

# THE SHOPS AT EMERALD



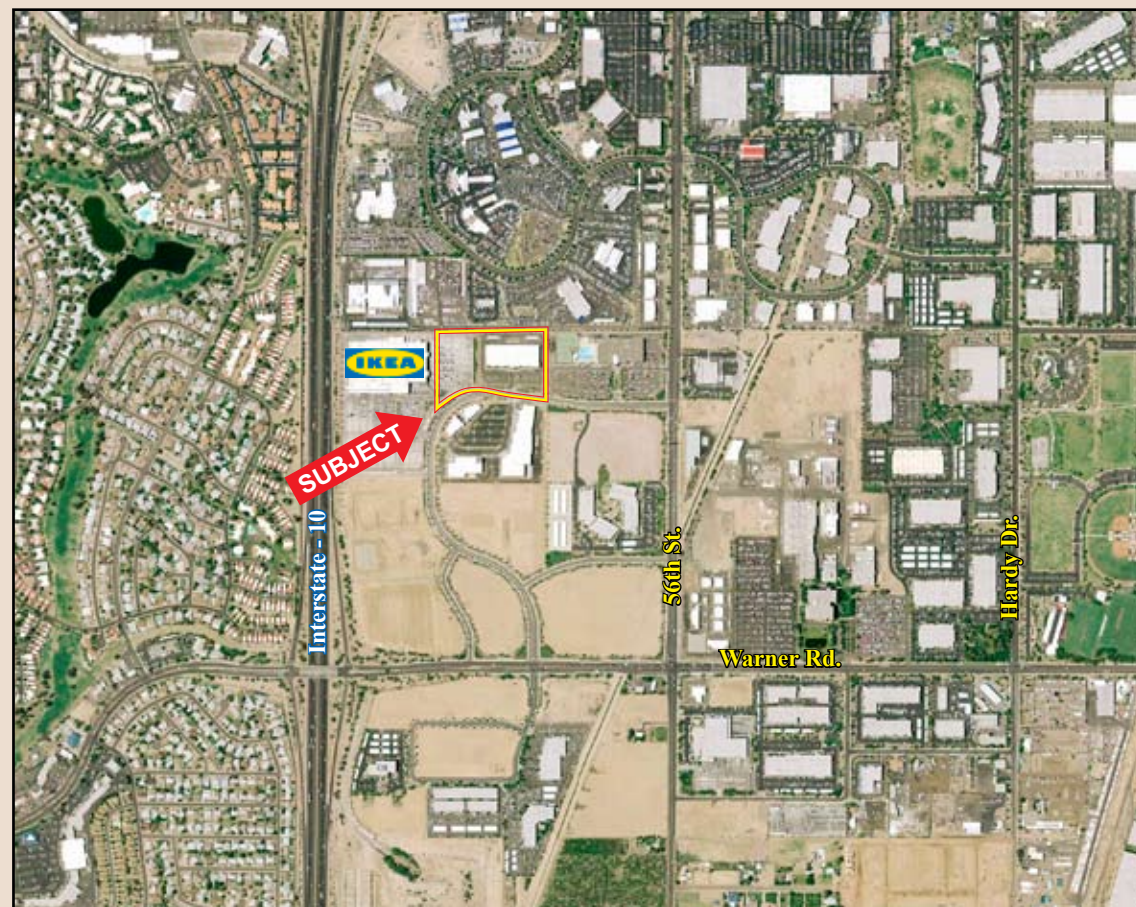
For further information, contact:

**Chris McClurg**  
602-954-3766

[cmclurg@lee-associates.com](mailto:cmclurg@lee-associates.com)

**Rick Robertson**  
602-954-3748

[rroberson@lee-associates.com](mailto:rroberson@lee-associates.com)



# THE SHOPS AT EMERALD

1746 WEST RUBY DRIVE • SUITE 2  
TEMPE, ARIZONA



Tempe, Arizona

12,012 Square Feet  
For Sale or Lease  
Immediate Occupancy  
**\$1,675,000 CASH, \$139/SF**  
**\$9.00/SF NNN Per Annum**





# THE SHOPS AT EMERALD



Condominium/showroom building  
 Adjacent to IKEA Home Furnishings  
 71,982 Sq. Ft. project on 5.8 acres  
 Freeway visibility & signage  
 1/4 mile to I-10 & Warner exit

- Grade level loading (common truckwell)
- 18' clear height inside building
- Parking ratio 4:1000 (covered parking available)
- Tilt construction and attractive landscaping
- Large showroom windows



"No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice."

Chris McClurg  
 602-954-3766  
 cmclurg@lee-associates.com

Rick Robertson  
 602-954-3748  
 rrobertson@lee-associates.com

**Lee & Associates®**  
 COMMERCIAL REAL ESTATE SERVICES