

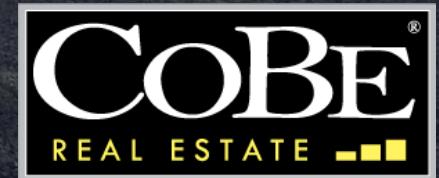


FOR LEASE | McDOWELL OFFICE CENTER

McDOWELL OFFICE CENTER

4220 East McDowell Road, Mesa, AZ 85215

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



coberealestate.com

FOR LEASE | OFFICE

McDowell Office Center

4220 East McDowell Road, Mesa, AZ 85215



PROPERTY SUMMARY

Total Available SF:	7,000 SF
Available Suites:	101 (3,500 SF) 103 (3,500 SF)
Lease Rate:	\$18.50 SF/yr (NNN)
Lot Size:	2.37 Acres
Building Size:	20,544 SF
Building Class:	B
Zoning:	Light Industrial (LI)
Cross Streets:	McDowell & Greenfield

PROPERTY OVERVIEW

Position your business in an incredible office space. Located off Loop-202 and Falcon Field Airport, this space has excellent access. This space is prime for business-to-business synergy with a range of construction, electrical, and traditional office companies located in the surrounding area. The property is located 5 minutes from countless restaurants and grocery stores. Each suite in the property has a spacious bullpen surrounded by multiple, large offices. Enjoy built-in cabinetry that can be used for general storage or be converted to a break room area.

PROPERTY HIGHLIGHTS

- Space buildouts include: large bullpen, several spacious offices, break area, restrooms
- Located less than 5 minutes from restaurants and grocery stores
- Conveniently located off Loop-202 and Falcon Field Airport
- Around 20,000 VPD on McDowell and Southern

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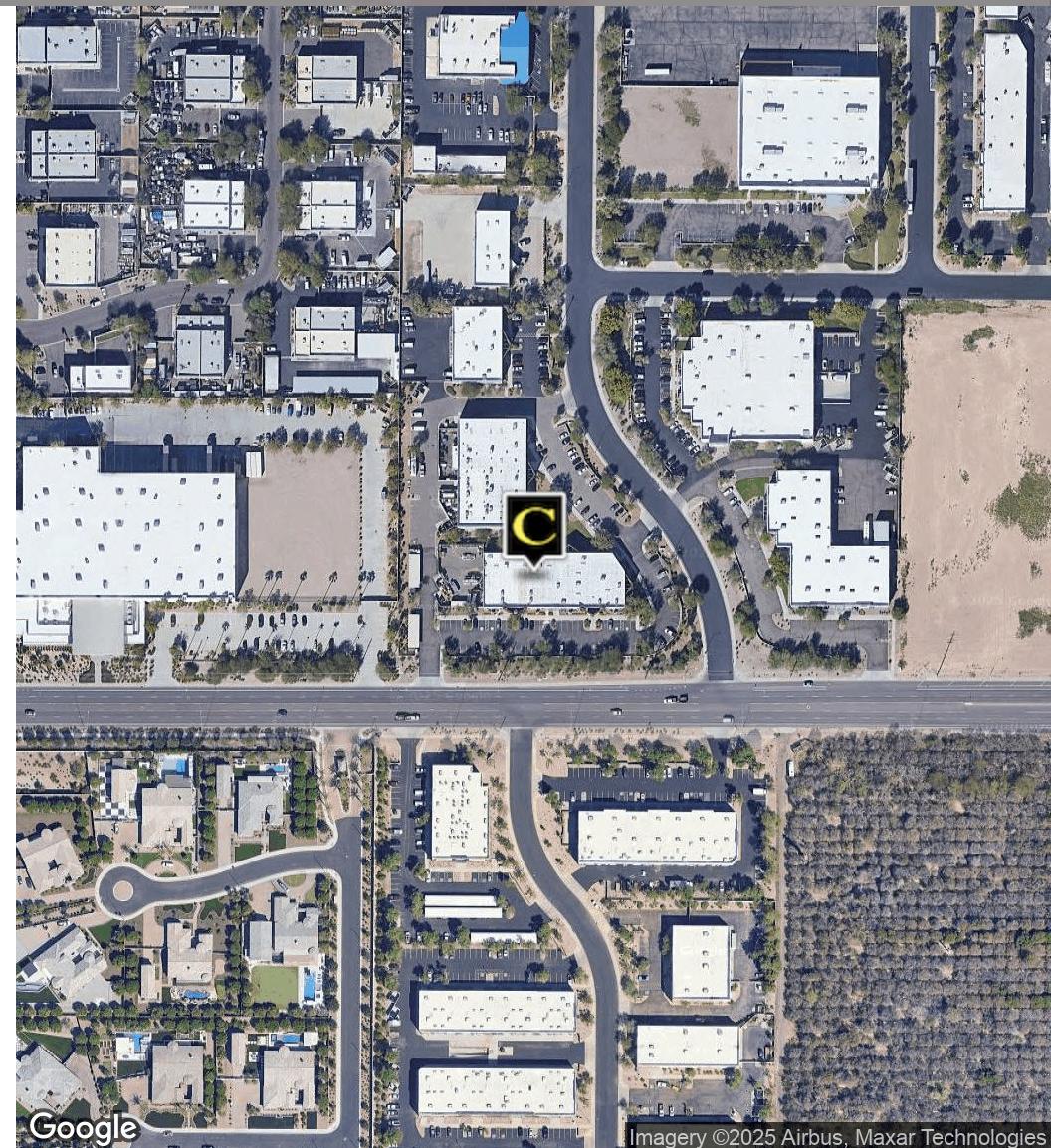
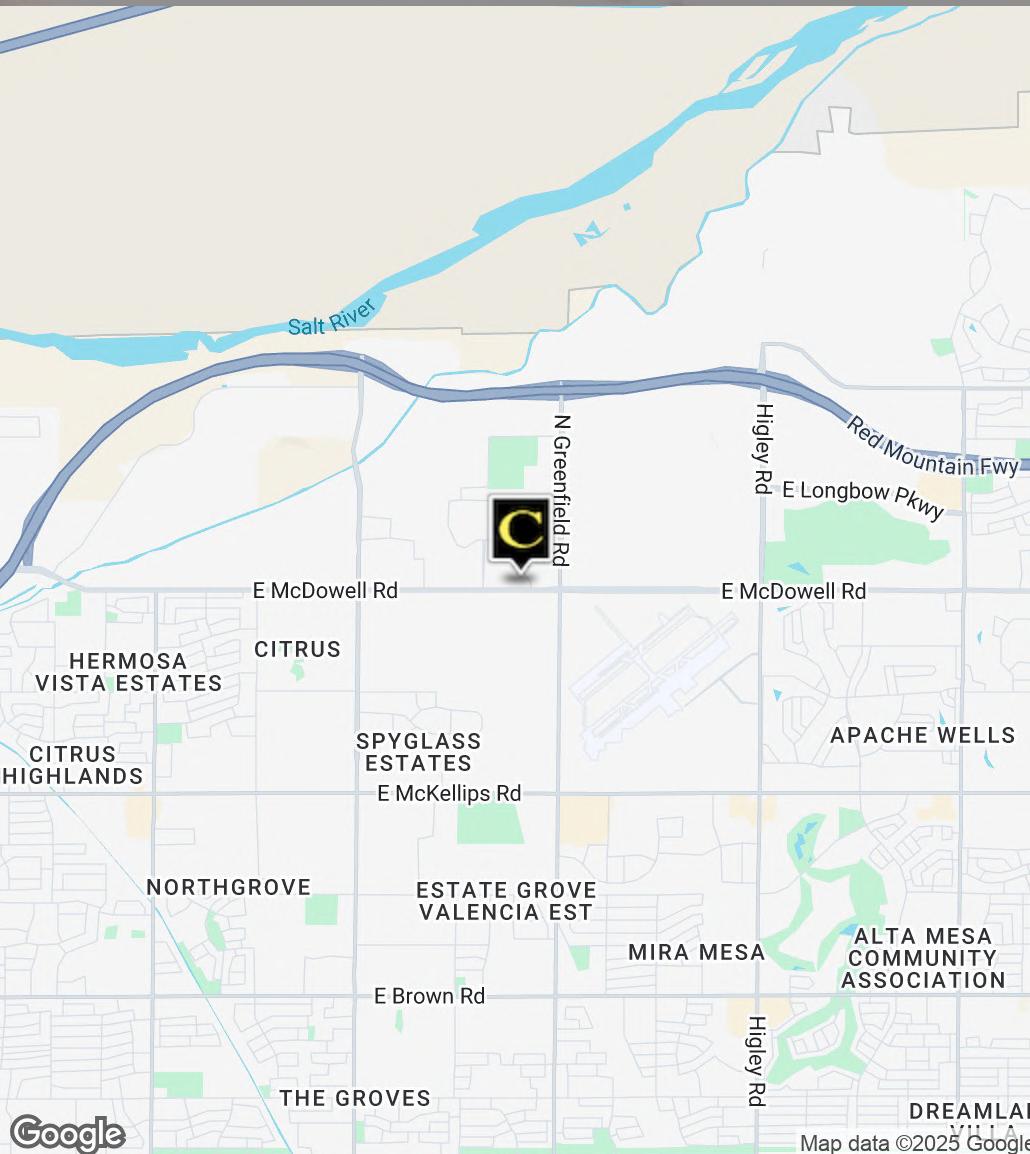
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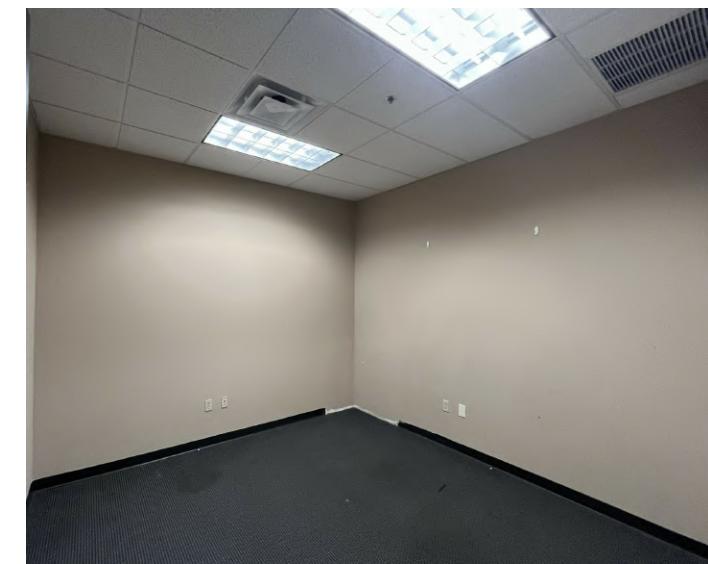
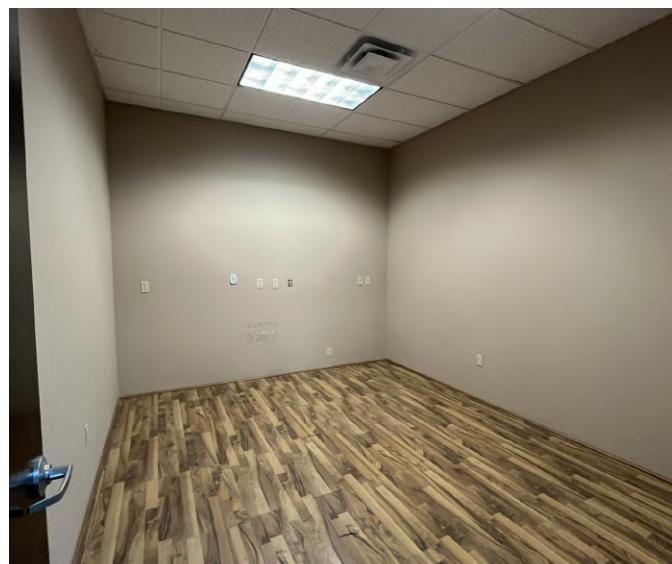
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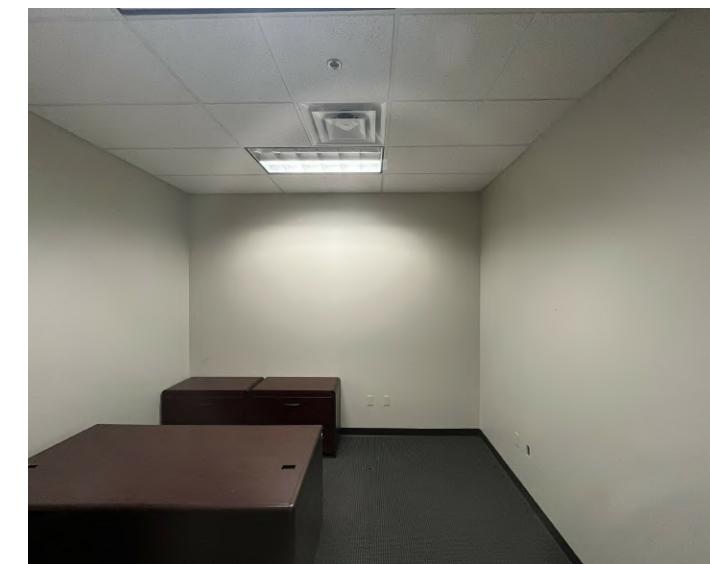
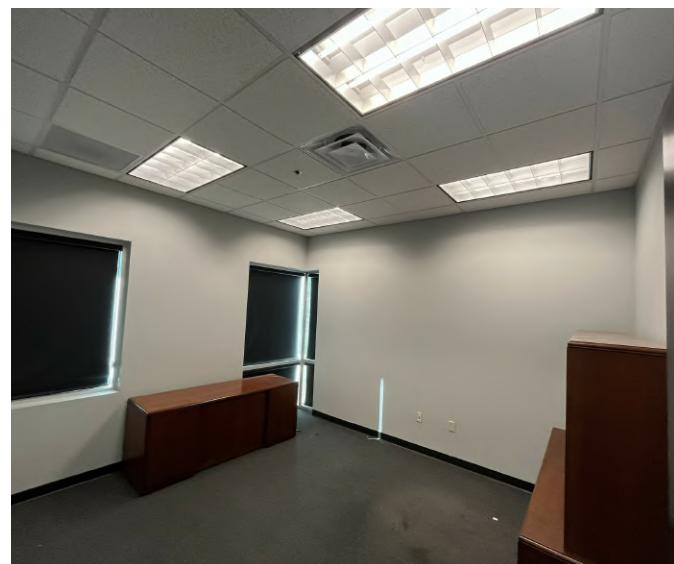
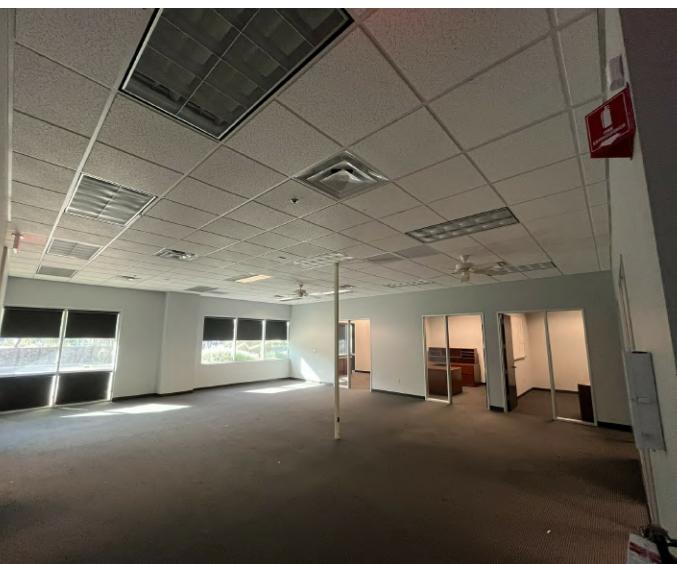
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POPULATION

	1 MILE	3 MILES	5 MILES
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Total Population 1,223 57,155 205,672

Average Age 42 42 43

Average Age (Male) 41 41 42

Average Age (Female) 44 43 44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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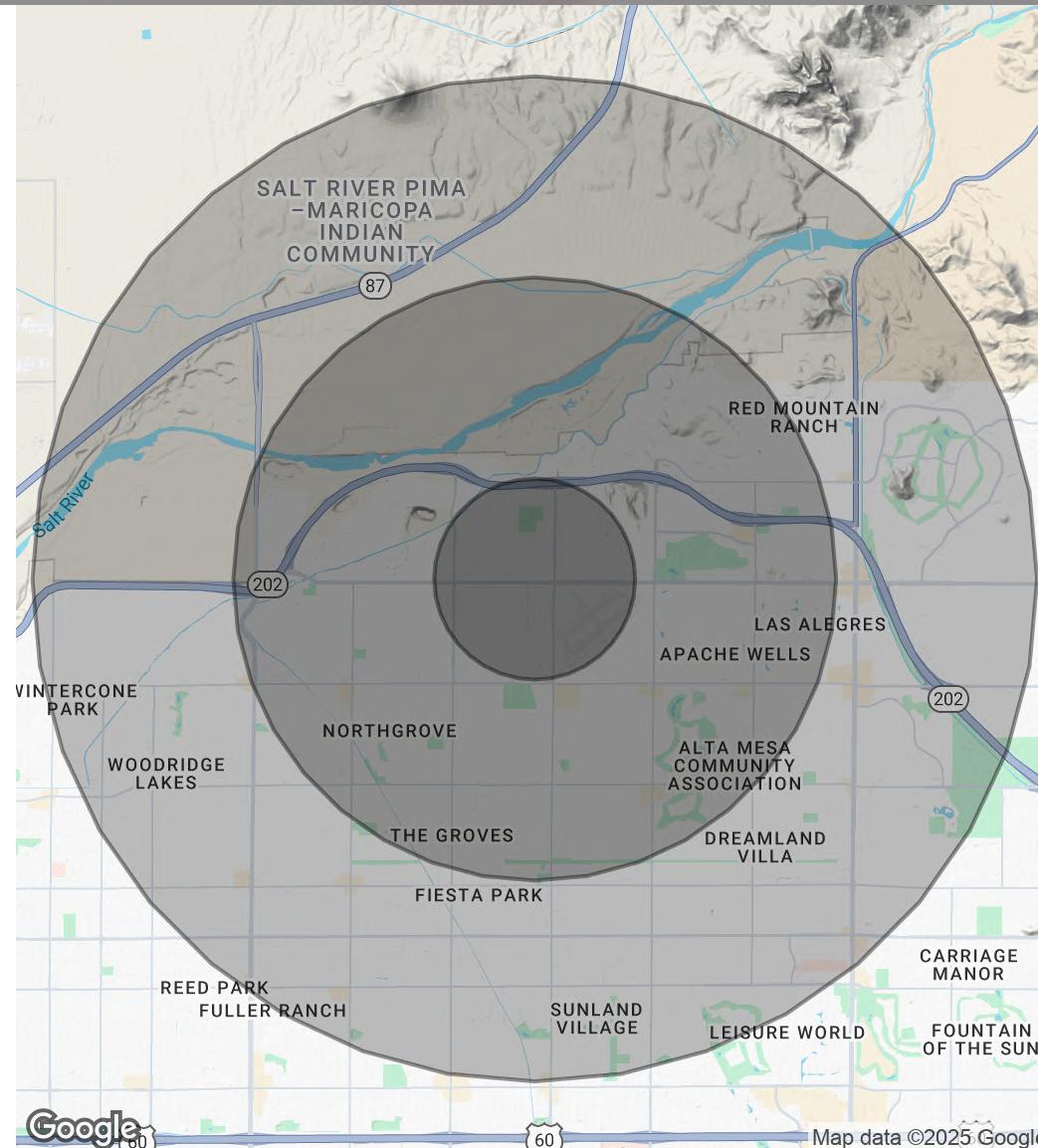
Total Households 364 20,940 80,594

of Persons per HH 3.4 2.7 2.6

Average HH Income \$222,279 \$146,398 \$111,322

Average House Value \$1,029,096 \$582,251 \$467,293

Demographics data derived from AlphaMap



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