

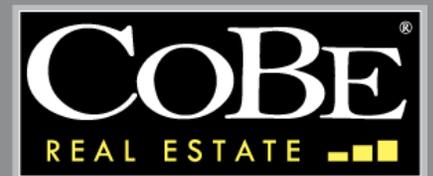


**FOR LEASE | OFFICE**

# WEST 101 BUSINESS CENTER

1830, 1840, 1850 N 95th Ave, Phoenix, AZ 85037

**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 OVERVIEW

West 101 Business Center is located near the AZ state route 101 and within a half-mile of Interstate 10. Great amenities with close proximity to Gateway Pavilions and Banner Estrella Medical Center. Only ~5 miles to the Westgate Entertainment District, anchored by State Farm Stadium and Gila River Arena.

## AVAILABLE SPACES:

1840 - Ste 146 | 3,154 SF | \$26.50 SF/Yr (MG)\*

Buildout includes a waiting room, a reception, 6 offices, a storage room, a restroom.

1840 - Ste 150 | 4,414 SF | \$26.50 SF/Yr (MG)\*

Buildout includes 5 offices, 2 restrooms, a kitchen, and an open workspace area.

1850 - Ste 192 | 3,244 SF | \$26.50 SF/Yr (MG)

Buildout includes a reception, 7 offices, a conference room, open bullpen, kitchen, 2 restrooms, and an electrical/I.T room.

\*Suites 146 and 150 may be leased separately or combined into a 7,568 SF contiguous space

## PROPERTY HIGHLIGHTS

- 3 flex industrial/office spaces for lease
- Exterior access to suites
- Spec suites available
- 95th Ave frontage + I-10 & Loop 101 access
- 4:1,000 parking ratio (expandable)
- Covered/reserved parking available



## PROPERTY SUMMARY

<b>Available SF:</b>	3,154 SF - 7,568 SF
<b>Lease Rate:</b>	\$26.50 (MG)
<b>Lot Size:</b>	9.92 Acres
<b>Building Size:</b>	118,853 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	2006
<b>Zoning:</b>	C2
<b>Cross Streets:</b>	AZ State Route 101 & McDowell Rd

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SUITE 192



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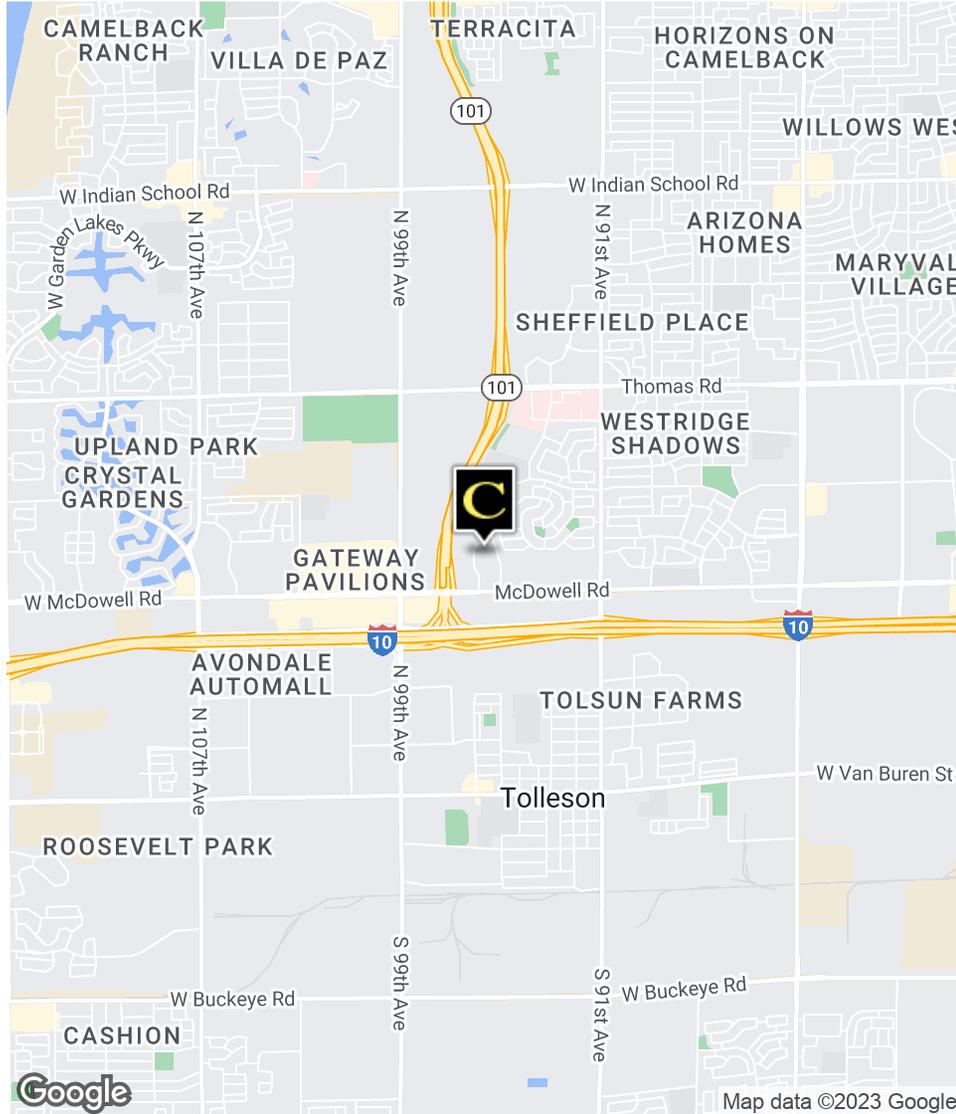
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,151	123,593	337,208
Average Age	28.9	30.2	30.2
Average Age (Male)	27.0	28.9	29.5
Average Age (Female)	30.9	32.3	31.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,742	36,574	97,475
# of Persons per HH	3.2	3.4	3.5
Average HH Income	\$62,941	\$69,856	\$70,411
Average House Value	\$209,252	\$195,200	\$193,257

\* Demographic data derived from 2020 ACS - US Census

