

FOR LEASE | OFFICE

FORMER PHYSICAL THERAPY OFFICE

1972 E Baseline Rd Ste 103, Tempe, AZ 85283

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	1,702 SF
Lease Rate:	\$18.95 SF/yr (NNN)
Building Size:	4,544 SF
Zoning:	RO

VIRTUAL TOUR

PROPERTY OVERVIEW

This property features a thoughtfully designed buildout, offering a reception area, multiple offices, a break room, restroom, and spacious open area. Situated just minutes from Loop 101, this location provides convenient accessibility for both clients and employees. Moreover, the property boasts high visibility with monument signage on Baseline and Country Club Way.

PROPERTY HIGHLIGHTS

- Build Out Includes: Reception, Office, Break Room, Restroom, and Open Area
- Minutes from Loop 101
- Monument Signage on Baseline and Country Club Way
- Great exposure at 25,827 VPD

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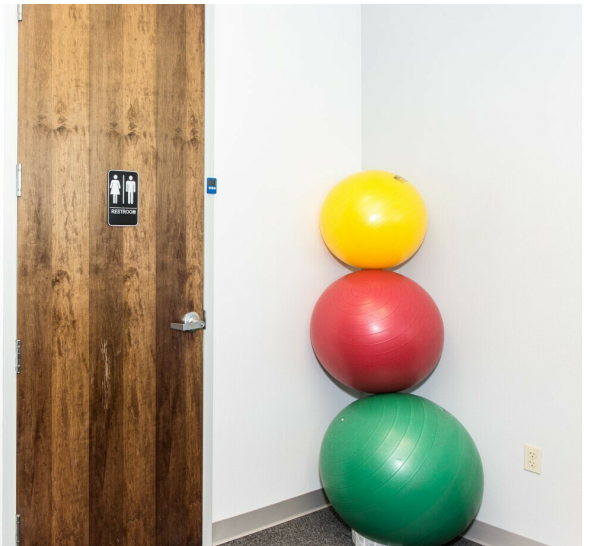
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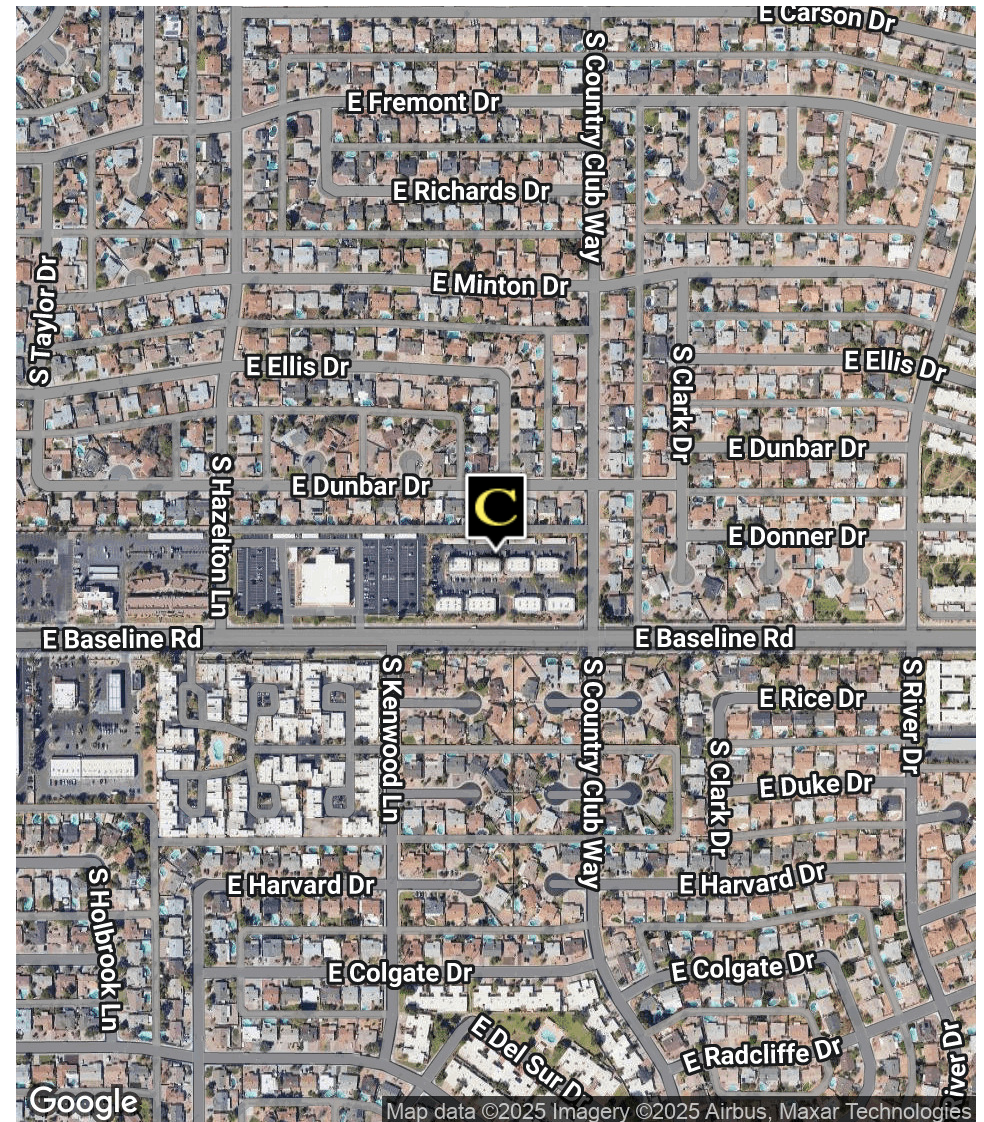
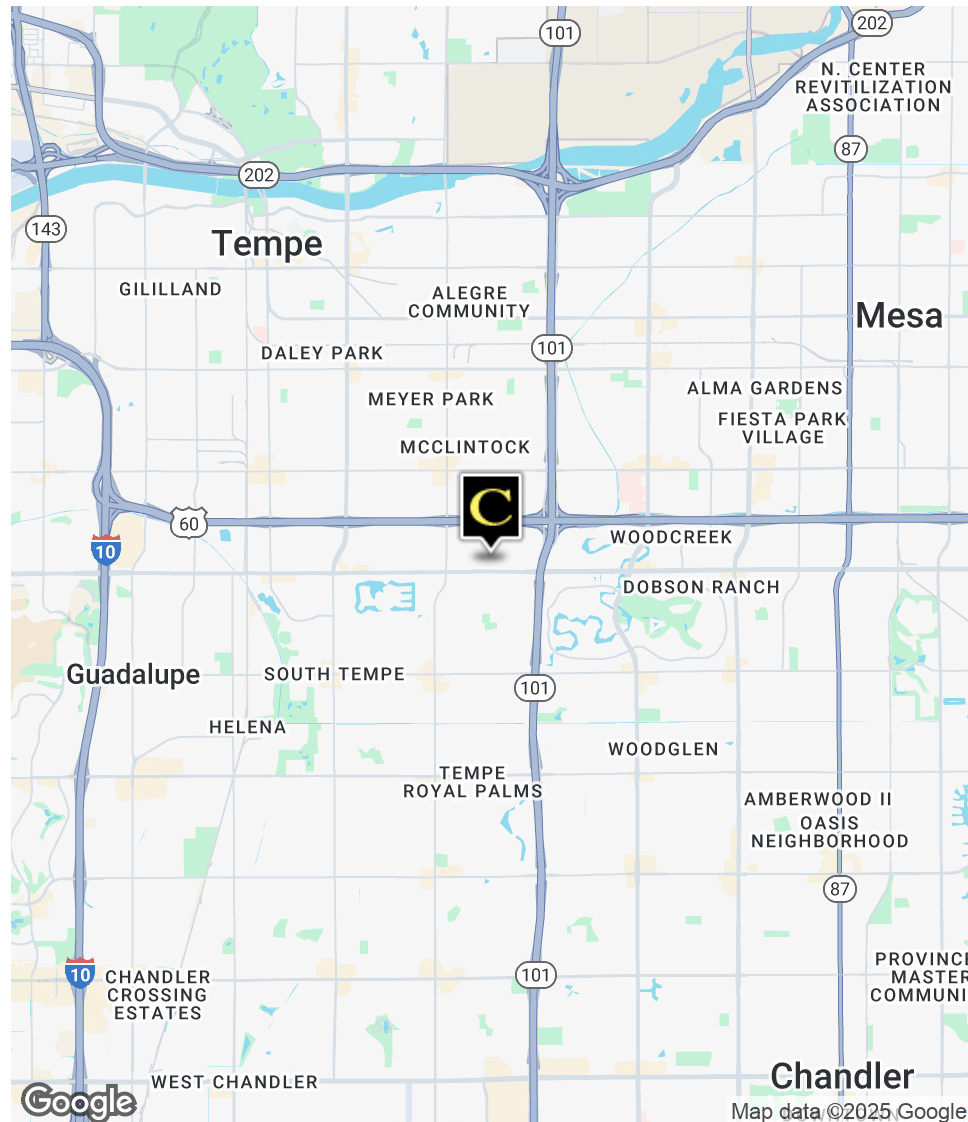
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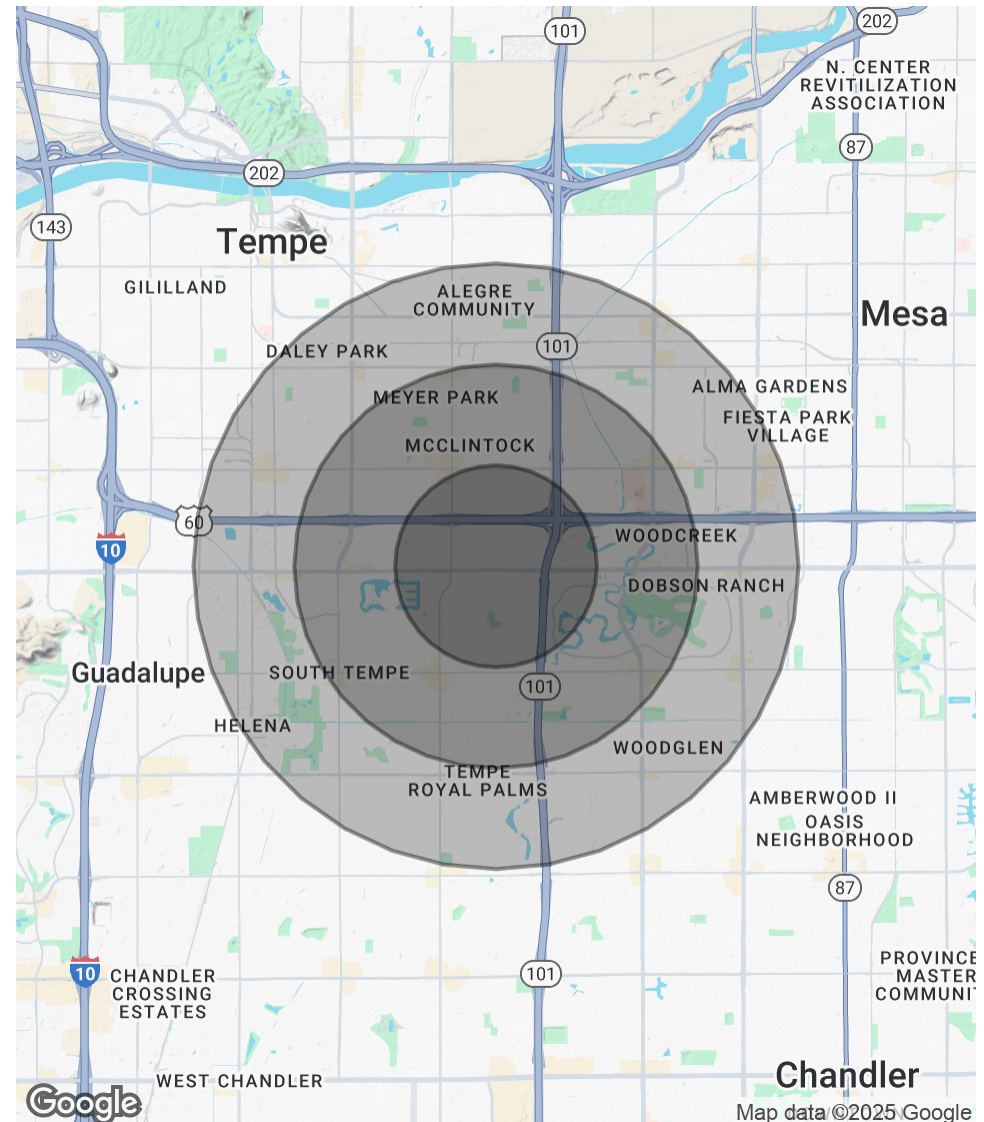
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	14,855	64,292	169,389
Average Age	41	40	37
Average Age (Male)	40	39	36
Average Age (Female)	43	42	38

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,852	26,656	70,843
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$121,286	\$109,353	\$91,898
Average House Value	\$473,908	\$463,372	\$397,736

Demographics data derived from AlphaMap



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