

CREATIVE TECH OFFICE OWNER/USER OPPORTUNITY

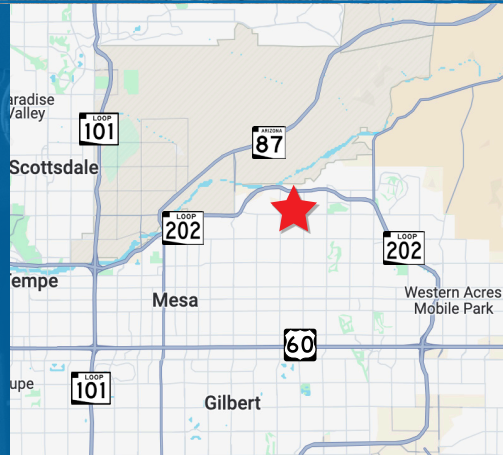
2812 N. Norwalk Suite 111 & 112 | Mesa, Arizona 85212

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PROPERTY HIGHLIGHTS:

- Freestanding Creative Office for owner/user
- Glass Lined Offices provides excellent natural light throughout space
- Flexible open layout, fully wired with propane fueled back-up generator
- Full kitchen with well designed break / social area



Sale Price:	\$1,299,000
Size:	3,600 SF
Year Built:	2006
Parking:	4/1,000 SF
POA Fee:	± \$2.11 PSF

J.T. TAYLOR

Direct Phone: (480) 868-2671 Mobile Phone: (480) 225-6484
jt.taylor@orionprop.com

NICK MINER, CCIM

Direct Phone: (480) 612-0384 Mobile Phone: (480) 226-8037
nick.miner@orionprop.com

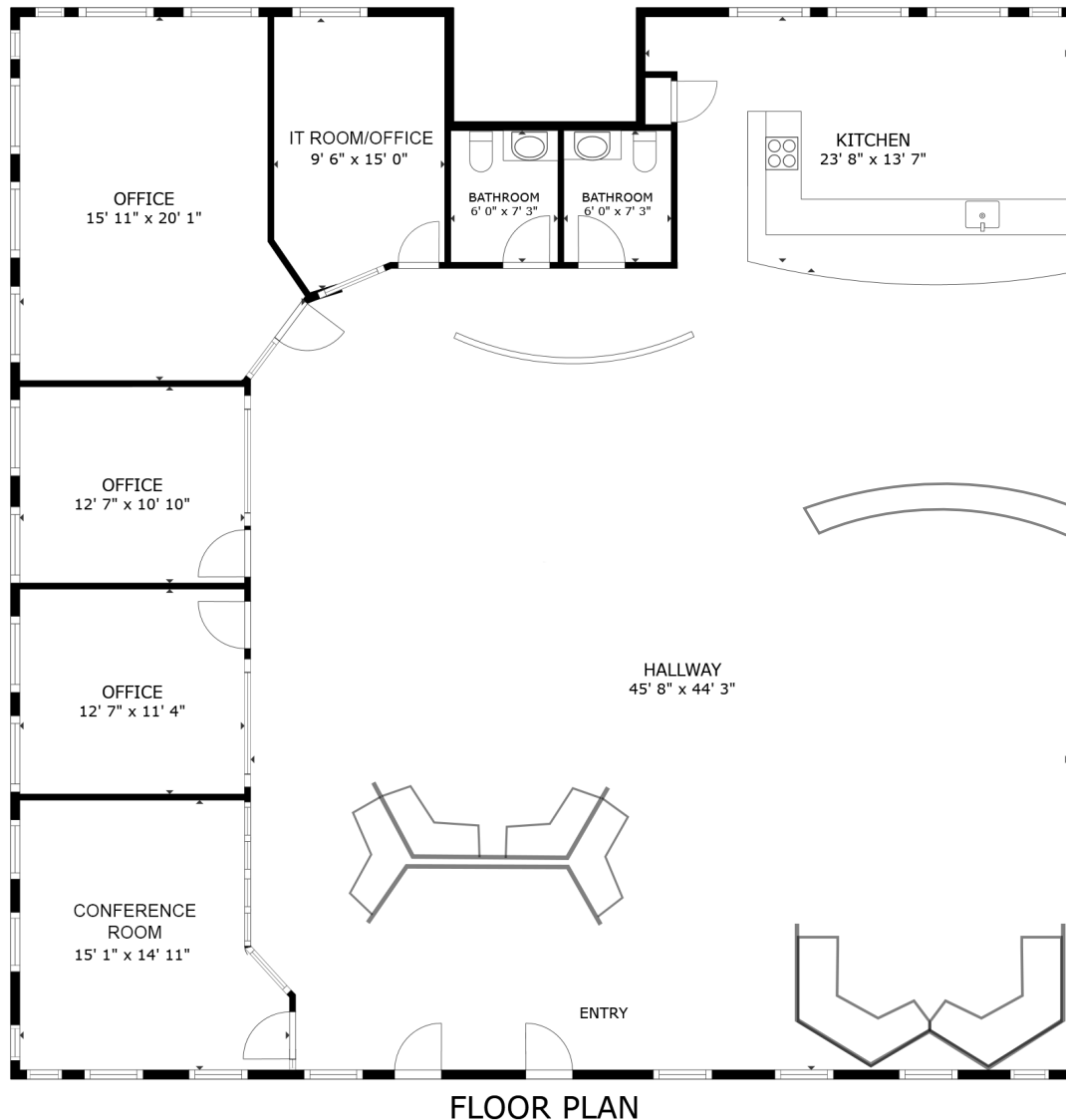


CREATIVE TECH OFFICE

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OFFICE HIGHLIGHTS:

- Lobby/Reception
- Conference Room
- (4) Offices
- (2) Bathrooms
- IT/Server Room
- Full Kitchen/Break Area



CREATIVE TECH OFFICE

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DEMOGRAPHICS

✓ 5 Mile
Daytime Population
240,465

✓ 1 Mile
Avg. Household Income
\$275,917

✓ 3 Mile
Median Age
42.1

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	5,455	73,941	240,465
Residential Population:	1,604	53,316	192,675
2028 Proj. Residential Population:	1,615	53,358	191,900
Average Household Income:	\$275,917	\$152,665	\$116,086
Total Household Expenditure:	\$74.05 M	\$1.88 B	\$6 B
Median Age:	42.8	42.1	43.6
Average Household Size:	3.2	2.6	2.4
Housing Units:	527	21,927	88,768
Total Households:	485	19,959	79,072
Total Employees:	3,851	20,625	47,790

