

Professional Space Available For Lease

DOBSON TOWN PLACE

2715 South Alma School Road, Chandler, Arizona 85286



www.orionprop.com



LEASE HIGHLIGHTS

- High Quality Professional Office
- Two Offices, Conference Room, Lobby/ Reception, One Bathroom
- Perfect for Small Businesses - CPA, Lawyer, Wealth Manager
- High Demographic Area Near Major Valley Employers
- Easy Access to SR-202, SR-101 & I-10 Freeways



Lease Rate: **\$30 NNN**

Size: AVAILABLE - **1,059 SF**
INCLUDING EXPANSION = **2,304 SF**

Year Renovated: **2015**

NNN: **+/- \$6.82**

Parking: **5/1,000**

Cross Street: **ALMA SCHOOL ROAD: 34,668 VPD**

CONTACT FOR MORE INFORMATION:

J.T. TAYLOR

Direct Phone: (480) 868-2671

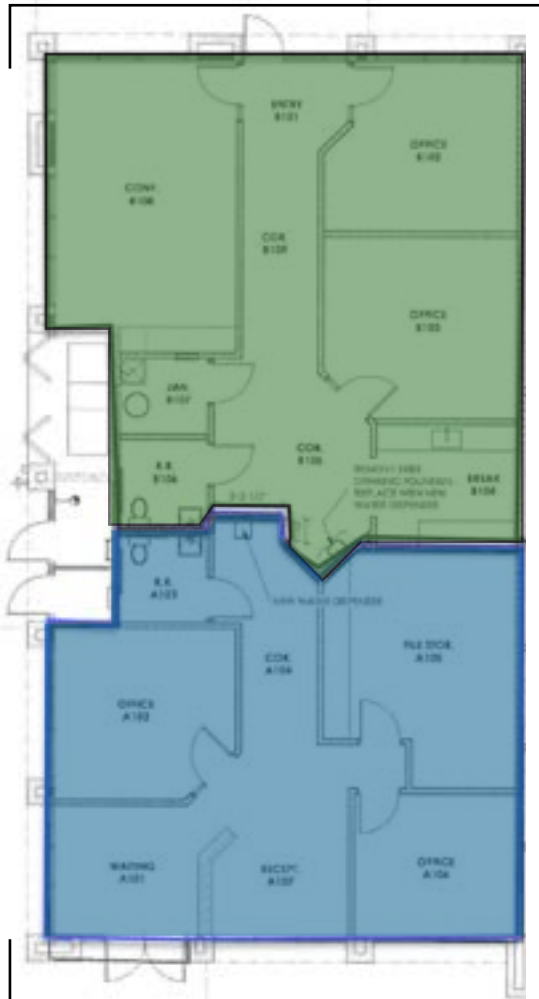
jt.taylor@orionprop.com



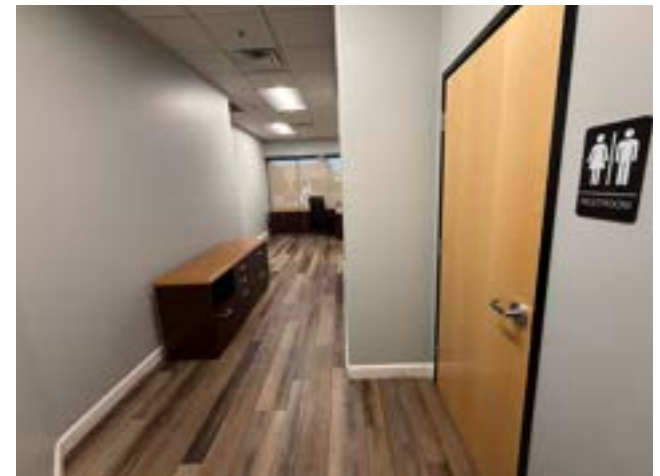
FLOOR PLAN / PHOTOS

POSSIBLE EXPANSION AREA
(1,245 SF)

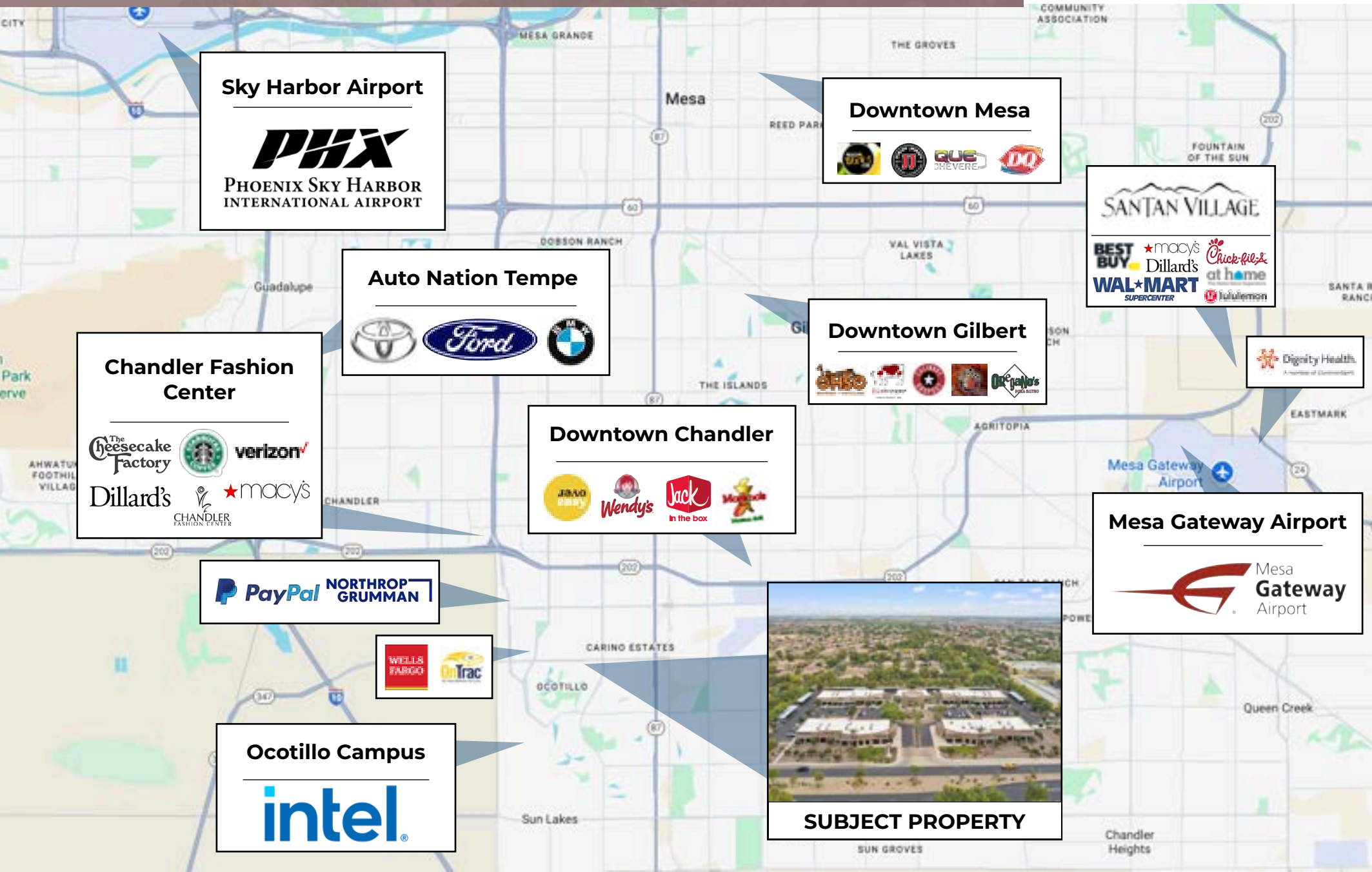
1,059 SF total with possible expansion area of **1,245 SF** for a total of **2,304 SF**



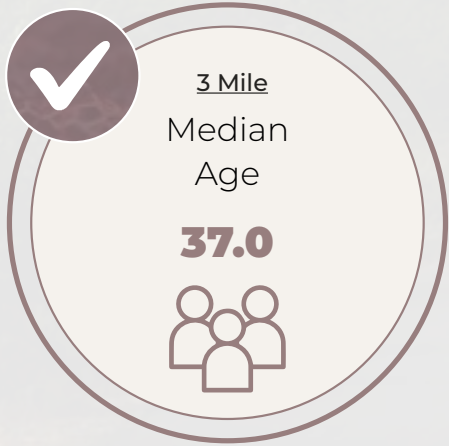
SUITE 1 **(1,059 SF)**



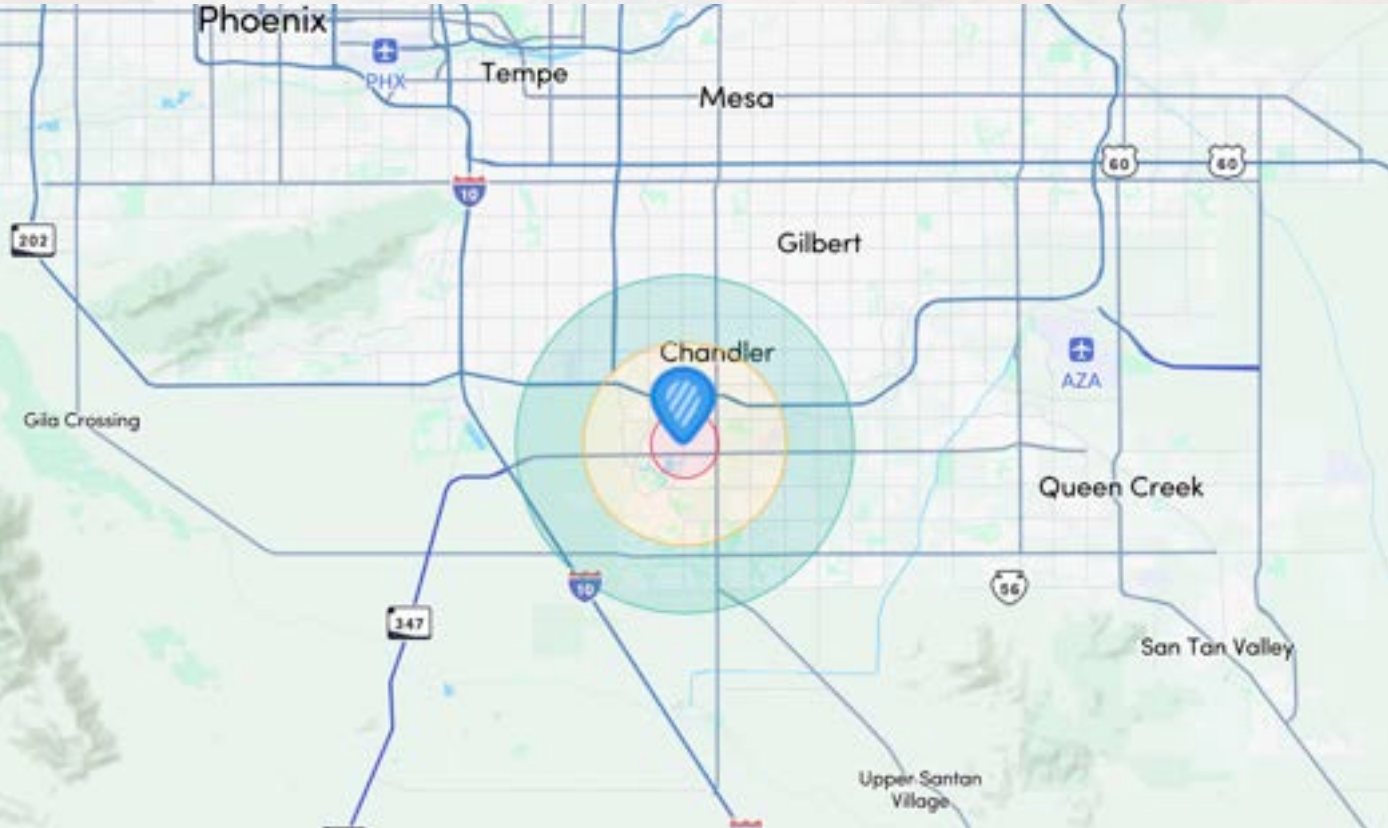
AERIAL MAP



DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	21,890	130,598	320,497
Average Household Income:	\$169,548	\$159,018	\$147,024
Total Annual Consumer Expenditure:	\$855.85 M	\$4.72 B	\$11.6 B
Median Age:	36.2	37.0	39.2
Average Household Size:	2.7	2.5	2.5
Housing Units:	7,165	40,690	103,923
Estimated Households:	6,596	37,309	95,206
Total Employees:	3,737	34,714	77,682





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.