



INDUSTRIAL FLEX



BUILDING & WINDOW SIGNAGE



3,105 SF



MULTI-TENANT

## OLIVE AVENUE BUSINESS PARK

9299 W OLIVE AVE | SUBLLEASE | SUITE 103 | PEORIA, AZ 85345

Phill Tomlinson  
D 480.522.2800  
M 480.330.8897  
ptomlinson@cpiaz.com



COMMERCIAL PROPERTIES INC.

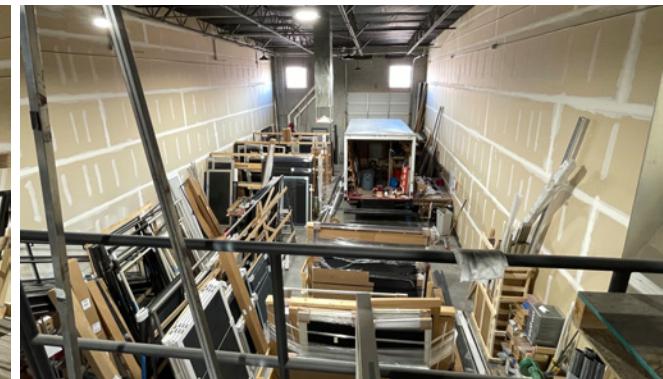
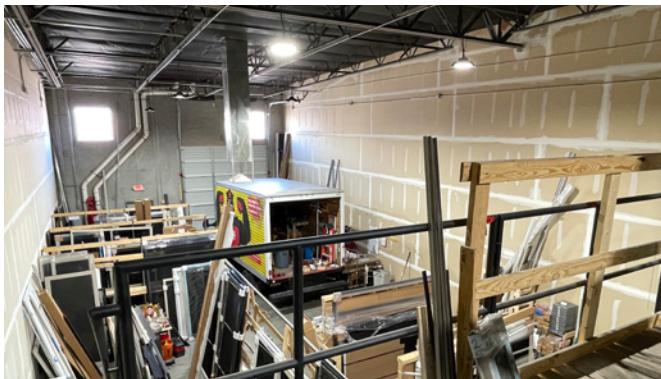
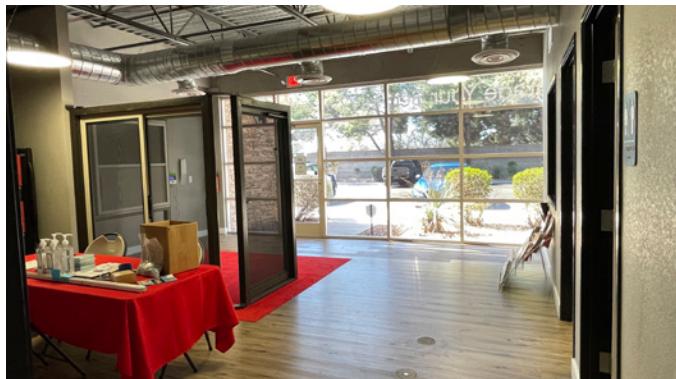
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

## Available For Sublease

|                         |   |
|-------------------------|---|
| <b>Address</b>          | 9299 W Olive Ave<br>Suite 103<br>Peoria, AZ 85345 |
| <b>Suite Size</b>       | ±3,105 SF   |
| <b>Year Built</b>       | 2006  |
| <b>Zoning</b>           | BPI, City of Peoria                               |
| <b>Frontage</b>         | Loop 101  |
| <b>Build Out</b>        | Industrial Flex                                   |
| <b>Parking</b>          | 2.51 /1,000 RSF                                   |
| <b>Lease Expiration</b> | April 2029  |

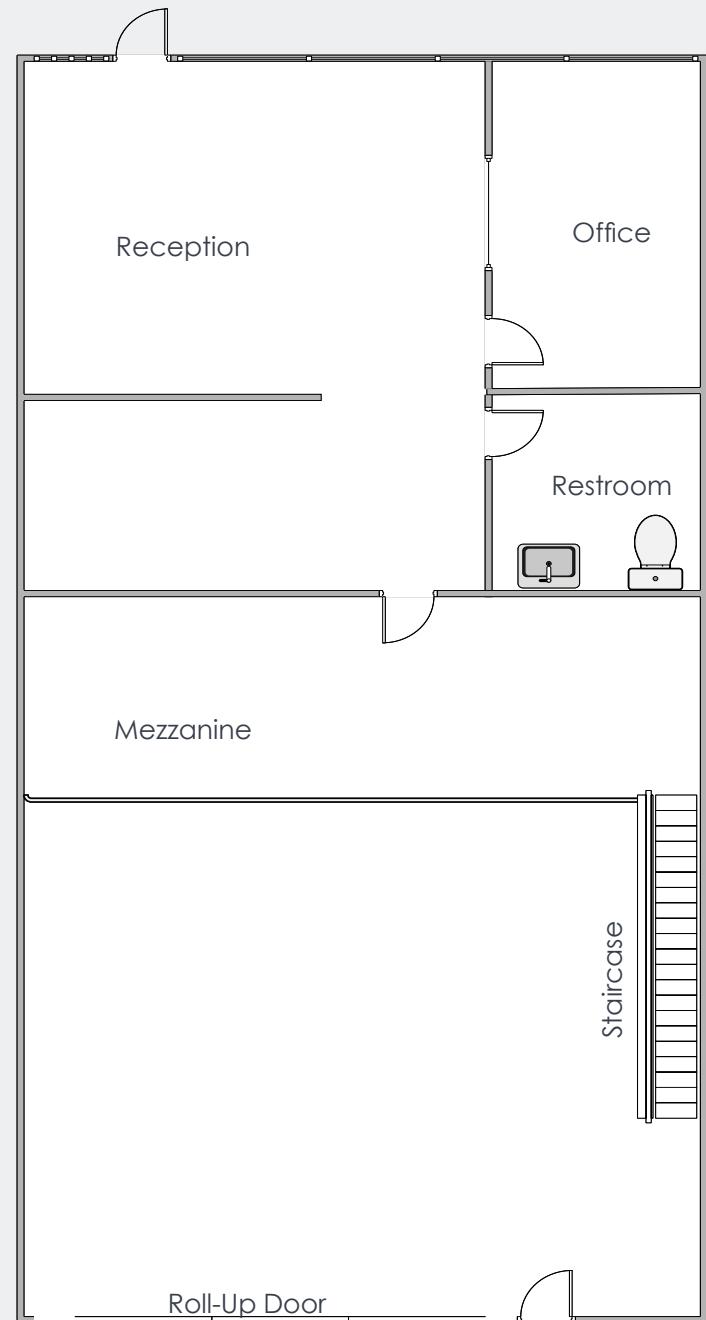
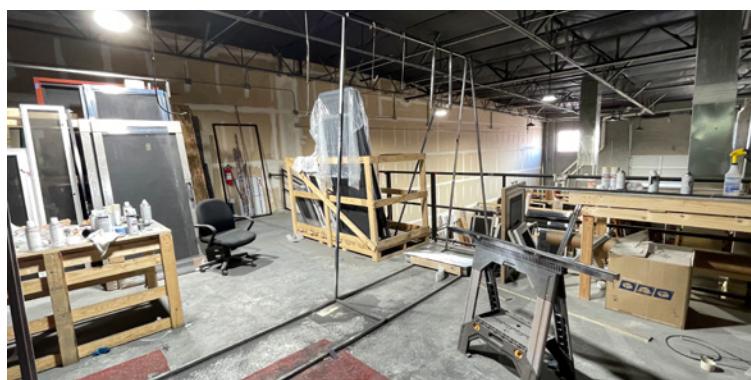
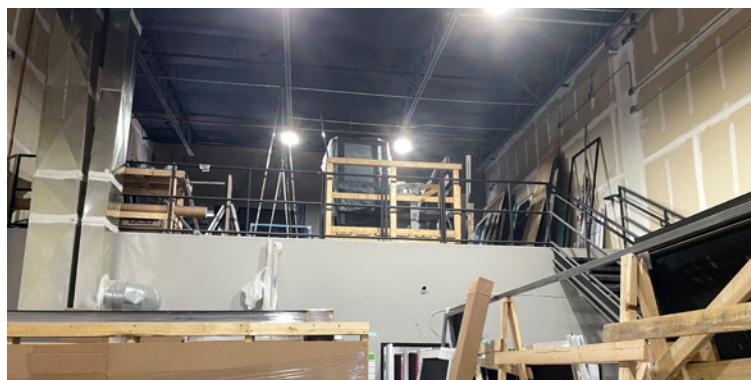
**Lease Rate: \$16.00 NNN**

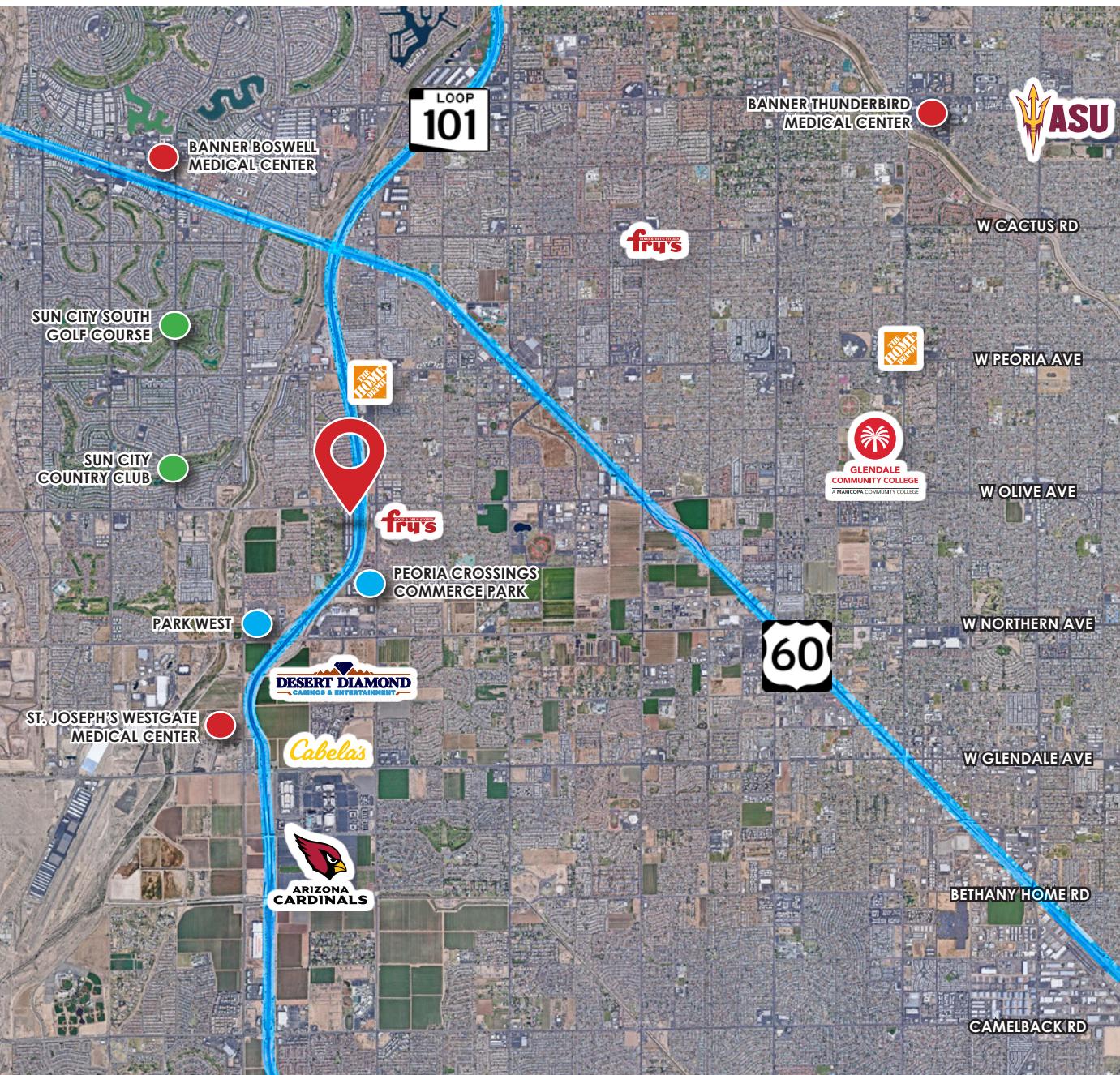


## Floor Plan

|                         |                  |
|-------------------------|------------------|
| <b>Suite</b>            | 103              |
| <b>Suite Size</b>       | $\pm 3,105$ SF   |
| <b>Reception</b>        | Yes              |
| <b>Offices</b>          | 1                |
| <b>Restrooms</b>        | 1                |
| <b>Roll-Up Door</b>     | 1                |
| <b>Mezzanine</b>        | 2.51 / 1,000 RSF |
| <b>Lease Expiration</b> | April 2029       |

Lease Rate: \$16.00 PSF/YR NNN





## DEMOGRAPHICS

5 miles

Population  
**314,782**

Households  
**112,925**

Median Household Income  
**\$61,154**

Median Age  
**37.8**

Total Businesses  
**8,871**

Total Employees  
**79,403**

Bachelor's/Grad/Prof Degree  
**18%**

