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**PROJECT**

**AVAILABLE FOR LEASE**

**7010 E CHAUNCEY LANE, #215, PHOENIX, ARIZONA, 85054**

**Samir Sawhney, Designated Broker**

**PHONE 602.448.9110:**

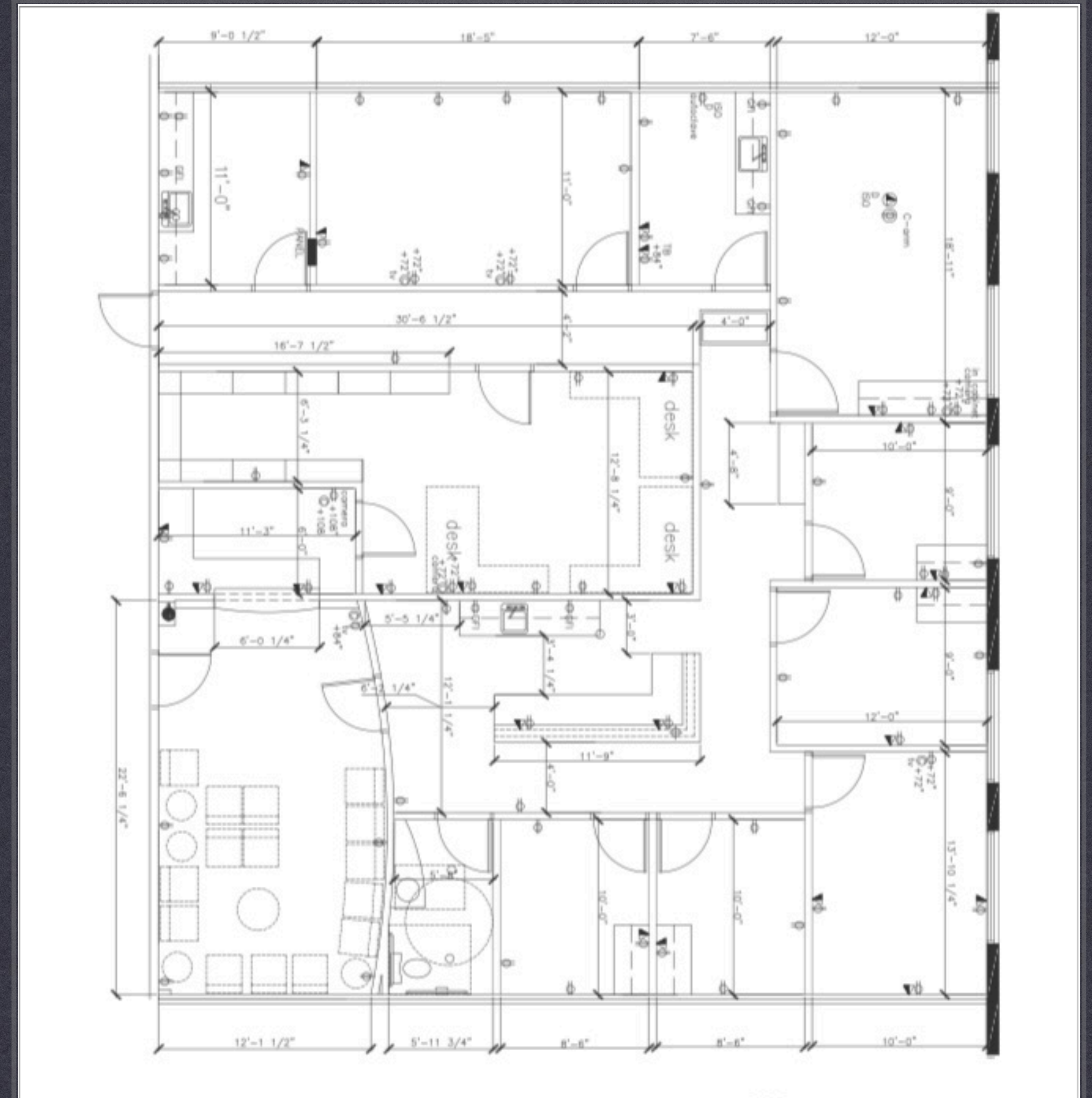
**[samir@paramount-international.com](mailto:samir@paramount-international.com)**



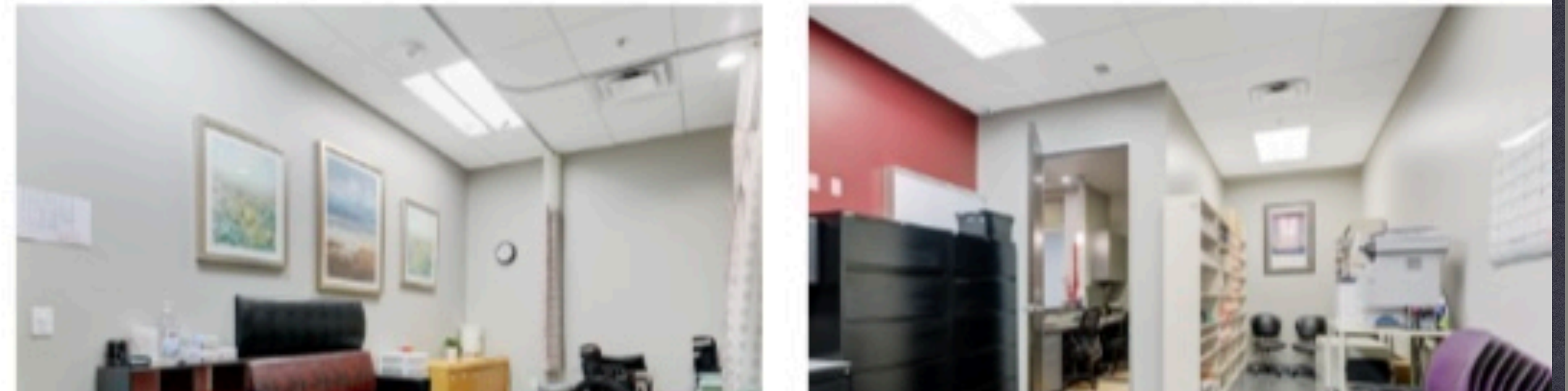
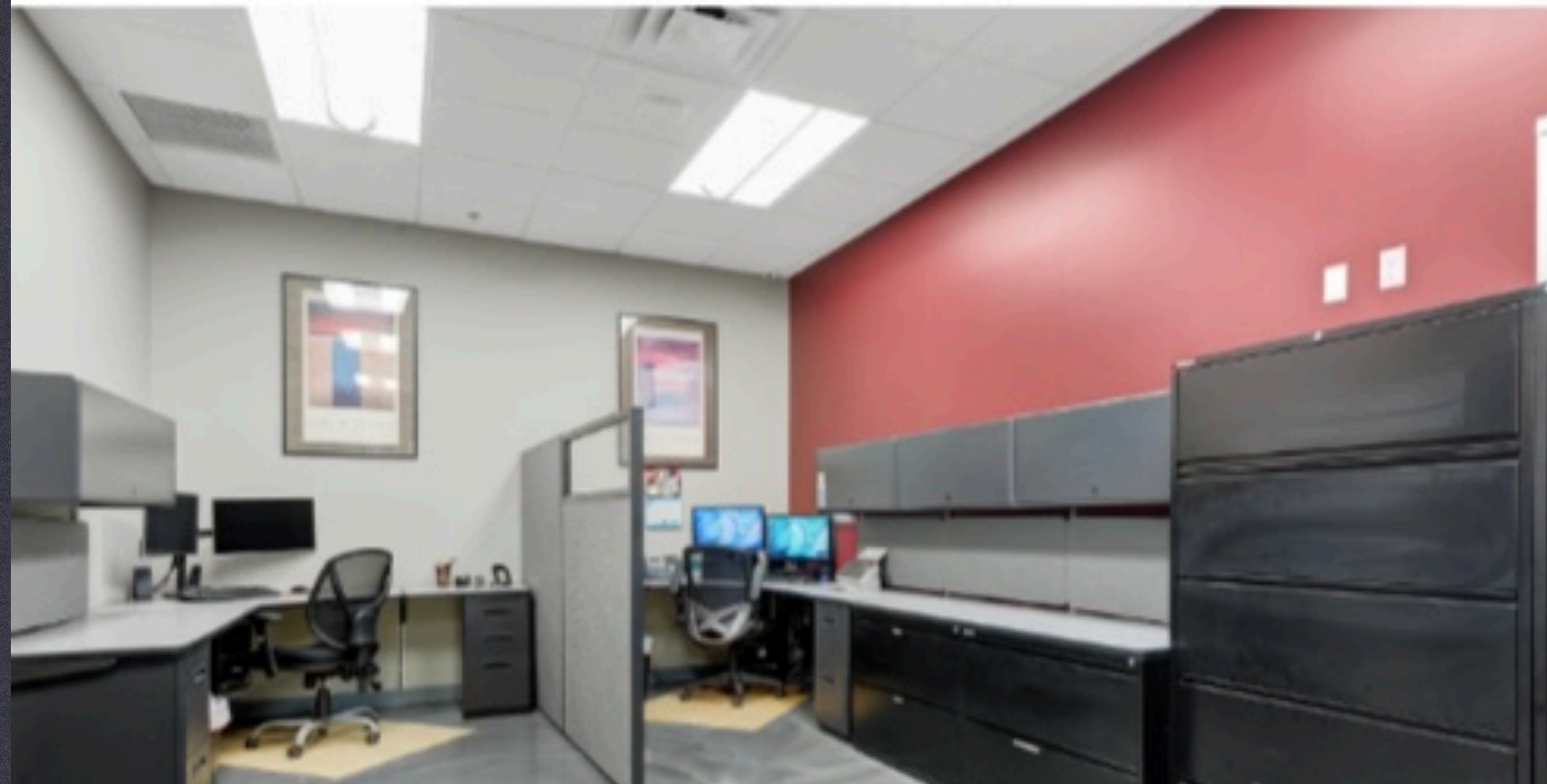
# PROPERTY HIGHLIGHTS

## PROPERTY SUMMARY

- **2927 SF LEASE**
- **\$25/SF, NNN (\$7.54/SF)**
- High-end, turn-key, medical office for lease.
- Class “A” office space
- Office/Procedure Room/Exam rooms, interior rest-room, large waiting room
- C-2 Zoning for medical
- Parking 4.83/1000, 2 Covered Reserved Parking Stalls.
- Close to commuter highways- Scottsdale 101

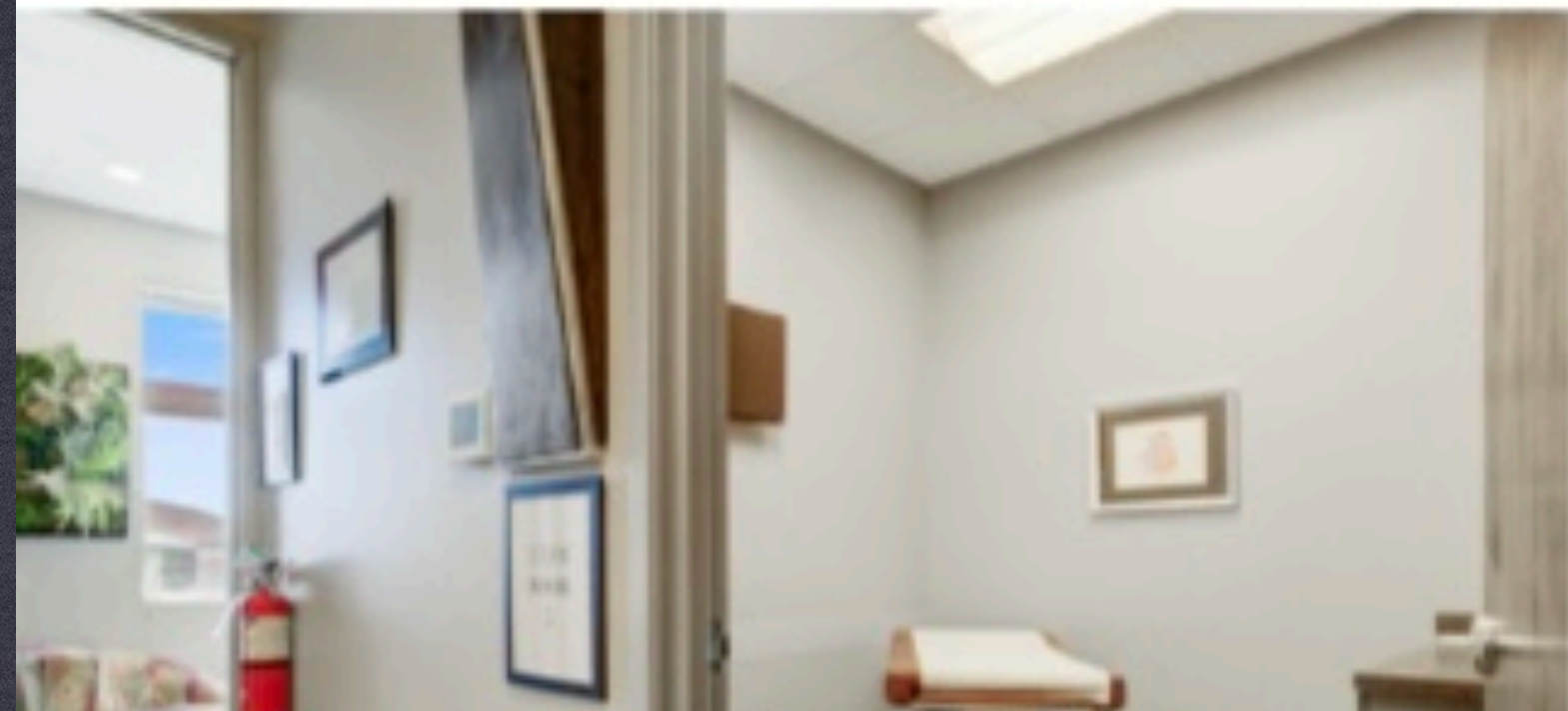






**INTERIOR PHOTOS**





**INTERIOR PHOTOS**





Population

1-mile	3-miles	10-miles
<b>7,699</b>	<b>66,620</b>	<b>190,840</b>



Median age

1-mile	3-miles	10-miles
<b>35.2</b>	<b>43.1</b>	<b>43.4</b>



Daytime  
employment

1-mile	3-miles	10-miles
<b>4,712</b>	<b>91,724</b>	<b>148,609</b>



Avg. HH  
income

1-mile	3-miles	10-miles
<b>\$139,348</b>	<b>\$168,575</b>	<b>\$177,102</b>



HH units

1-mile	3-miles	10-miles
<b>4,971</b>	<b>35,677</b>	<b>94,362</b>



# DEMOGRAPHICS

7010 E CHANUCEY LANE, #215, SCOTTSDALE, 85054



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# AERIAL & DEMOGRAPHICS

PRESENTED BY:

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