

# 2020 S McCLINTOCK DRIVE

2020 SOUTH McCLINTOCK DRIVE, TEMPE, ARIZONA 85282



**ESCEE**  
COMMERCIAL PROPERTIES

**Contact:** Steve Cook  
Email: [scook@propertypartner.com](mailto:scook@propertypartner.com)

P: 480.505.0919 F: 480.505.0920 • [www.esceeproperties.com](http://www.esceeproperties.com) • 7377 E Doubletree Ranch Rd Suite A-160 Scottsdale, AZ 85258

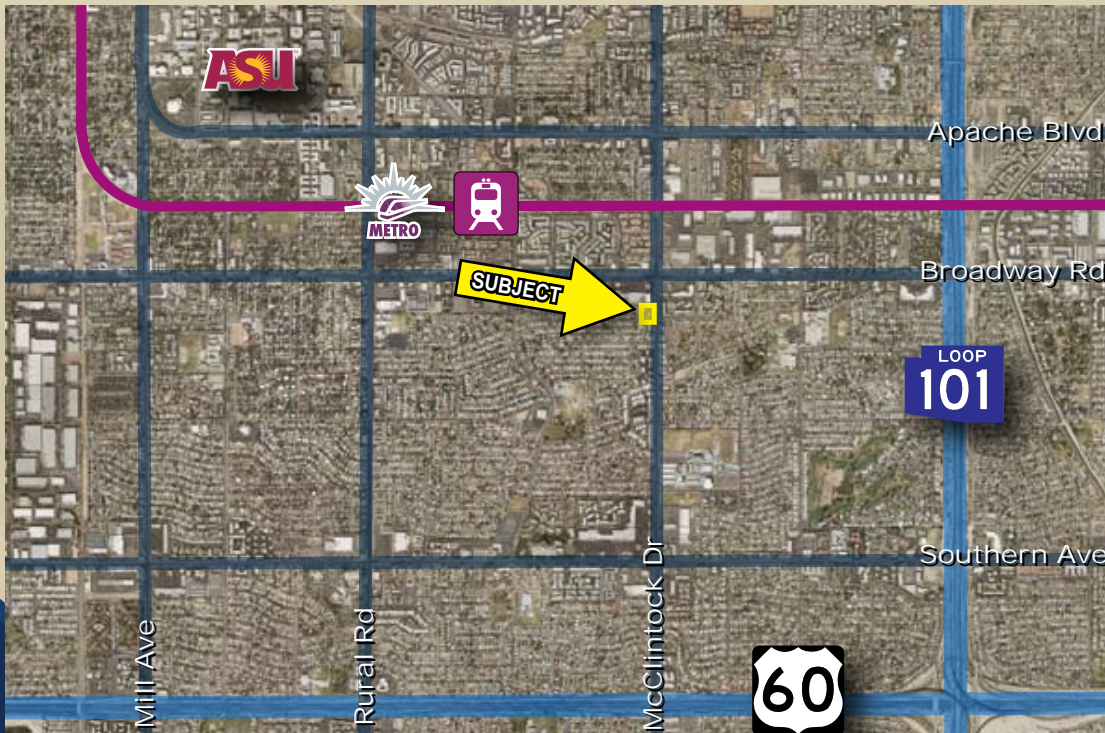
**ASKING PRICE:** \$1,958,000  
**SIZE:** ±11,163 SF  
**CAP RATE:** 8.00%  
**OCCUPANCY:** 100%

Sellers and brokers make no representation as to the environment or other conditions of the property and recommend the purchaser investigate fully. Information contained herein has been obtained from the owner or other sources. Brokers do not guarantee the accuracy of the information.

# 2020 S McCLINTOCK DRIVE

- Extremely well located garden office building
- Access to public transportation, Arizona State University, Loop 101 Freeway, US 60, and Loop 202 Freeway
- Constructed in 1999, multiple tenants, constructed by an owner/user
- High traffic counts of ±75,000 cars per day
- Tenant signage and excellent visibility
- Covered parking (21 covered, 24 uncovered, 45 total)

<b>Asking Price</b>	\$1,958,000
<b>Cap Rate</b>	8.00%
<b>Size</b>	±11,163 SF
<b>Lot Size</b>	±44,707 SF
<b>Price/SF</b>	\$175.40 / SF
<b>Occupancy</b>	100%



## INVESTMENT SUMMARY

**Steve Cook**  
scook@propertypartner.com

P: 480.505.0919 F: 480.505.0920 • www.esceeproperties.com • 7377 E Doubletree Ranch Rd Suite A-160 Scottsdale, AZ 85258