



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](mailto:steve@coberealestate.com)



[coberealestate.com](http://coberealestate.com)



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## 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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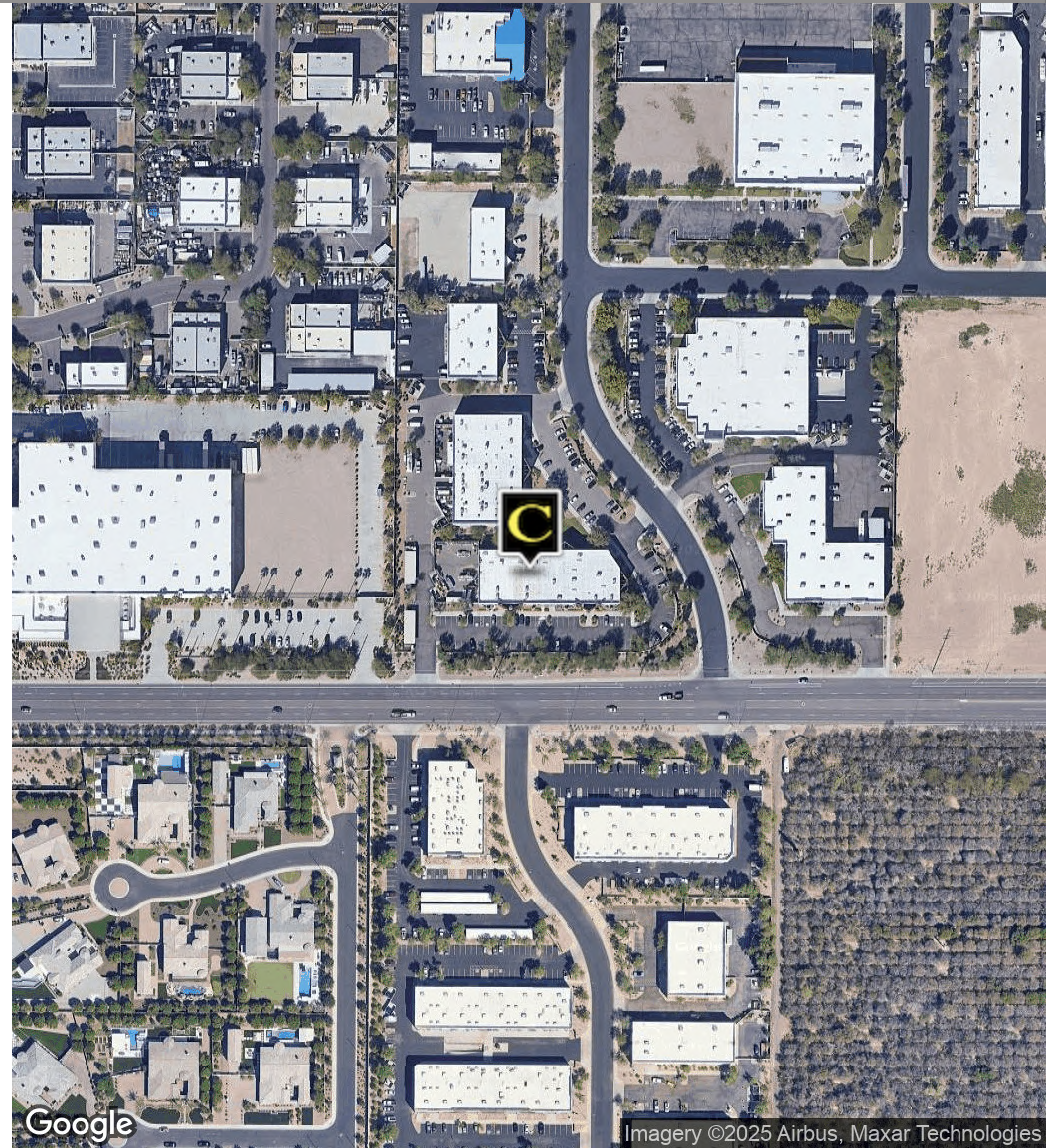
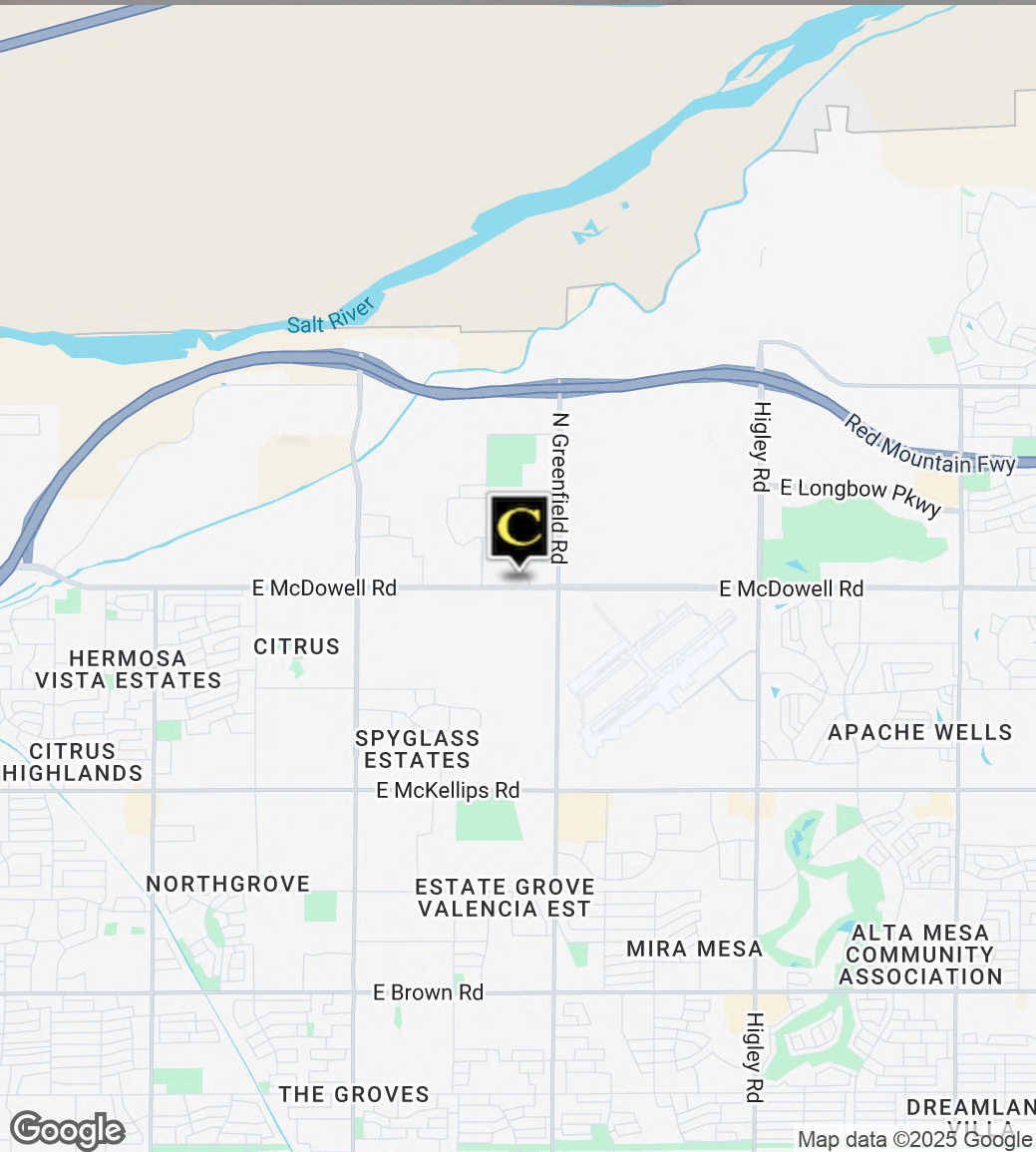




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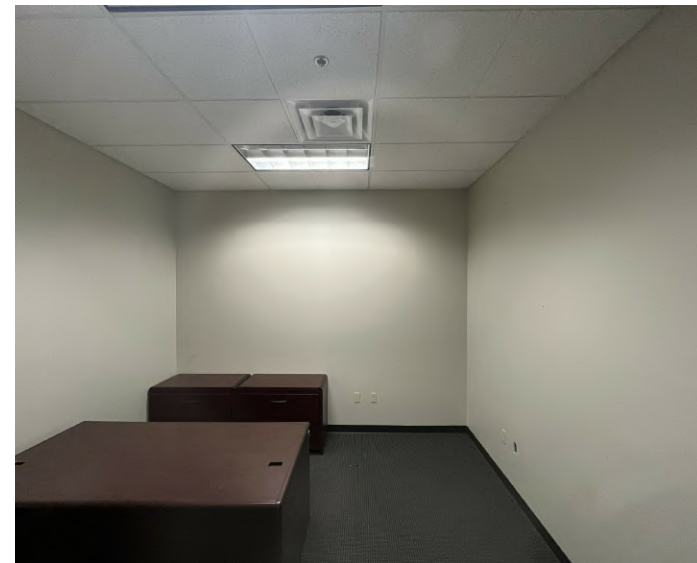
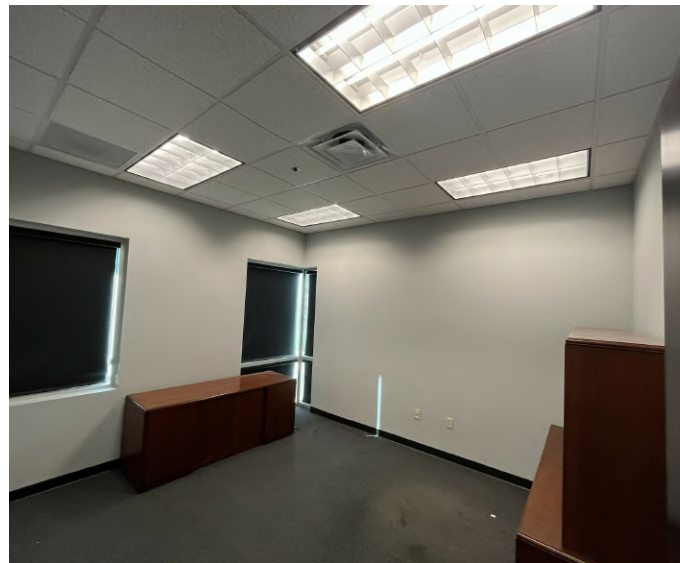




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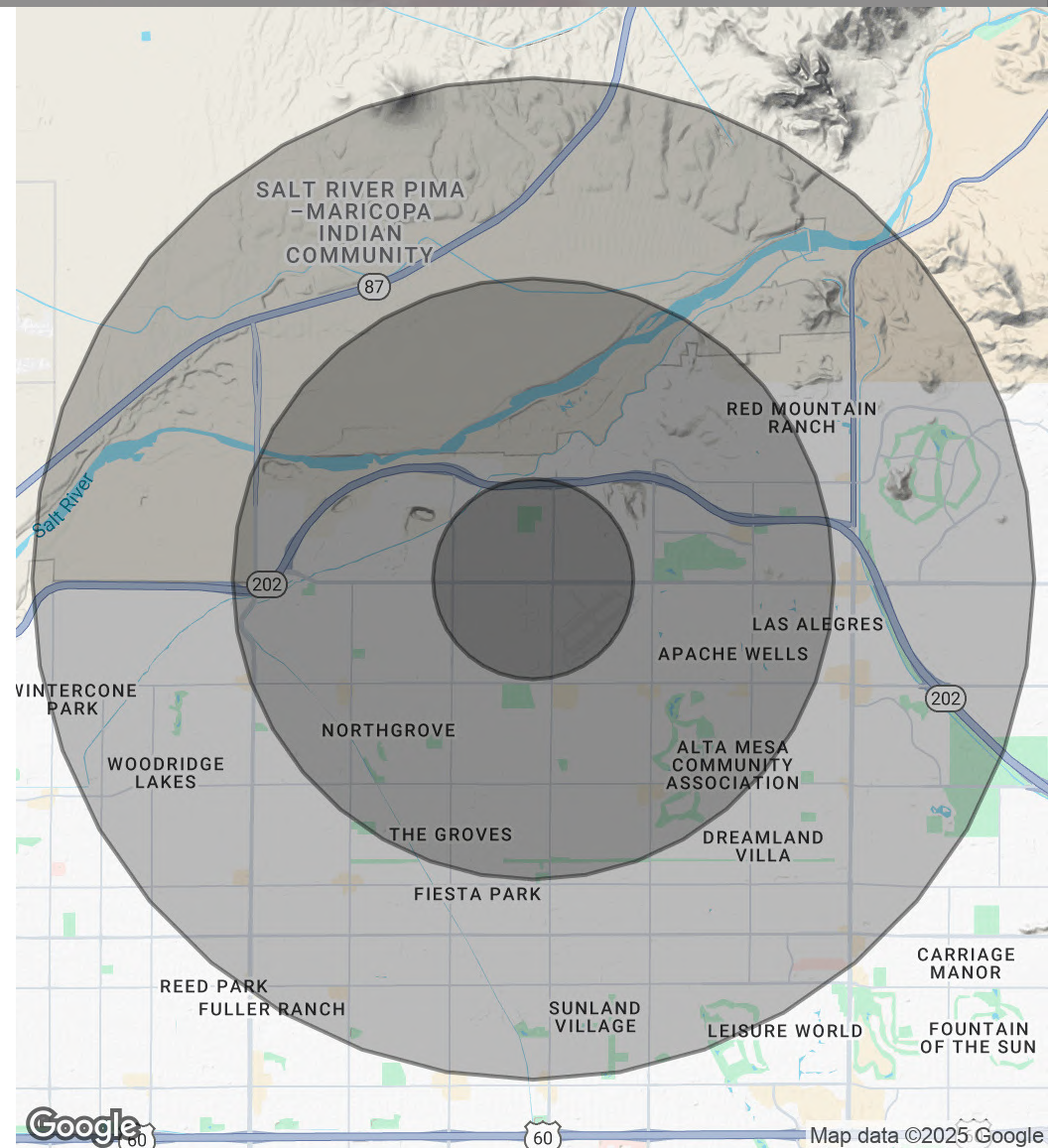
## POPULATION

	1 MILE	3 MILES	5 MILES
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
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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