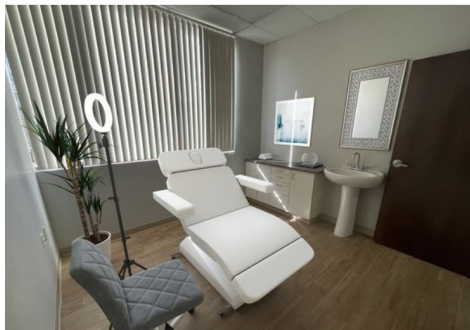


# OFFICE FOR SUB-LEASE

## WELLNESS CENTER OFFICES AVAILABLE FOR SUB-LEASE

4111 E Valley Auto Dr, Mesa, AZ 85206



### PROPERTY DESCRIPTION

Six month to three year sub-lease terms available for these beautiful wellness office suites in an amazing community centrally located off US highway 60. Amenities include comfortable and inviting lobby, coffee and water service, privacy, laundry on site, secure access, covered parking, mail service, online advertising on the wellness center website, wifi, printing and fax.

### PROPERTY HIGHLIGHTS

- Large, comfortable waiting rooms
- High speed internet (wired and wireless)
- Locked, secured mailboxes available
- Printer Copier with incoming & outgoing fax
- Kitchenette with microwave and refrigerator
- Coffee/Tea bar in lobby
- Covered parking
- Subletting allowed
- Virtual offices available
- Cross-Referring Community of Wellness Professionals

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	97 - 200 SF
Community Size:	50+ practicing professionals
Offices with Sinks:	5
Lease Rate:	\$475-900/mo

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,379	51,123	133,097
Total Population	14,391	131,428	356,930
Average HH Income	\$106,263	\$90,612	\$93,075

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**KW COMMERCIAL**  
2077 East Warner Road, #110  
Tempe, AZ 85284

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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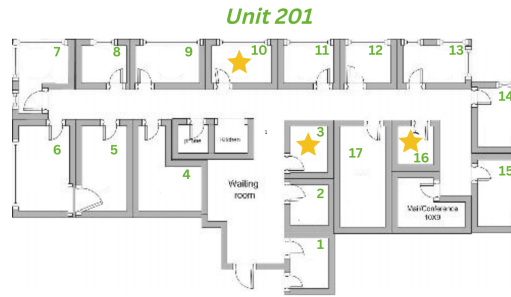
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### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	87 - 169 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201-11	Available	100 SF	Full Service	Negotiable	Interior office, fresh paint.
201-9	Available	169 SF	Full Service	Negotiable	Close proximity to sink and kitchenette.
208-2	Available	97 SF	Full Service	Negotiable	Includes a sink, close proximity to laundry, and en suite restroom.
208-5	Available	87 SF	Full Service	Negotiable	Interior office, fresh paint.

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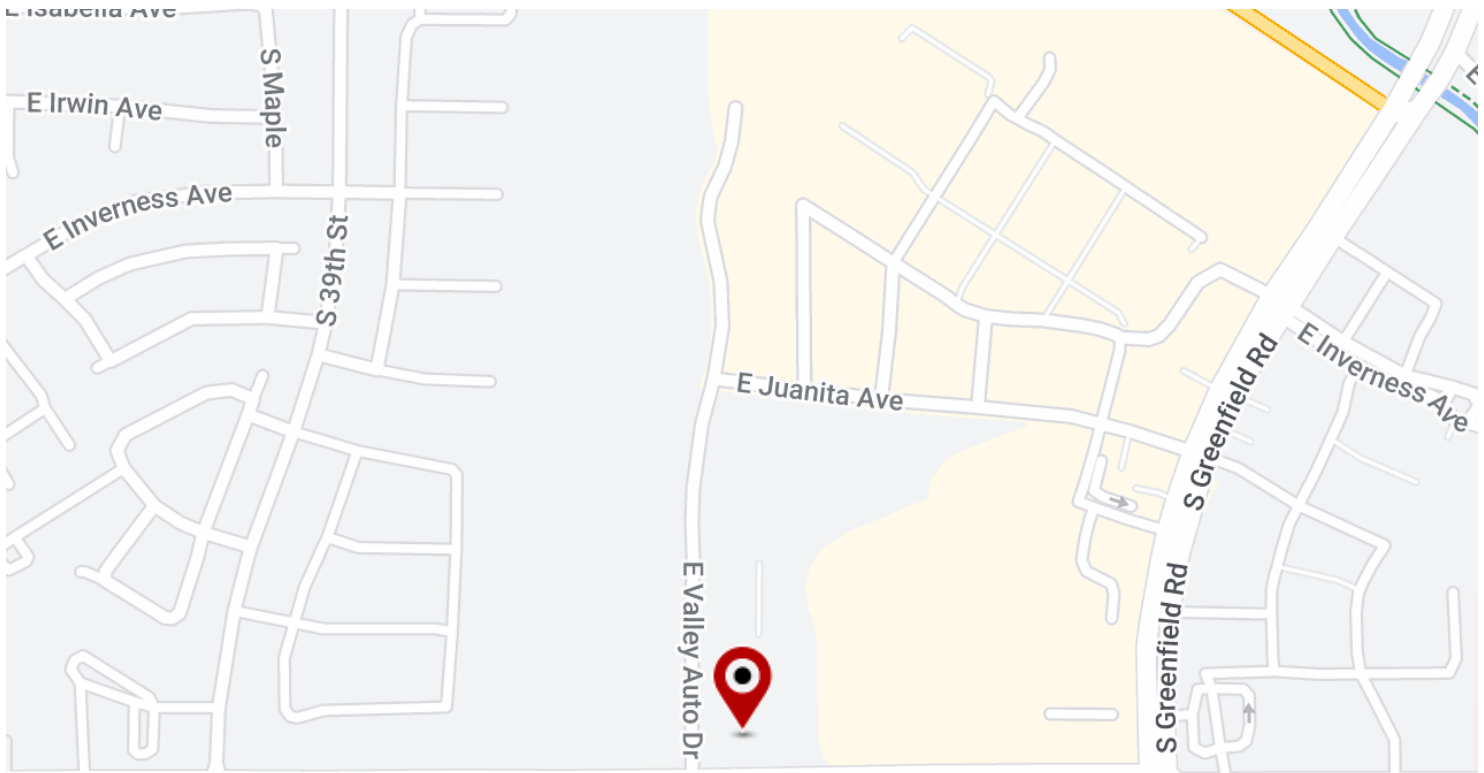
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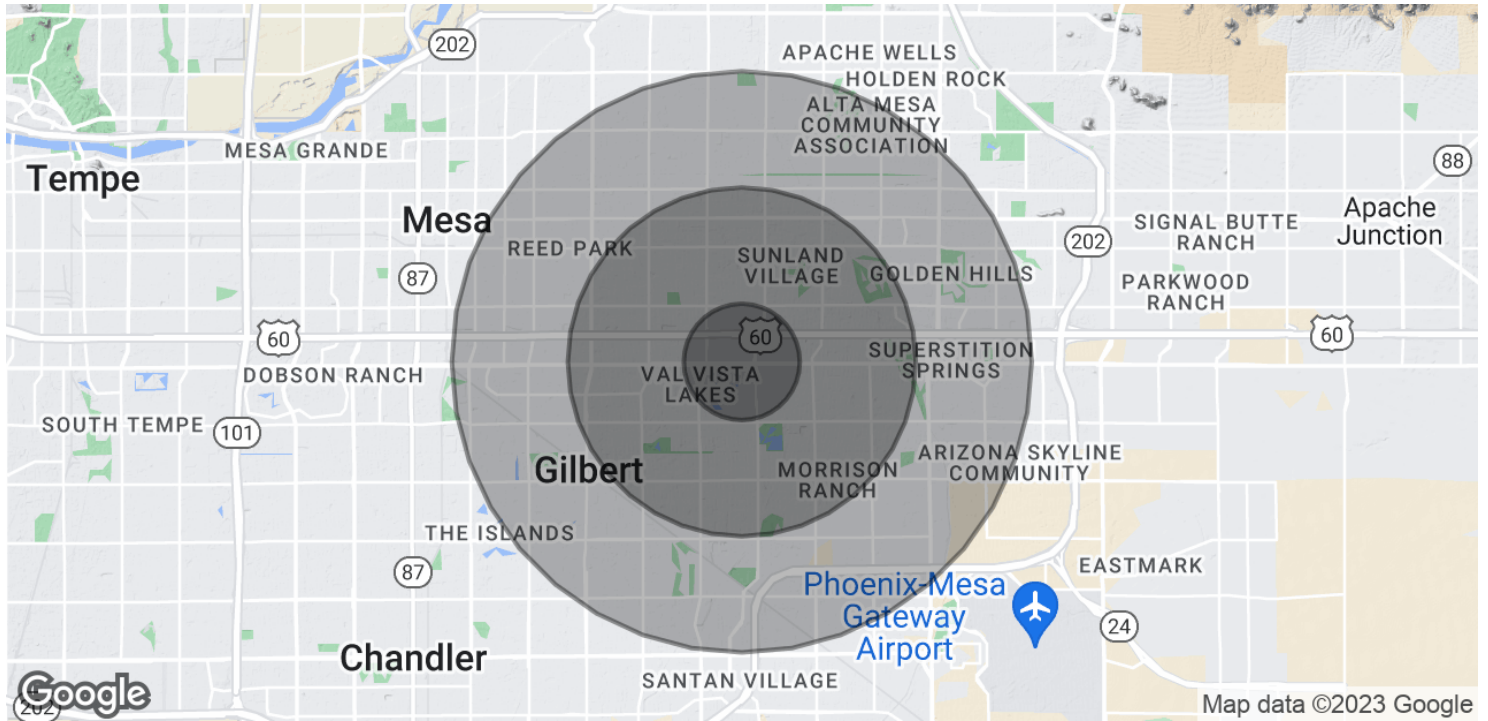
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,391	131,428	356,930
Average Age	37.5	41.3	39.5
Average Age (Male)	36.6	39.8	38.3
Average Age (Female)	38.3	42.6	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,379	51,123	133,097
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$106,263	\$90,612	\$93,075
Average House Value	\$343,205	\$274,526	\$285,934

*\*\*Demographic data derived from 2023 CoStar estimates*

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