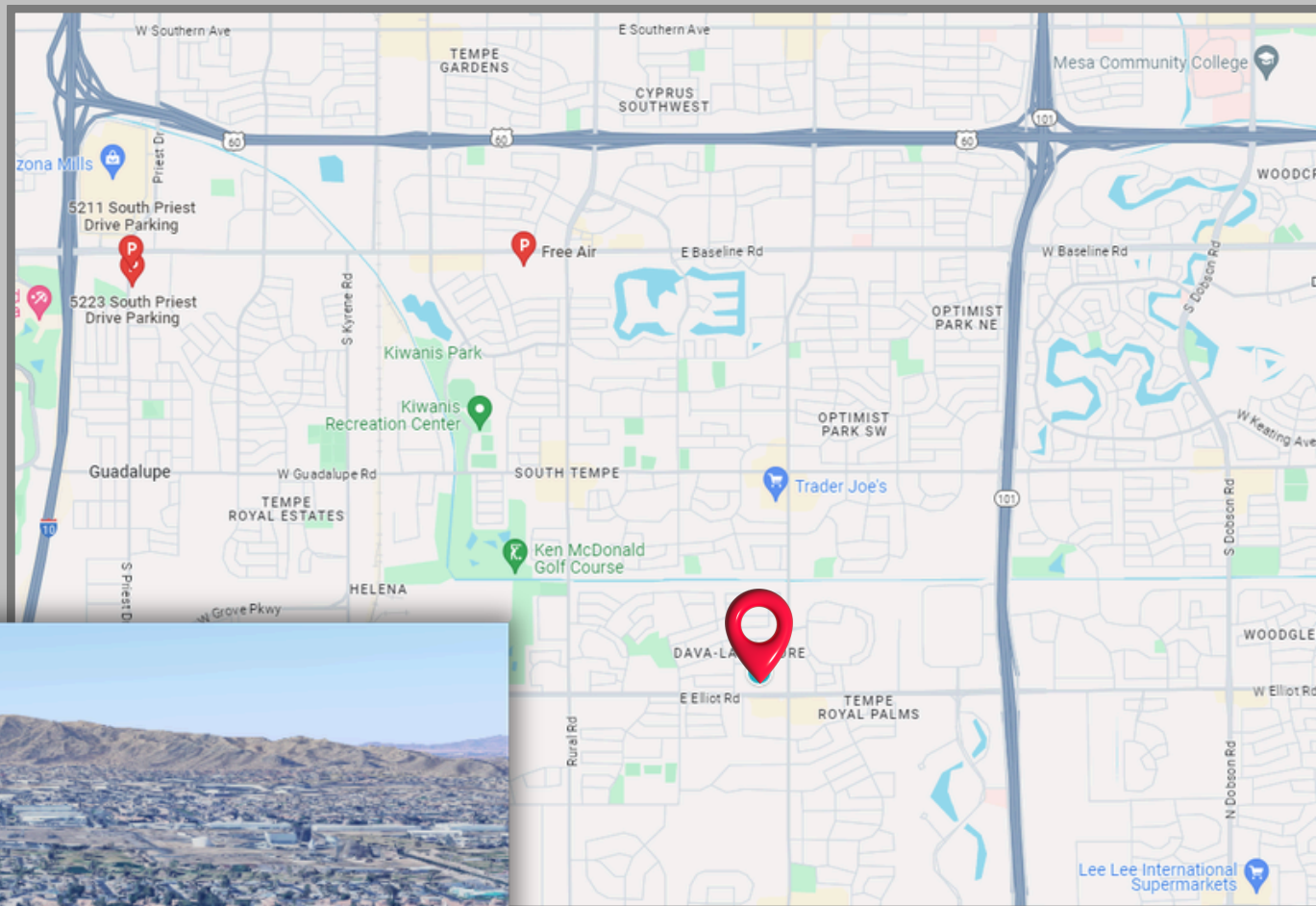
Standalone office assets of this quality and scale remain increasingly limited within Tempe. The property offers a compelling opportunity for an owner-user seeking long-term operational control, branding visibility, and a work environment designed to support culture and productivity.



Interior



Nearby amenities include extensive dining, retail, fitness, hospitality, and service offerings that support both employee convenience and client accessibility.



EASE OF ACCESS

Nearest major intersection: East Elliot Road & South McClintock Drive

The property benefits from proximity to:

- Loop 101
- US-60
- Interstate 10
- Arizona State University
- Phoenix Sky Harbor International Airport
- Downtown Tempe
- Mesa and Chandler employment corridors



MHG Commercial

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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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