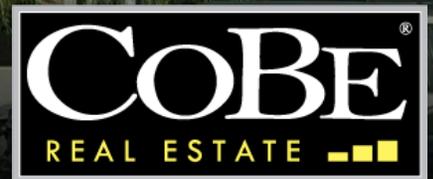


FOR LEASE OR SUB-LEASE | OFFICE

WEST 101 CORPORATE CENTER

1860 N 95th Lane, Phoenix, AZ 85037

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	2,641 - 11,848 SF
Building Size:	81,040
Building Class:	A
Year Built:	2008
Zoning:	C-2
Cross Streets:	Loop 101 & McDowell Rd

SUITES AVAILABLE

Suite 130 (2,641 SF)	\$30.17/SF/Yr (FS)
Suite 320 (3,226 SF)	\$30.00/SF/Yr (FS)
Suite 325 (8,622 SF)	\$30.00/SF/Yr (FS)
Suites 320/325 (11,848 SF)	\$30.00/SF/Yr (FS)

VIRTUAL TOUR

PROPERTY OVERVIEW

With stand-out architecture, covered parking, and **amazing visibility along one of the area's highest-traffic corridors with over 140,000 vehicles per day**. Strategically positioned near major freeways, it also offers prominent monument, freeway, and building signage opportunities for exceptional exposure and metro-wide accessibility. **Suite 130 is a sublease that goes through June 2033. Suites 320/325 area available May 2026 and are currently joined together, but have the potential to be divided.**

PROPERTY HIGHLIGHTS

- Exceptional visibility with 140,000+ VPD
- Covered parking for added convenience
- Prominent monument, freeway, and building signage opportunities
- Positioned in one of West Phoenix's highest-traffic corridors

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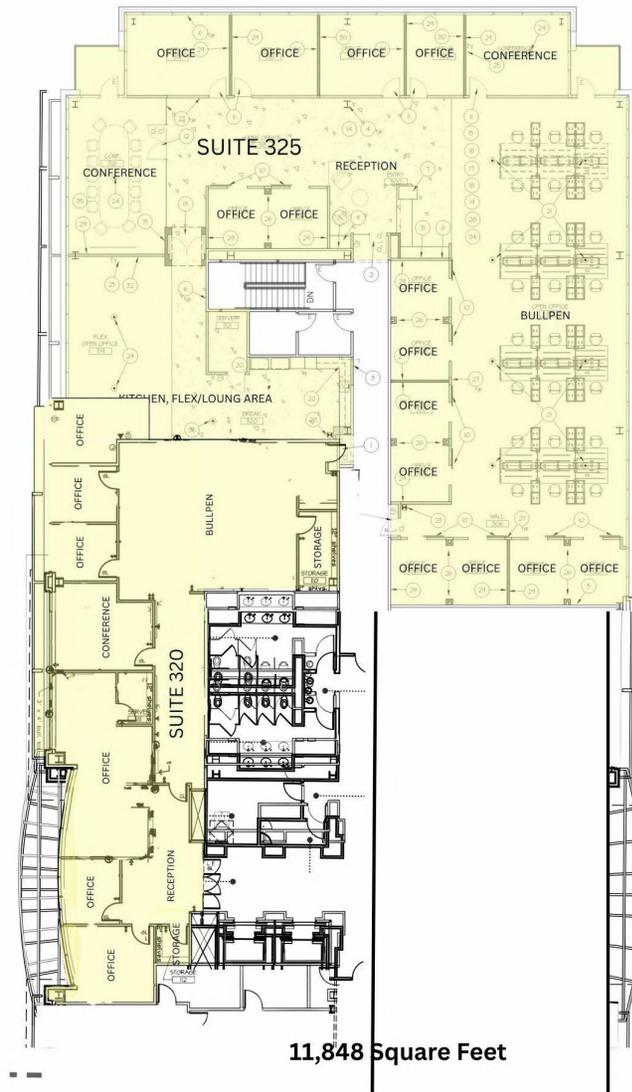
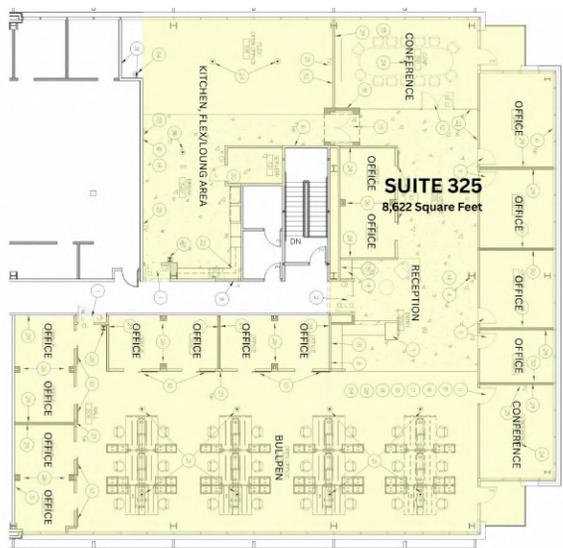
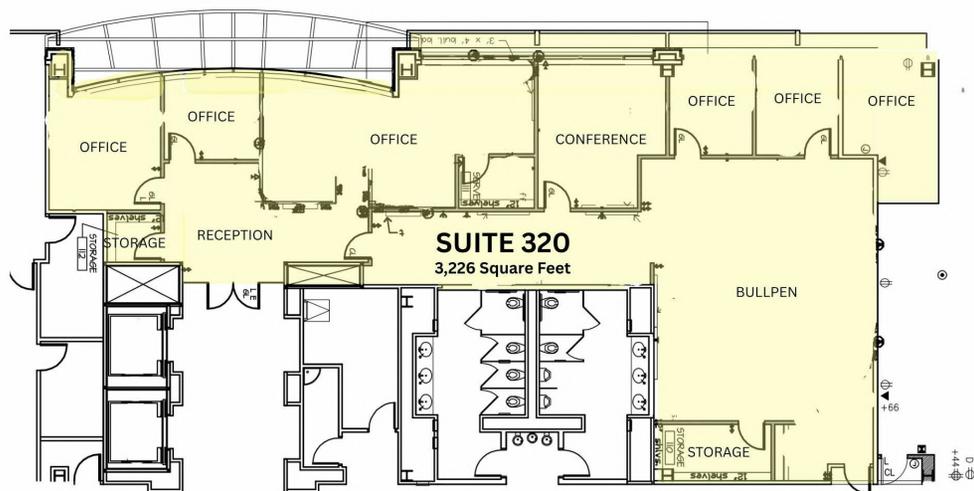
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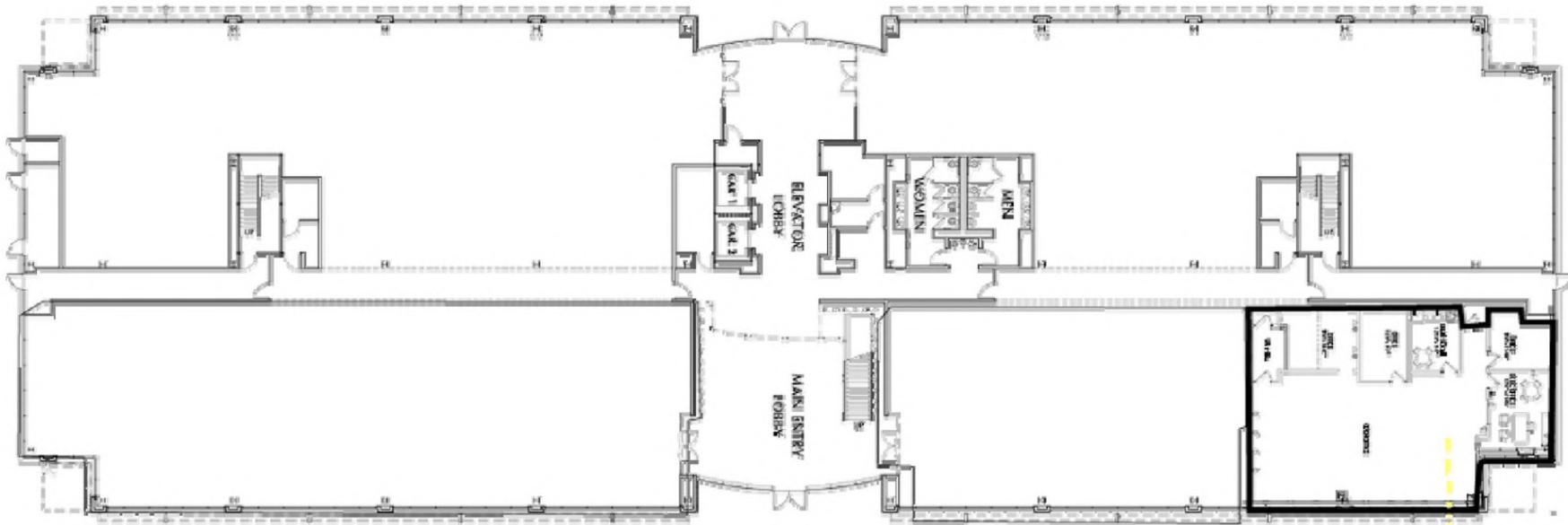


FOR LEASE | OFFICE

Office Building in Phoenix

1860 N 95th Lane, Phoenix, AZ 85037

FIRST FLOOR



±2,641 SF
AVAILABLE

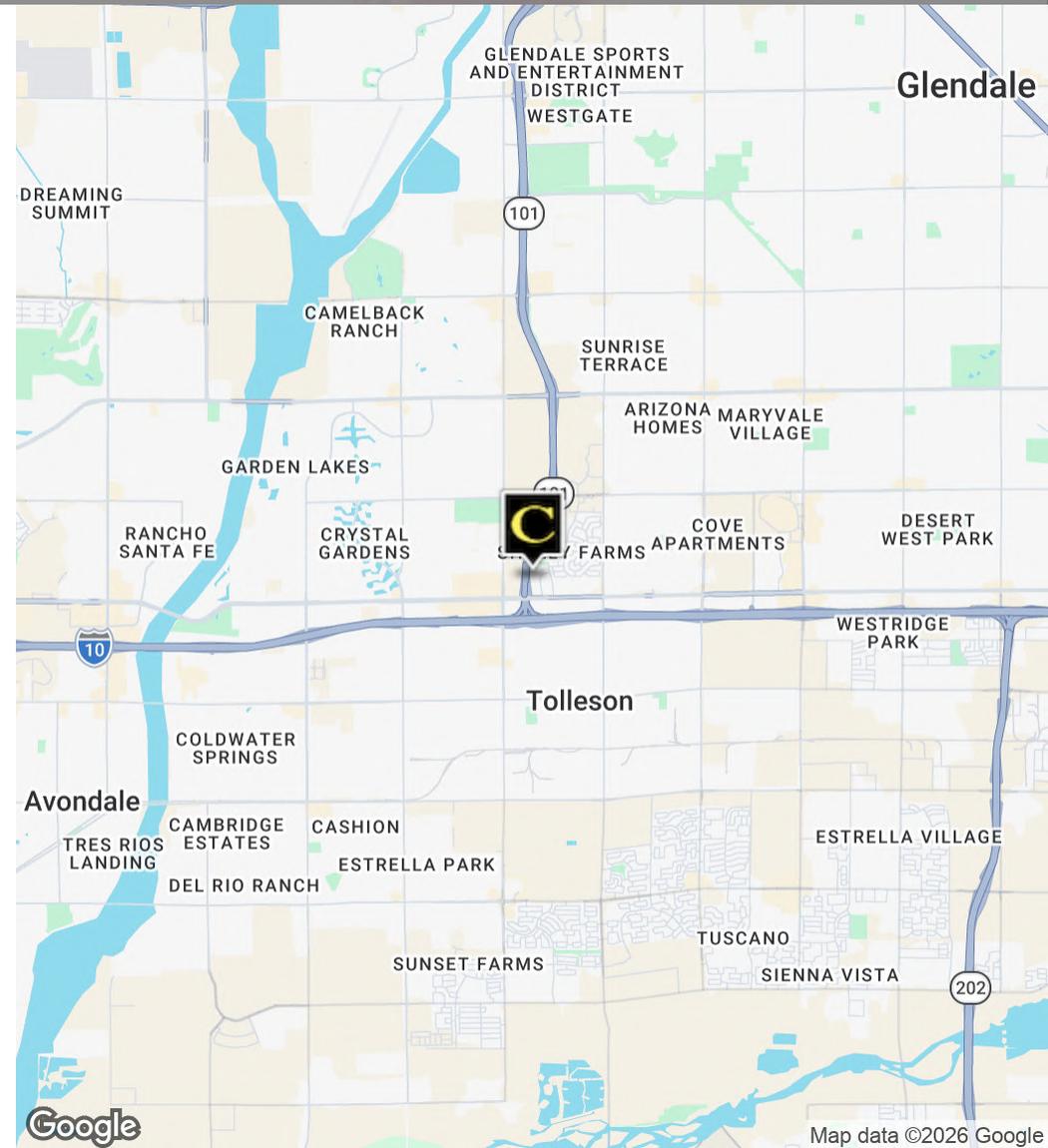
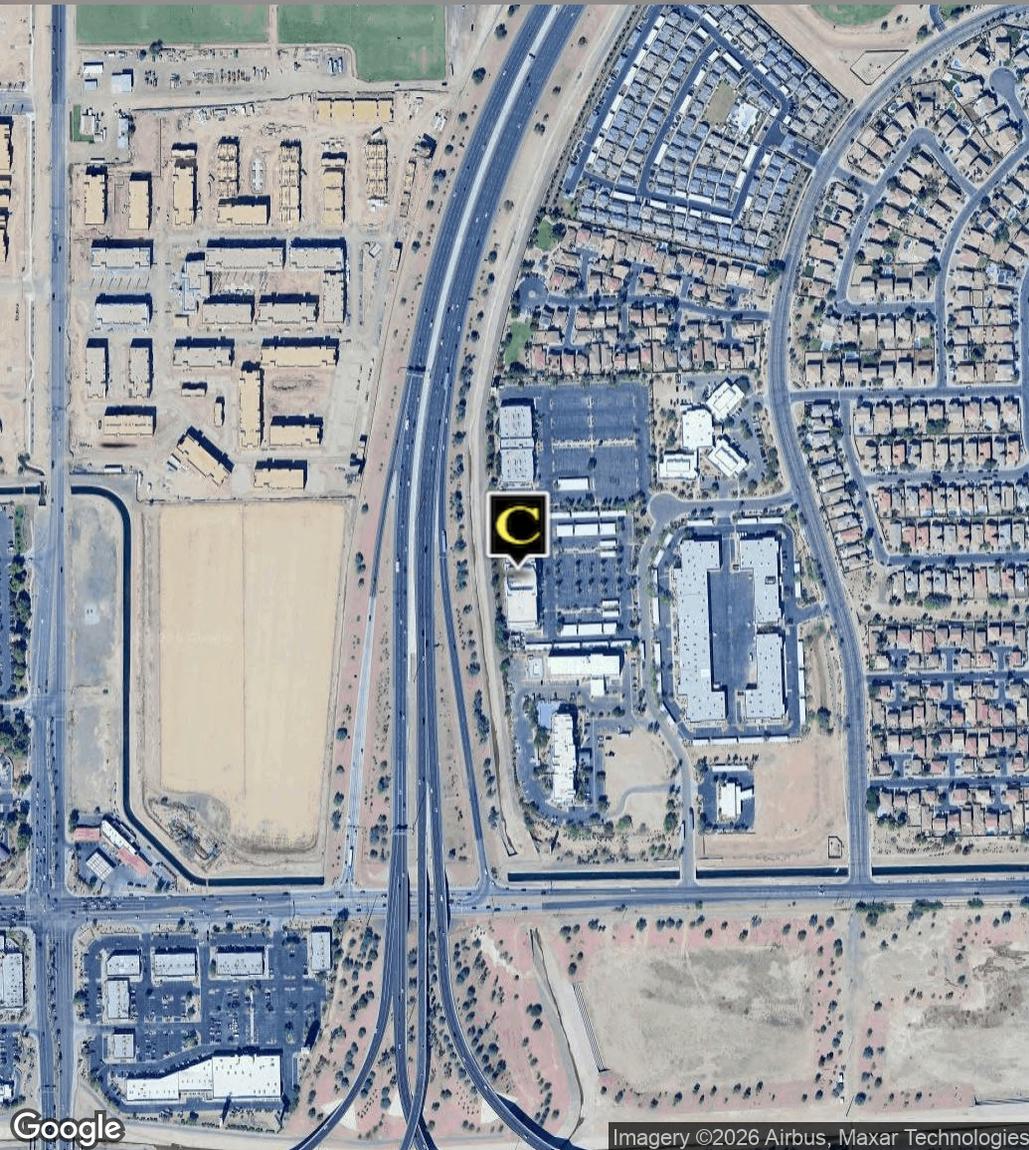
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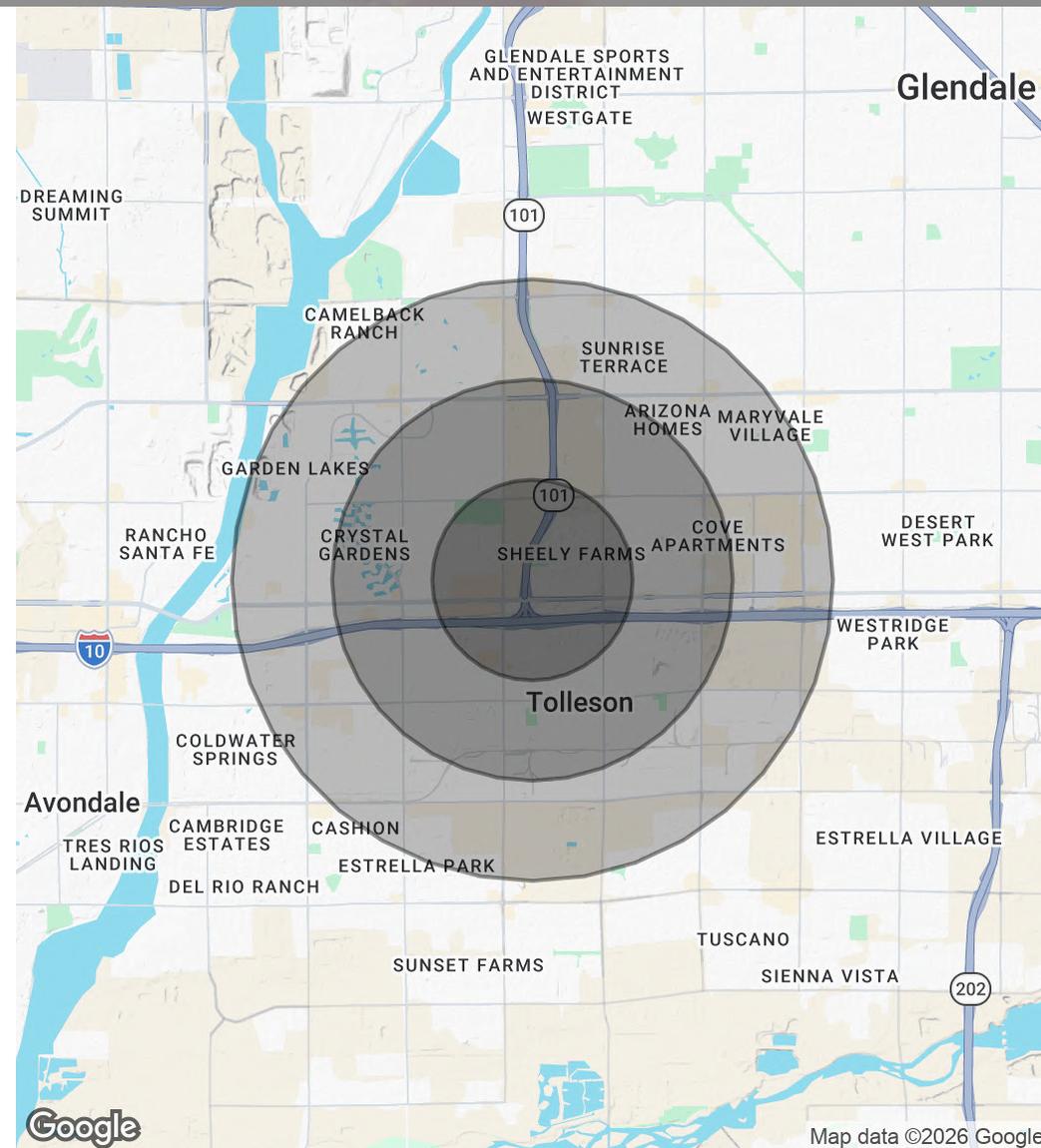
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,213	47,338	117,720
Average Age	32	33	33
Average Age (Male)	31	32	33
Average Age (Female)	33	34	34

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,368	14,029	34,789
# of Persons per HH	3.3	3.4	3.4
Average HH Income	\$90,387	\$90,646	\$89,639
Average House Value	\$358,013	\$347,907	\$349,909

Demographics data derived from AlphaMap



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