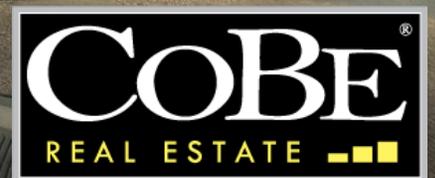


FOR LEASE | OFFICE

WEST 101 BUSINESS CENTER

1830 N 95th Ave, Suite 110, Phoenix, AZ 85037

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



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PROPERTY SUMMARY

Available SF:	5,291 SF
Lease Rate:	\$28.50 SF/yr (MG)
Building Size:	118,853 SF
Building Class:	A
Year Built:	2006
Zoning:	C-2
Cross Streets:	McDowell/91st Ave

PROPERTY OVERVIEW

Available 2/1/2027, Suite 110 offers the ideal blend of private workspace and collaborative energy. This space has a functional and inviting environment for teams of all sizes. Enjoy flexible space that adapts to your business needs and a strong 5/1,000 SF parking ratio to easily accommodate staff and clients. Zoned C-2 and located minutes from the I-10 and Loop-202 interchange, this property delivers outstanding accessibility and convenience in a highly connected setting.

PROPERTY HIGHLIGHTS

- 8 private offices, 2 bullpens, conference room, copy room, restrooms, and break room
- Highly accessible location, just minutes from the I-10 and Loop-202 interchange
- 5/1,000 parking ratio
- Flexible layout for many uses

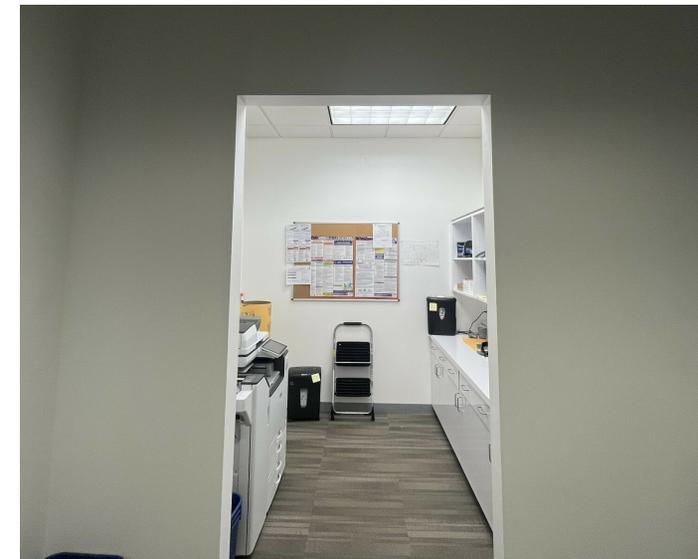
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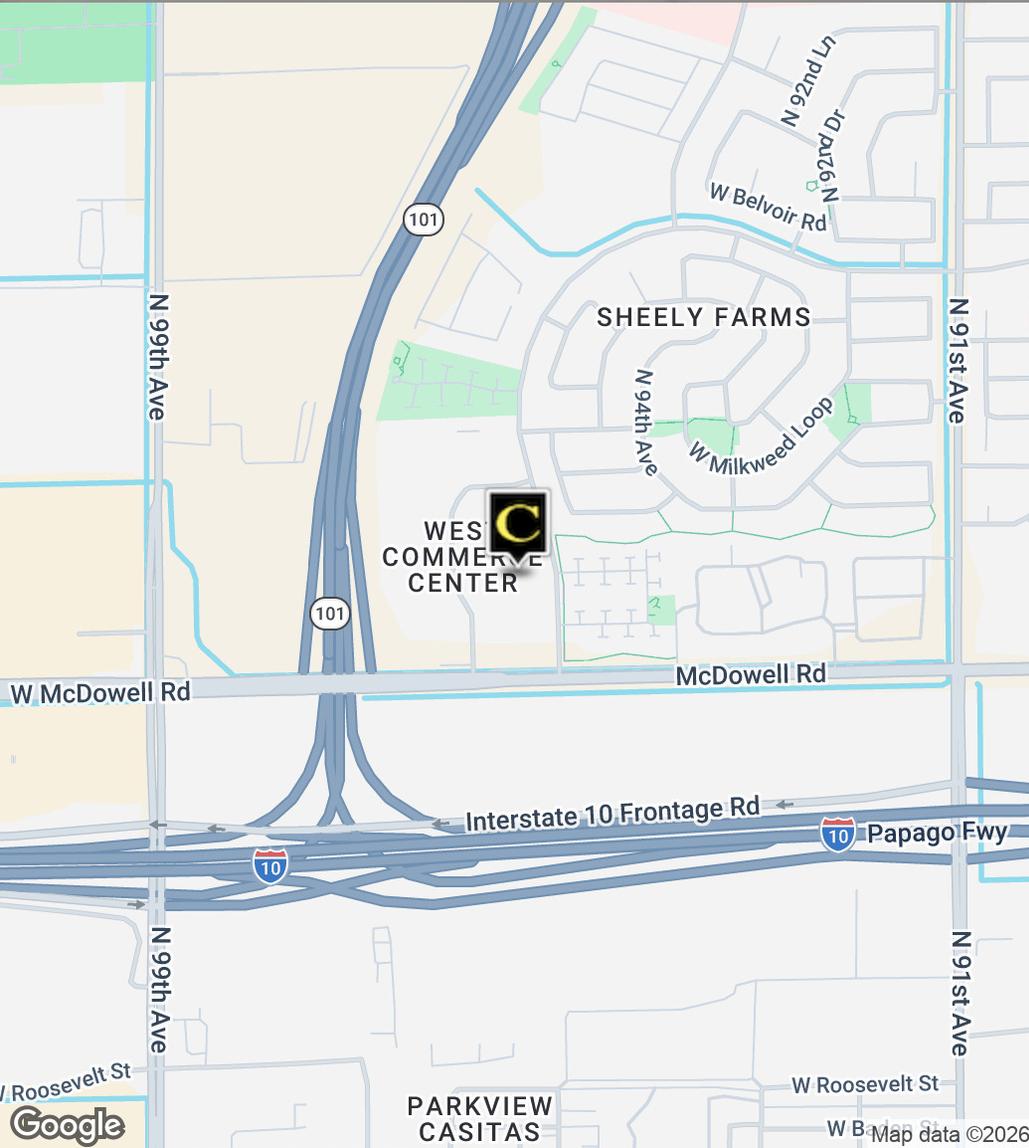
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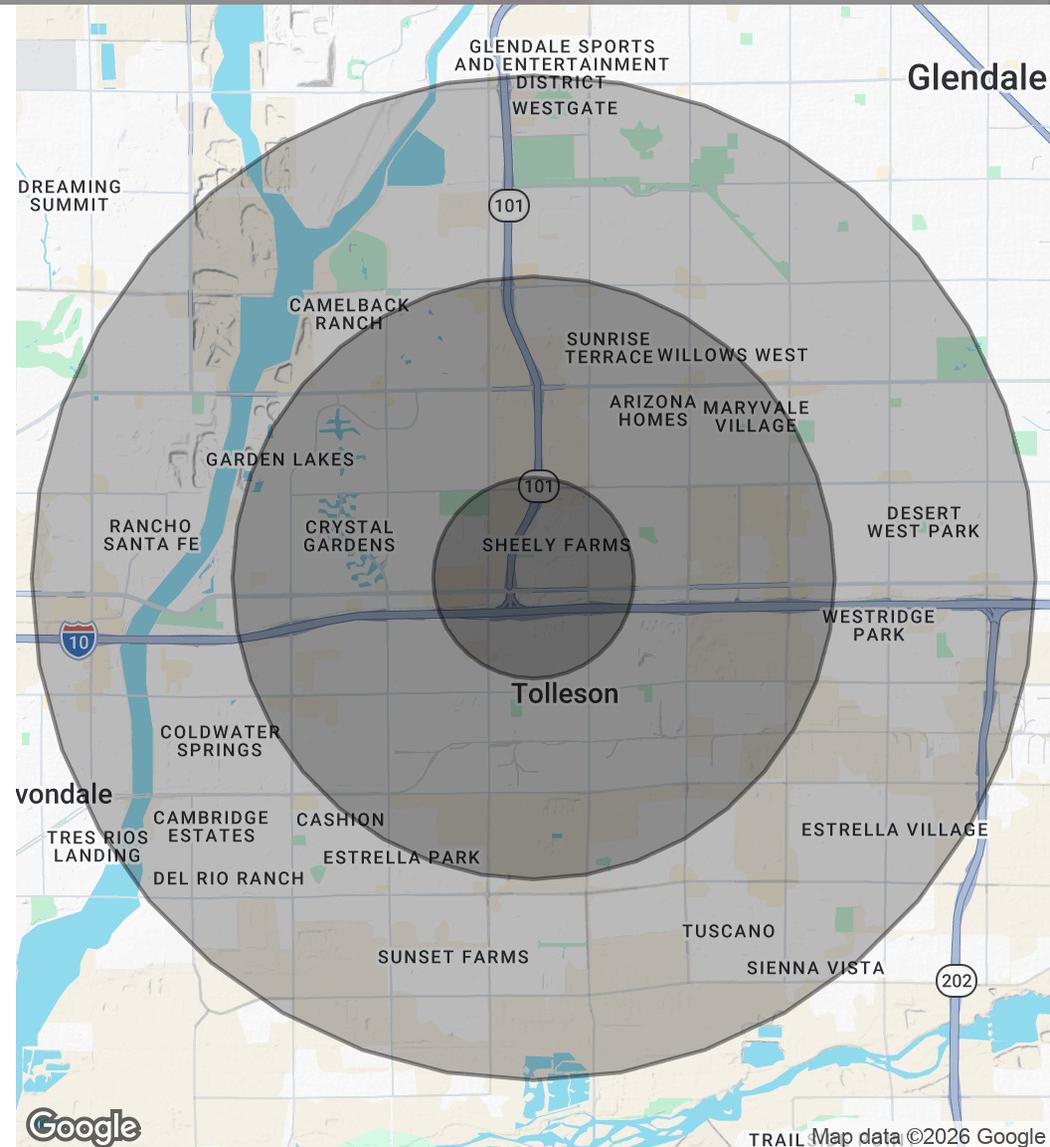
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,752	120,072	327,120
Average Age	32	33	33
Average Age (Male)	32	33	32
Average Age (Female)	33	34	34

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,322	35,054	93,883
# of Persons per HH	3.5	3.4	3.5
Average HH Income	\$91,627	\$90,580	\$92,297
Average House Value	\$369,322	\$347,747	\$352,388

Demographics data derived from AlphaMap



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