



Emerald Design Center
1746 W. Ruby Drive, Tempe, AZ

5,006 SF Showroom/Warehouse
FOR LEASE



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MARK REIN

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EMERALD DESIGN CENTER



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Click [HERE](#) for Google Street View

R&G

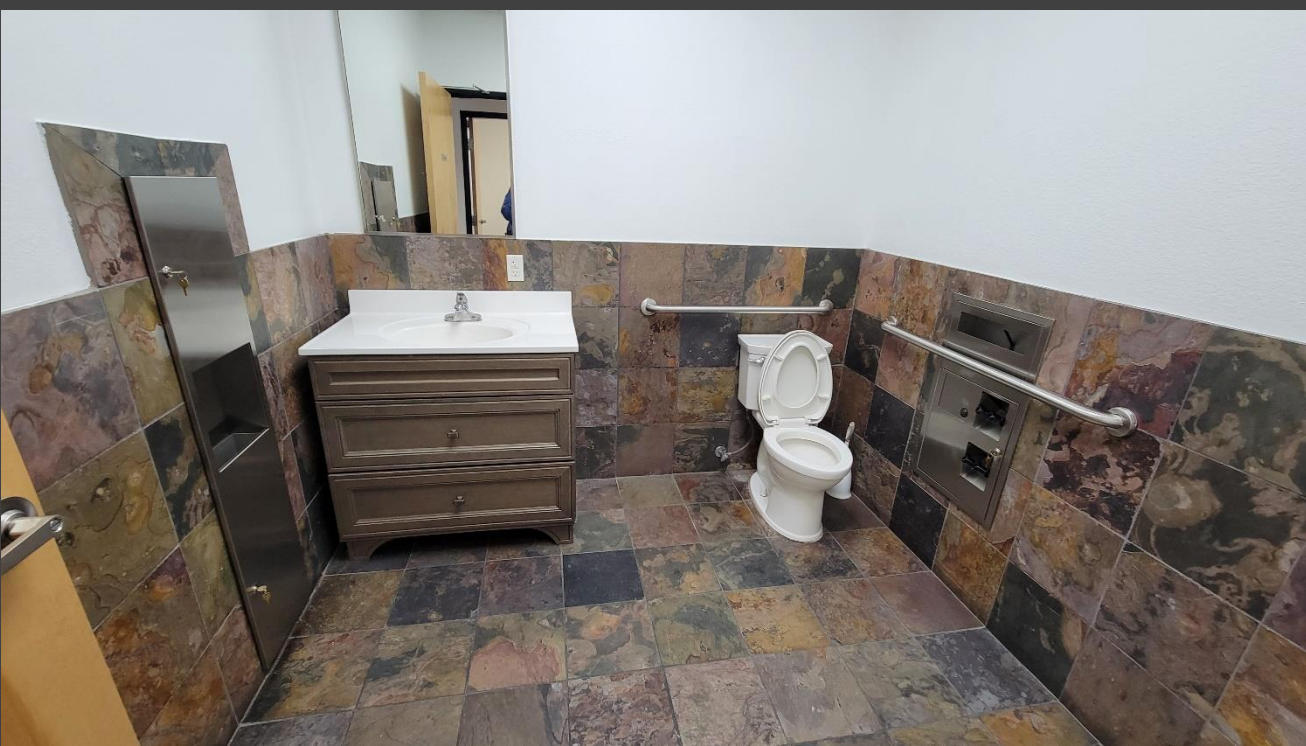
EMERALD DESIGN CENTER



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Rates & Space Availability

Lease Rate: \$1.40/ sq. ft.
 Triple Net Rate: \$.42/ sq. ft. (2024)
 Available Suite: 5,006 sq. ft.

Property Overview

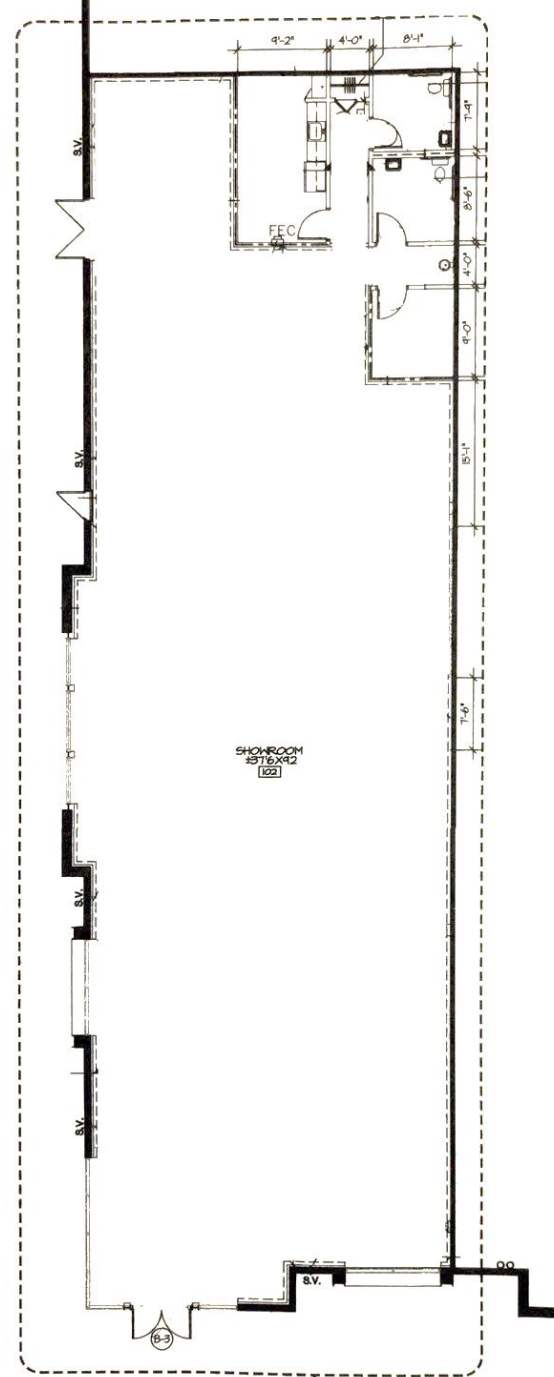
Total Center SF: 71,990 SF on 6.13 acres
 Zoning: RCC, City of Tempe
 Parking: 288 spaces
 Year Built: 2006
 Comments: A +-10'x10' roll-up door was just installed on the west side of the property.

Demographics (2023)

	1-mile	3-miles	5-miles
Population:	7,985	99,978	246,294
Avg. Household Inc.:	\$98,724	\$102,203	\$103,007
Total Households:	3,646	41,181	97,677

Complete demographics are available upon request.

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.



EXISTING Floor Plan

Open floor plan with two restrooms, an office and a break room that could be another office.

18' clear height

Premium end cap unit directly facing IKEA.

Just off I-10

Lots of Parking

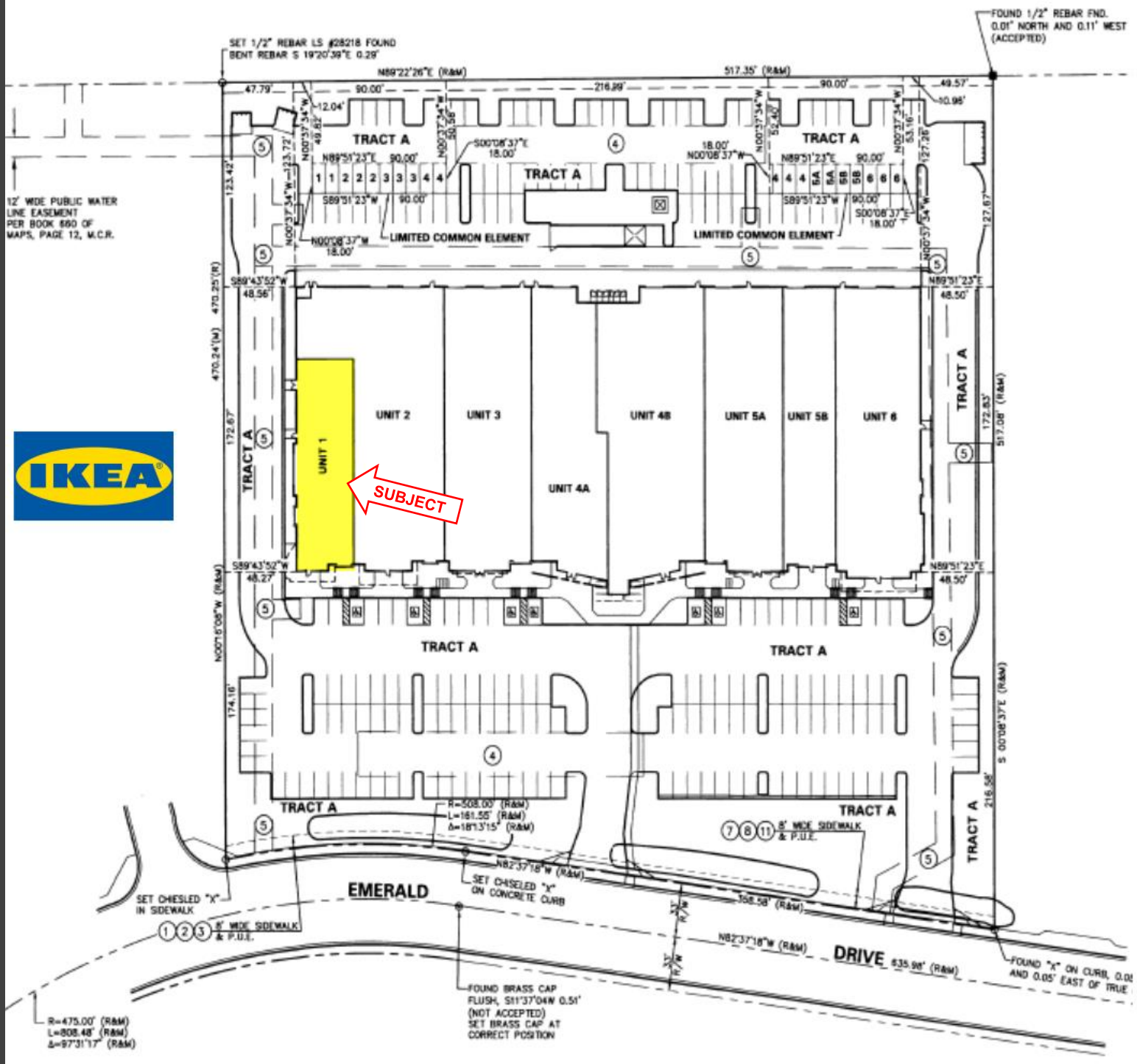
Rare smaller unit

DIMENSIONED FLOOR PLAN

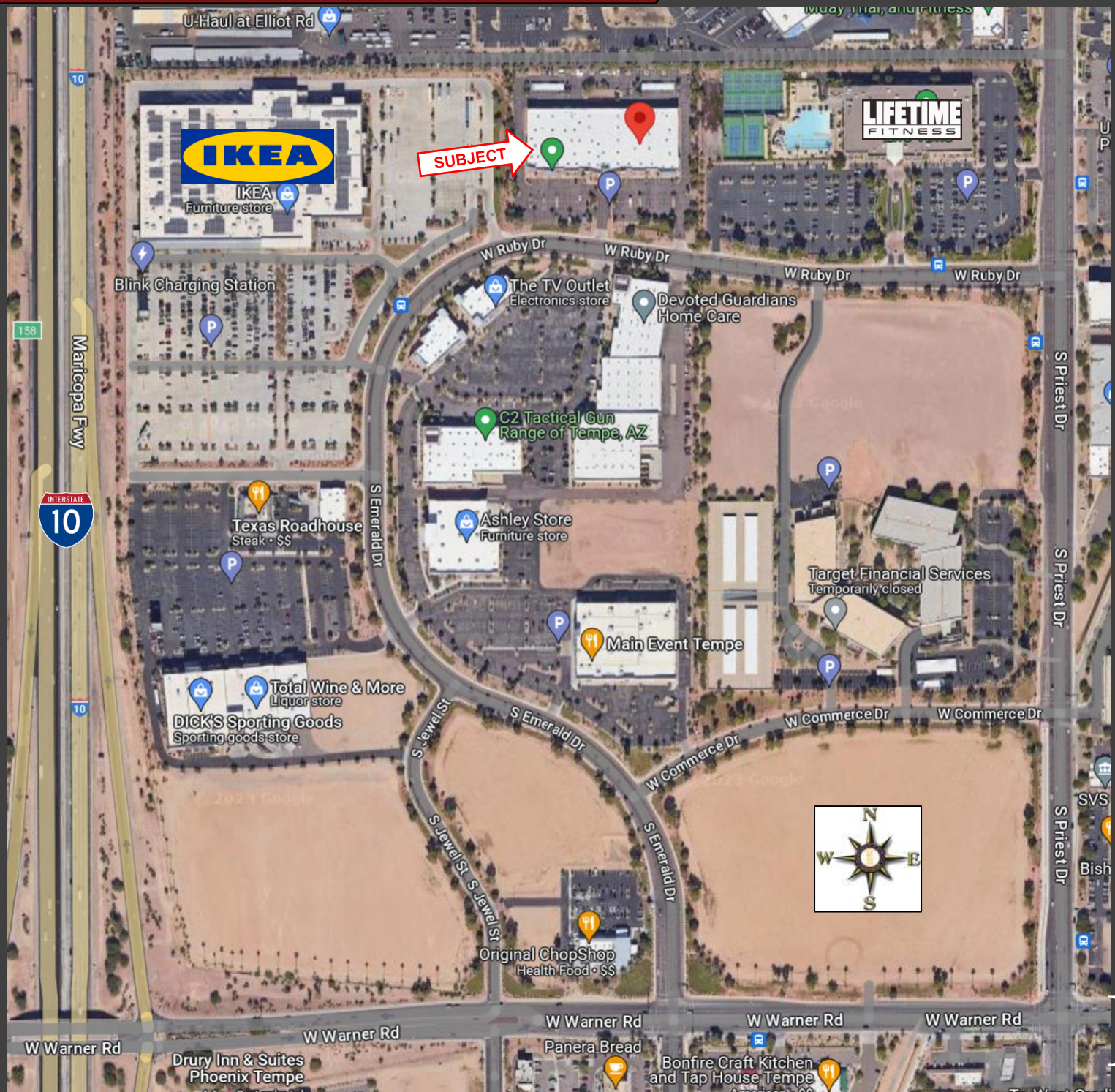
SCALE: 1/8"=1'-0"



R&G

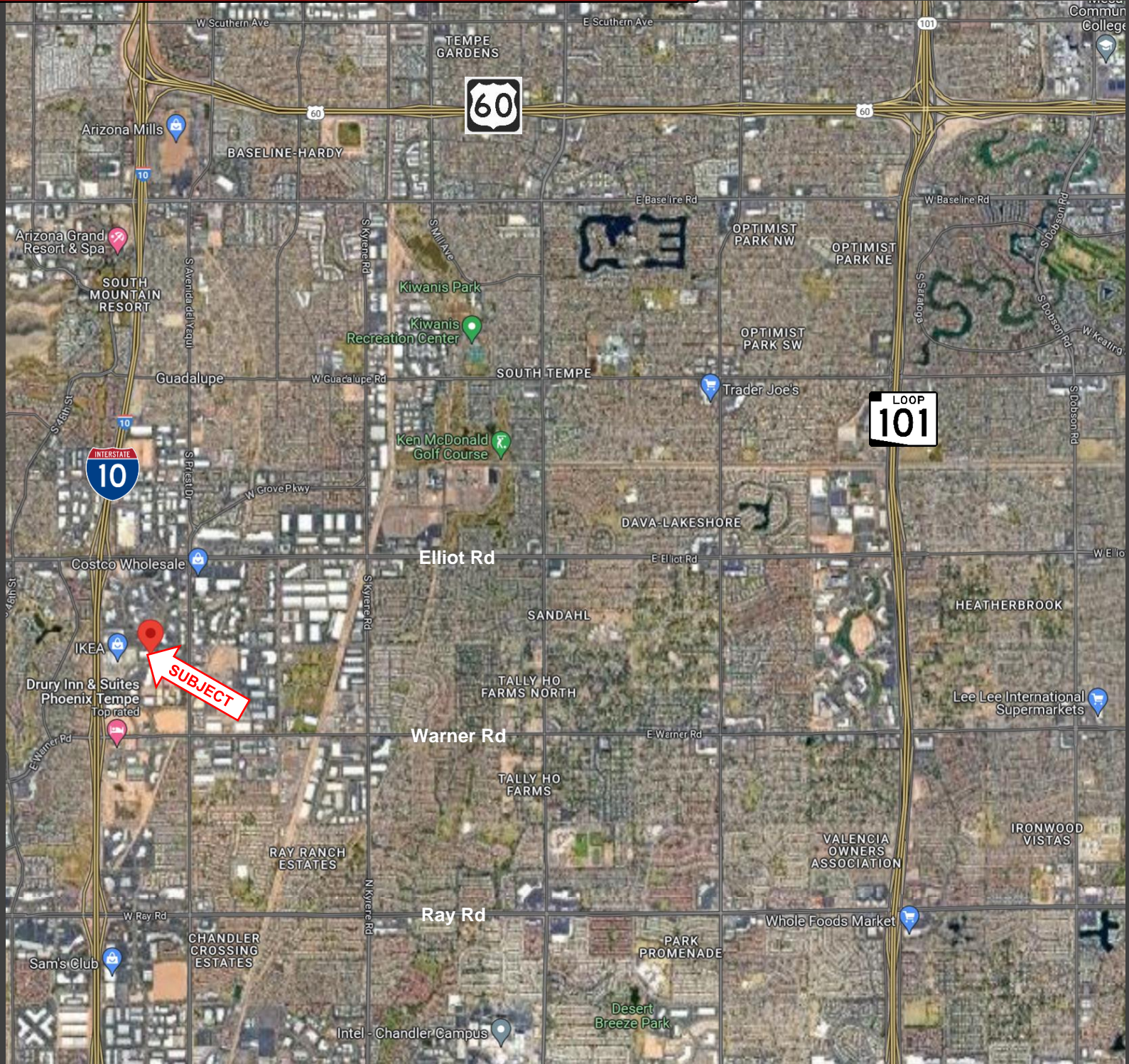


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NORTH PARK PLAZA

AERIAL PHOTO



DISCLAIMER & NON-CIRCUMVENTION

DISCLAIMER:

This information package has been prepared to provide summary information to prospective tenants & their agents and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Rein & Grosseohme and its agents have not made any investigation of the actual property, age, the presence or absence of contaminating substances, mold, pcb's or asbestos, the compliance with city, state and federal regulations or any other aspect of the property and make no warranty or representation with respect to the feasibility or utility of the property for tenant's intended use, plans or intentions at the subject property. The information contained in this information package has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Rein & Grosseohme Commercial Real Estate L.L.C. and its agents strongly recommend that any prospective tenant conducts an in depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that you consult with your tax, financial and legal advisors on any matter that may affect your decision to lease space at the property.

NON-CIRCUMVENTION:

This information is being made available to prospective tenants and their agents on the assumption that all discussions and negotiations pertaining to the lease or purchase of this property shall be handled through Rein & Grosseohme Commercial Real Estate. Prospective tenants and/or their brokers shall not to have any direct dealings with the owner of this property relating to the potential lease or purchase of this property and all negotiations or questions pertaining to the property shall be handled through Rein & Grosseohme, as the owner's intermediary. Broker's that fail to abide by this stipulation shall be deemed to have waived their right to share any commissions with Rein & Grosseohme.

