



FOR LEASE | OFFICE

GARDEN LAKES PROFESSIONAL PLAZA - OFFICE SUITE

4150 North 108th Avenue, Phoenix, AZ 85037

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



coberealestate.com

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PROPERTY SUMMARY

Available SF:	1,085 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	4,518 SF
Building Class:	B
Zoning:	C-O
Market:	Phoenix
Cross Streets:	W of NWC 108th Ave & Indian School Rd

PROPERTY OVERVIEW

1,085 SF general office space coming available for lease on TBD. Suite 140 is found in building E of Garden Lakes Professional Plaza. The professional office buildout includes a reception, 1 office/consultation room, 1 large bull pen/open area, 1 breakroom and 1 restroom.

Garden Lakes Professional Plaza offers affordable office condominium units ideally designed for small businesses. The property is located W of the NWC of Indian School Rd and 108th Ave. Situated within 1.5 Miles of Loop 101 Agua Fria Freeway & 3 Miles of I-10 Papago Freeway.

PROPERTY HIGHLIGHTS

- 1,085 SF office suite coming available for lease on TBD
- \$19 SF NNN, 3–5-year term; 3% annual lease increases
- Parking ratio of 4.5:1,000 | 2 covered parking spaces available at \$75 per space/mo.
- Building signage is also available
- Convenient location, 1.5 miles from Loop 101 & 3 miles from I-10 Fwy
- 2,7521 VPD on near major intersection of Indian School Rd & 107th Ave

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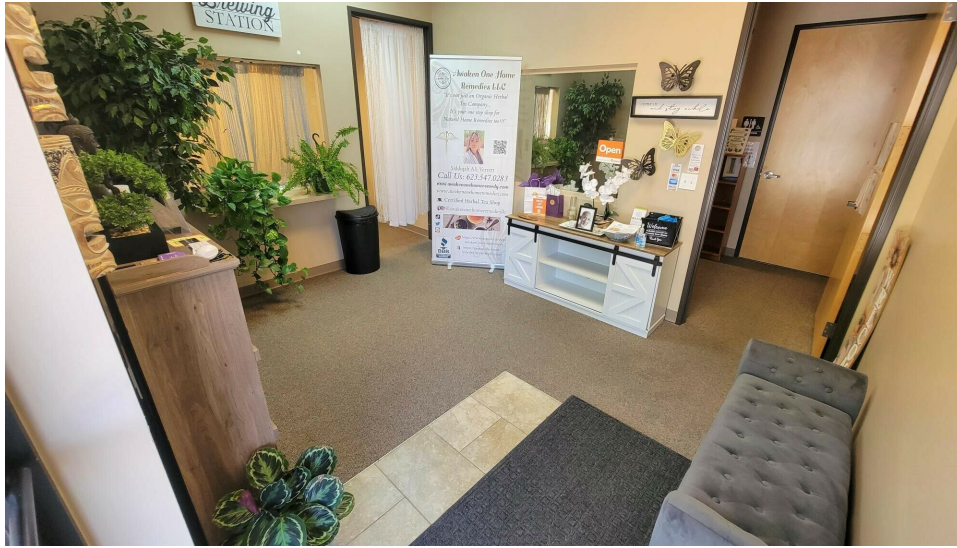
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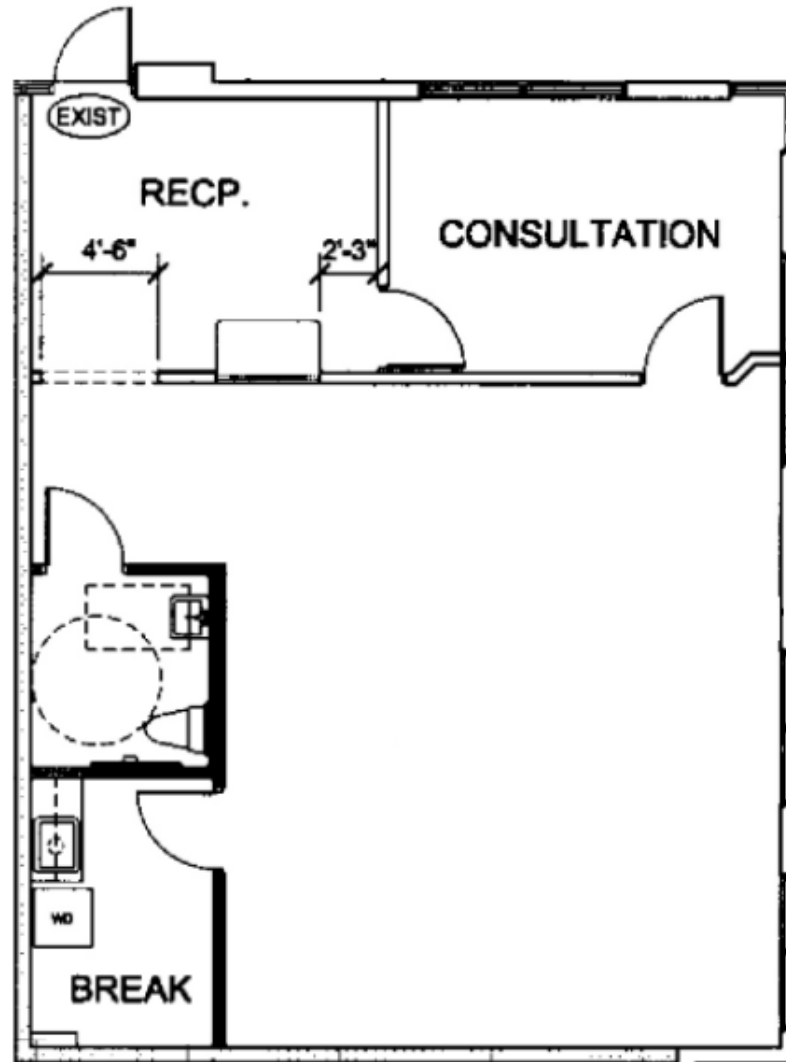
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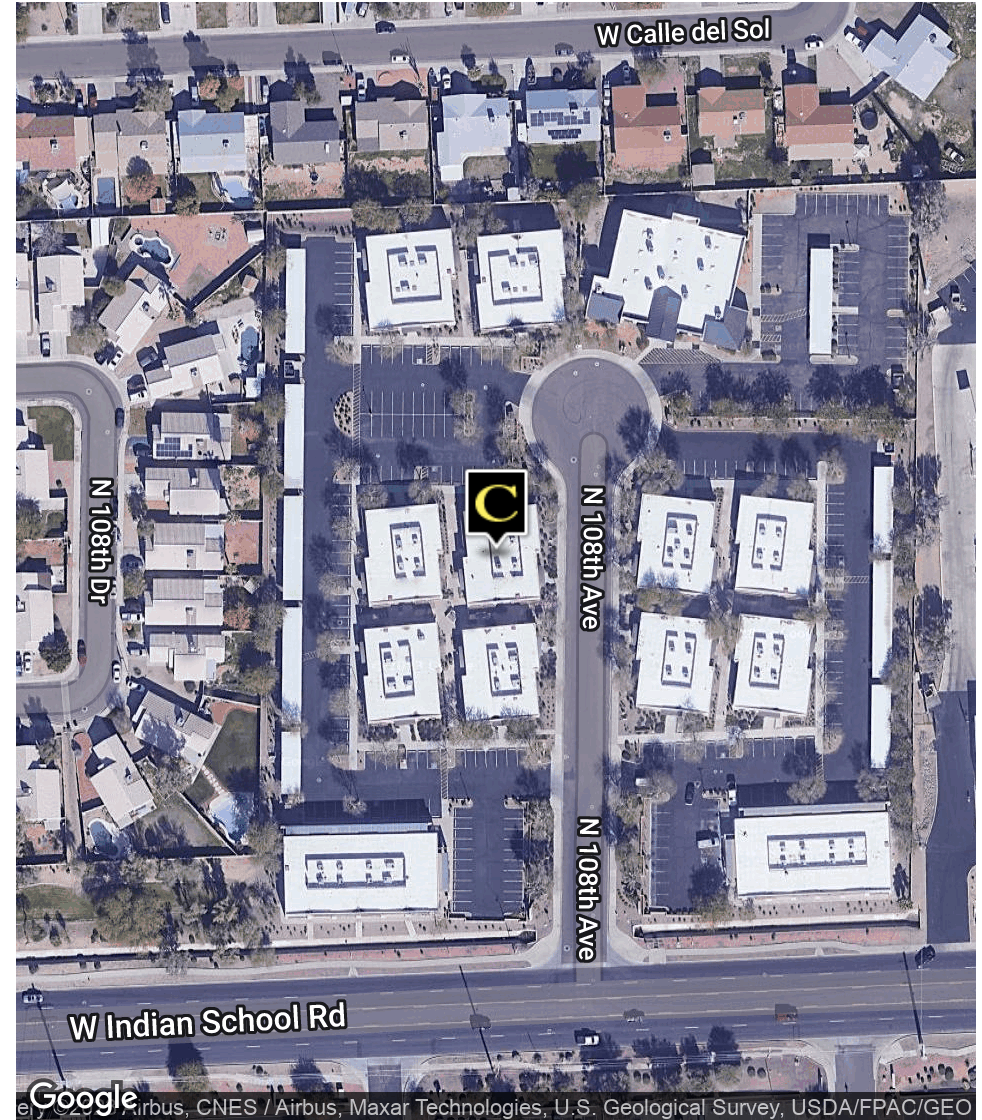
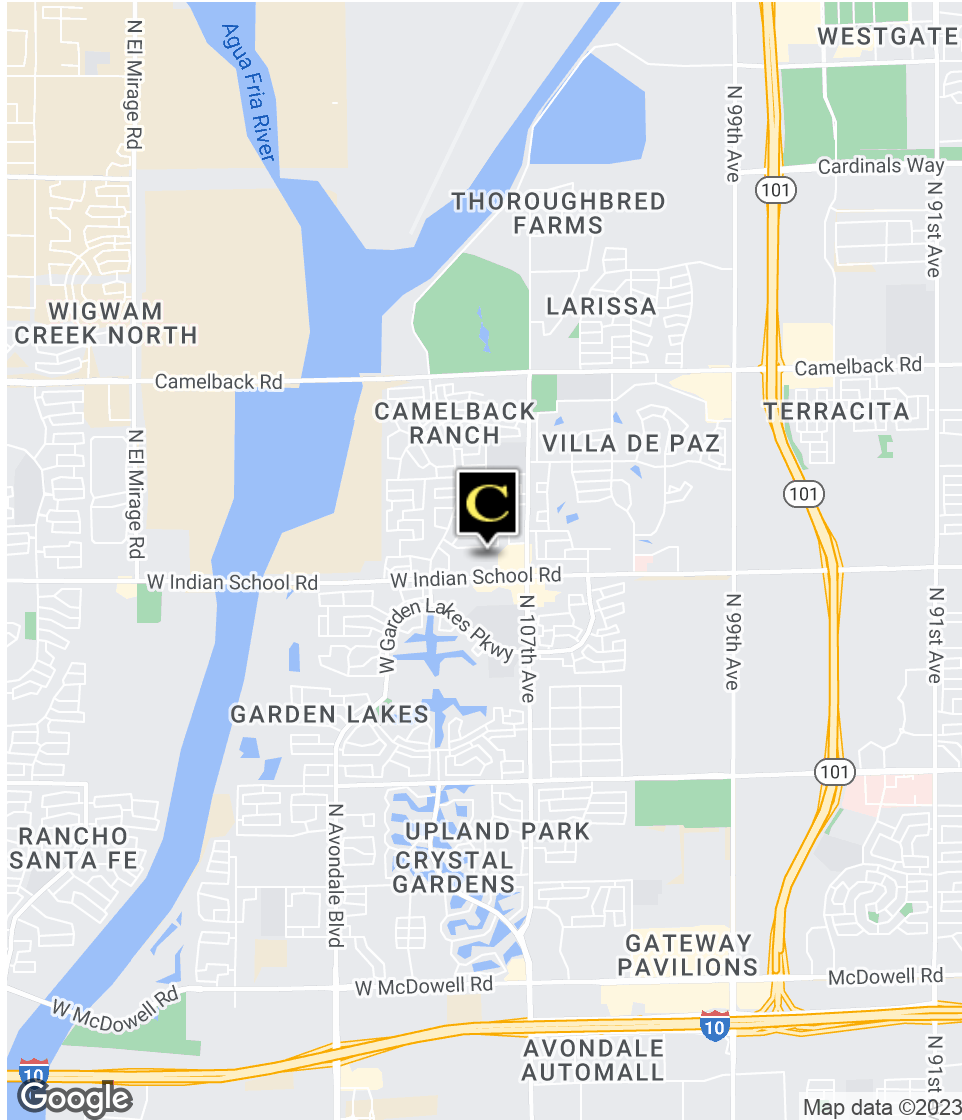
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	17,753	99,811	284,023
Average Age	33.1	32.4	32.2
Average Age (Male)	32.0	31.2	31.1
Average Age (Female)	33.7	33.4	33.4
HOUSEHOLDS & INCOME			
Total Households	5,338	31,317	88,893
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$74,648	\$76,893	\$74,880
Average House Value	\$212,301	\$224,190	\$212,961

* Demographic data derived from 2020 ACS - US Census

