



FOR SUBLEASE | OFFICE

WEST 101 CORPORATE CENTER, OFFICE SUITE

1860 N 95th Ln, Ste 120, Phoenix, AZ 85037

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



coberealestate.com

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PROPERTY SUMMARY

Available SF:	6,104 SF
Building Size:	82,729 SF
Lot Size:	5.29 Acres
Building Class:	A
Year Built:	2008
Zoning:	C-2
Cross Streets:	AZ State Route 101 & McDowell Rd

AVAILABLE SPACE

Suite	SF Available	Building Size:
Suite 120	6,104	\$27.50 SF/yr (FS)

PROPERTY OVERVIEW

West 101 Corporate Center, a three-story, multi-tenant Class A office building is currently offering an office suite, now available for lease. The building features quality architecture and curb appeal with outstanding freeway visibility and frontage.

Professional office suite 120 on the 1st floor includes: 1 reception, 1 conference room, 6 offices, 1 open work area, 1 shared workspace room, 1 breakroom, 1 data room, 1 storage room, & shared tenant restrooms are available in the hallway just outside of the suite.

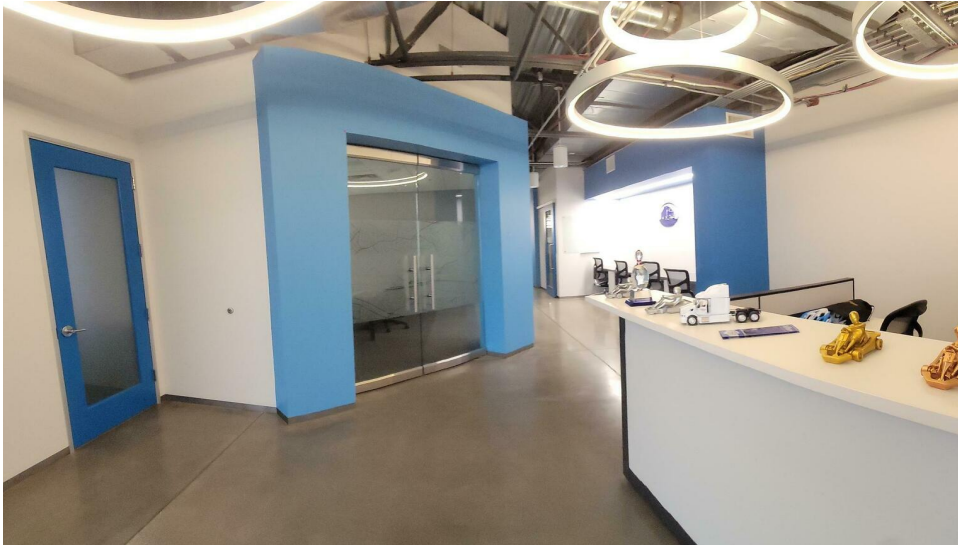
PROPERTY HIGHLIGHTS

- Class A office suite available
- 5.00/1,000 SF parking ratio
- Covered parking & monument signage is available
- Ideally located .5-miles N of the I-10 & Loop 101 interchange

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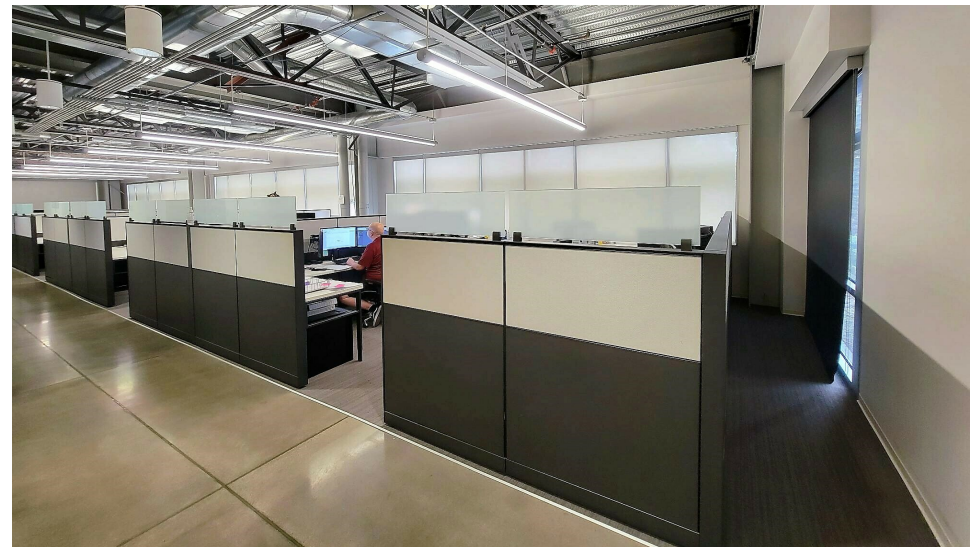
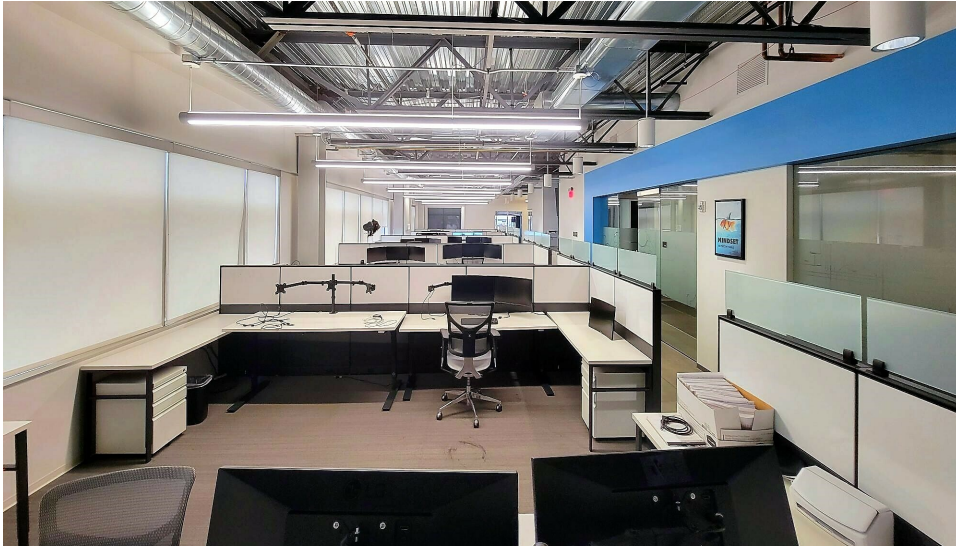
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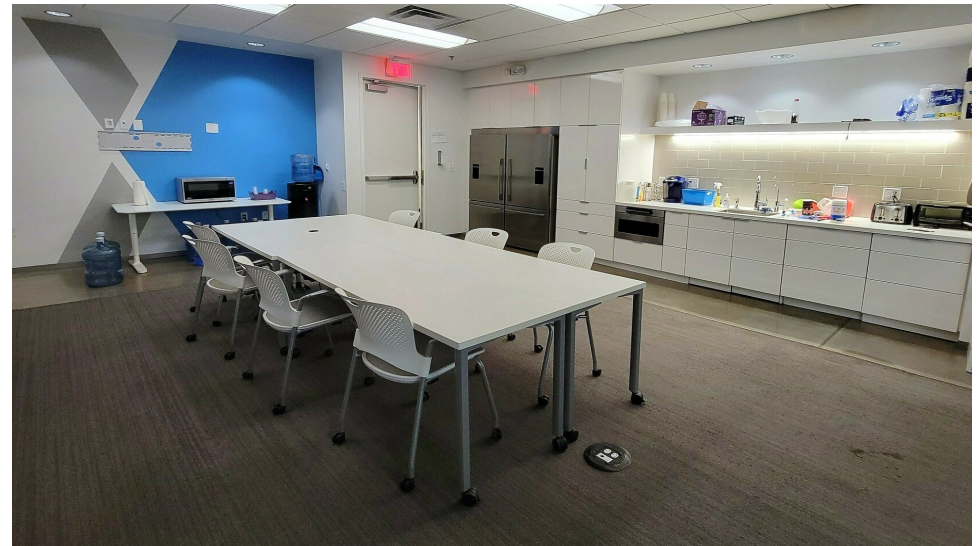
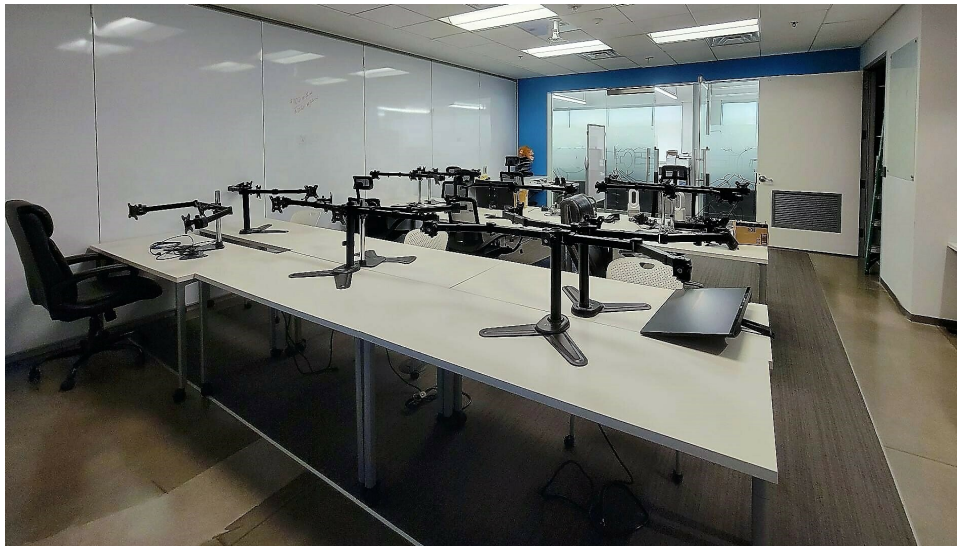
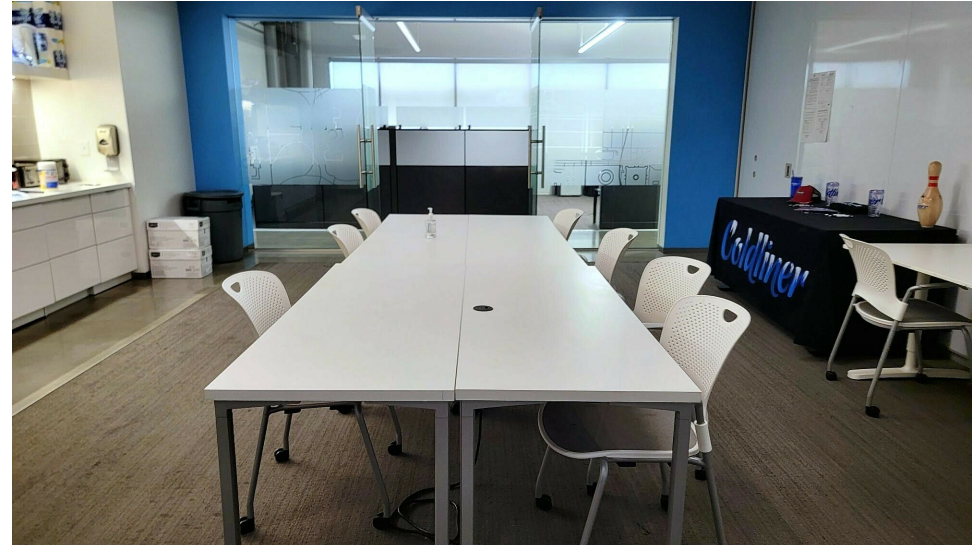
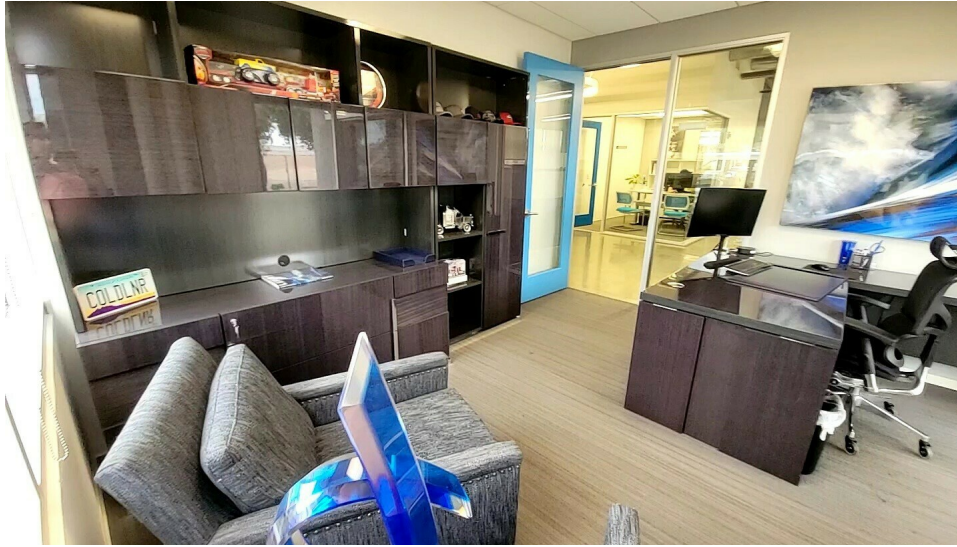
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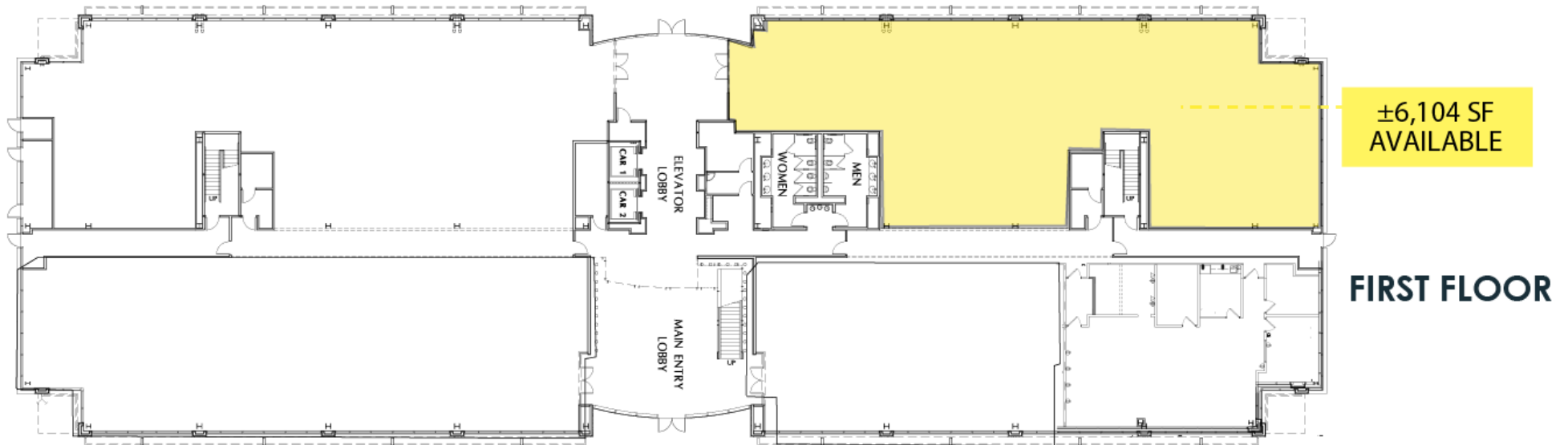
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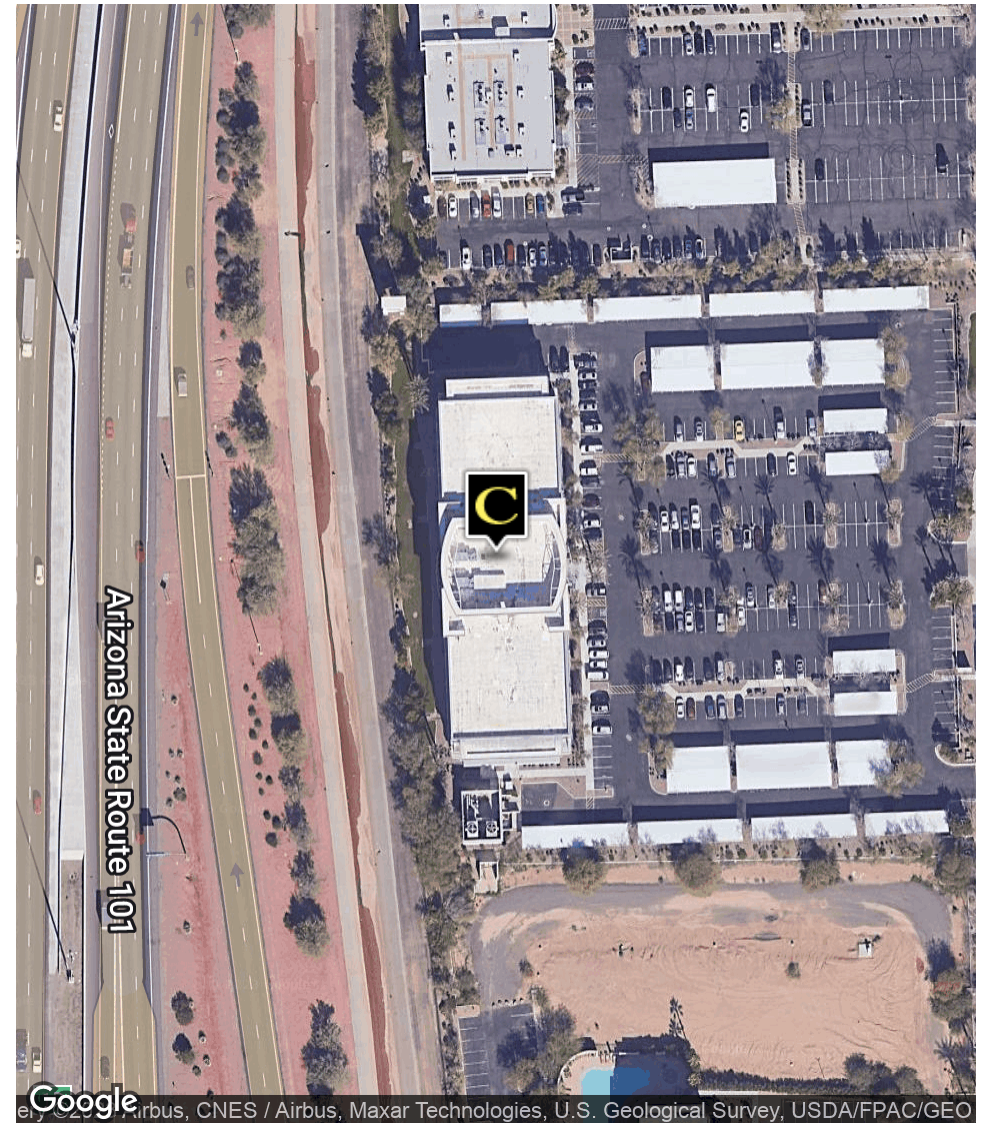
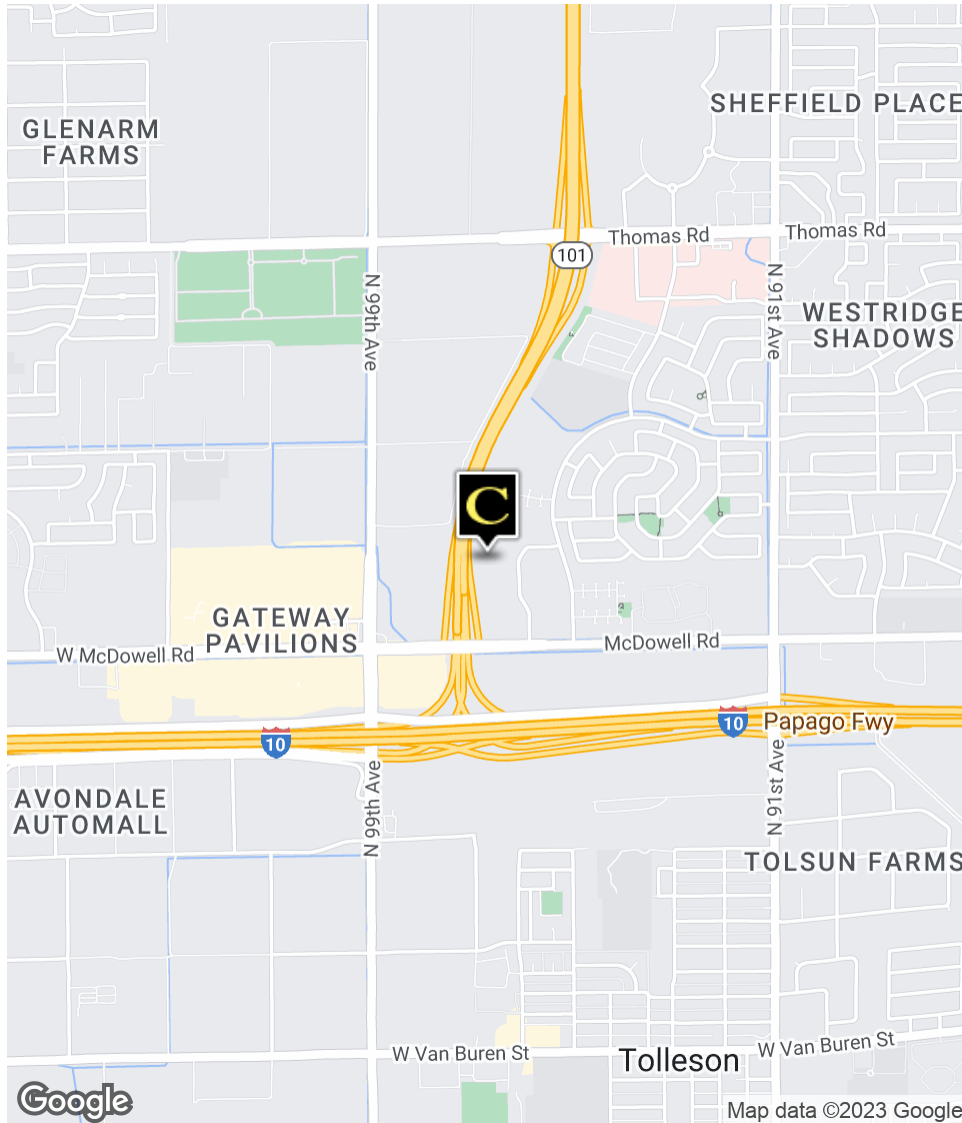
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,261	122,643	334,166
Average Age	28.6	30.4	30.3
Average Age (Male)	26.8	29.2	29.5
Average Age (Female)	30.3	32.4	31.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,551	36,435	96,929
# of Persons per HH	3.2	3.4	3.4
Average HH Income	\$61,947	\$70,542	\$70,551
Average House Value	\$212,354	\$196,699	\$194,393

* Demographic data derived from 2020 ACS - US Census

