



# Garden Lakes Professional Plaza

4110 N 108TH AVE STE 105, PHOENIX, AZ 85037

FOR LEASE  
SECOND GENERATION  
MEDICAL OFFICE SPACE



## FOR MORE INFORMATION



**Bill Cook**

Senior Vice President

O 623.344.4526

C 602.616.8177

[bill.cook@theplazaco.com](mailto:bill.cook@theplazaco.com)



**Brielle Torel**

Senior Brokerage Advisor

O 623.972.1184

C 623.277.7480

[brielle.torel@theplazaco.com](mailto:brielle.torel@theplazaco.com)

## Executive Summary



### PROPERTY SUMMARY

<b>Available SF:</b>	2,536 SF
<b>Lease Rate:</b>	\$24.50 SF/yr (NNN)
<b>Building Size:</b>	8,148 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	2005
<b>Parking:</b>	4.2 per 1,000 rsf
<b>Property Website:</b>	View

### PROPERTY OVERVIEW

Located at the entrance of Garden Lakes Professional Plaza, a professional office condominium project, specifically designed for small business and an excellent location for medical / healthcare providers. The complex offers a great tenant mix including healthcare providers, a Wells Fargo Bank branch, financial advisors and other professional businesses.

### PROPERTY HIGHLIGHTS

- Building fronts Indian School Road with building signage options
- Convenient pull up parking
- Excellent tenant mix of medical and healthcare providers
- Convenient west valley location for patients of Avondale, Glendale and Surprise



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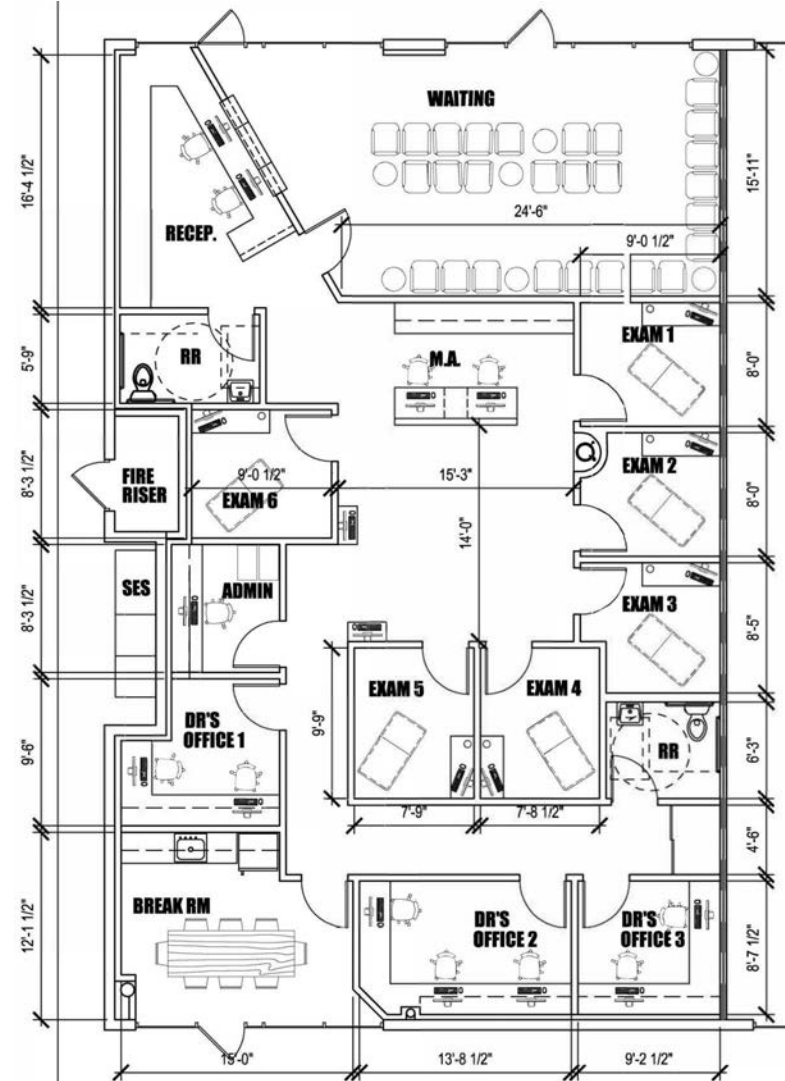
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 206	2,536 SF	NNN	\$24.50 SF/yr	2nd generation medical office



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## Additional Photos



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Location Map



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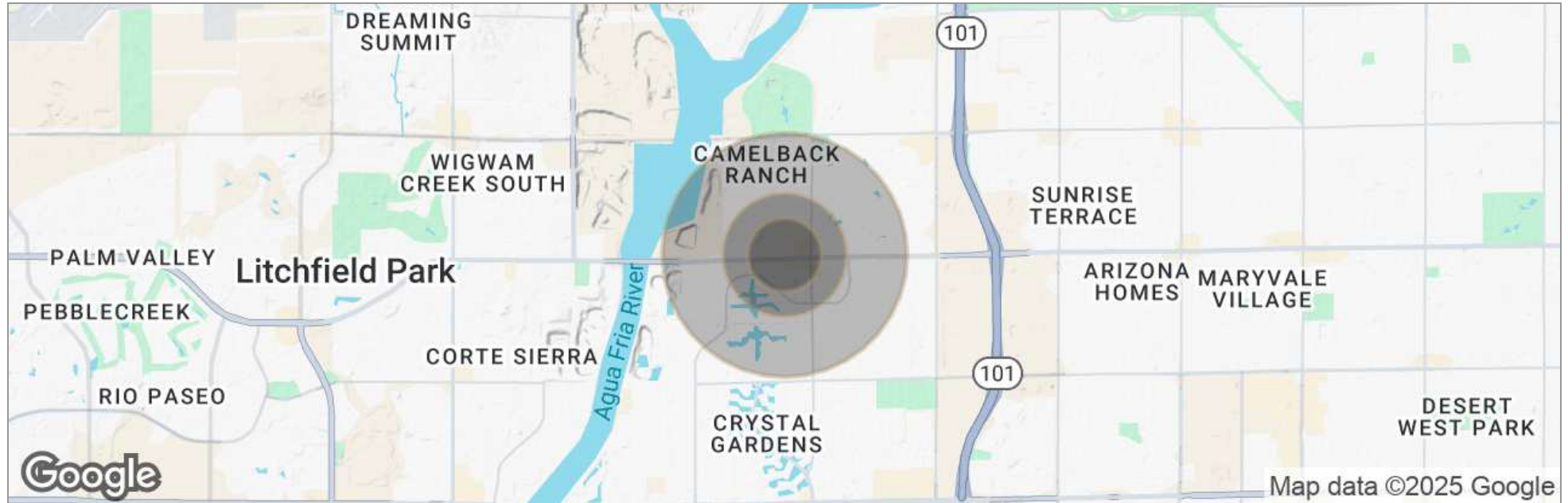
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## Demographics Map



	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,501	5,115	17,218
Population Density	5,309	6,513	5,481
Median Age	37	35	35
Median Age (Male)	35	34	34
Median Age (Female)	38	36	36
Total Households	458	1,522	5,218
# of Persons Per HH	3.3	3.4	3.3
Average HH Income	\$94,646	\$94,457	\$96,164
Average House Value	\$322,072	\$334,662	\$352,132

\* Demographic data derived from 2020 ACS - US Census



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