



FOR LEASE | OFFICE

OASIS AT THE ISLANDS PROFESSIONAL PLAZA

1543 W Elliot Rd, Suite 104, Gilbert, AZ 85233

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



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PROPERTY SUMMARY

Available SF: 1,500 SF

Lease Rate: \$16.00 SF/yr (NNN)

Building Class: A

Cross Streets: SEC Elliot & McQueen Rds

PROPERTY OVERVIEW

1,500 SF Office Suite for Lease for \$16/SF NNN. Exceptional office condominium in Oasis at the Islands Professional Plaza. Excellent tenant mix. Many restaurants and retailers adjacent to the plaza. Easy freeway access to US 60, Loop 101 and Loop 202. Strong demographic area with traffic counts exceeding 49,000 vehicles per day.

PROPERTY HIGHLIGHTS

- 1,500 SF Fully Furnished Office Suite for Lease for \$16/SF NNN
- General Office Buildout : Reception, 3 Offices, Conference Room, Data/Storage Room, File Room, Break room & Restroom.
- Property Renovations Completed 2020, including New Tile and Paint
- Building Signage and Covered Parking

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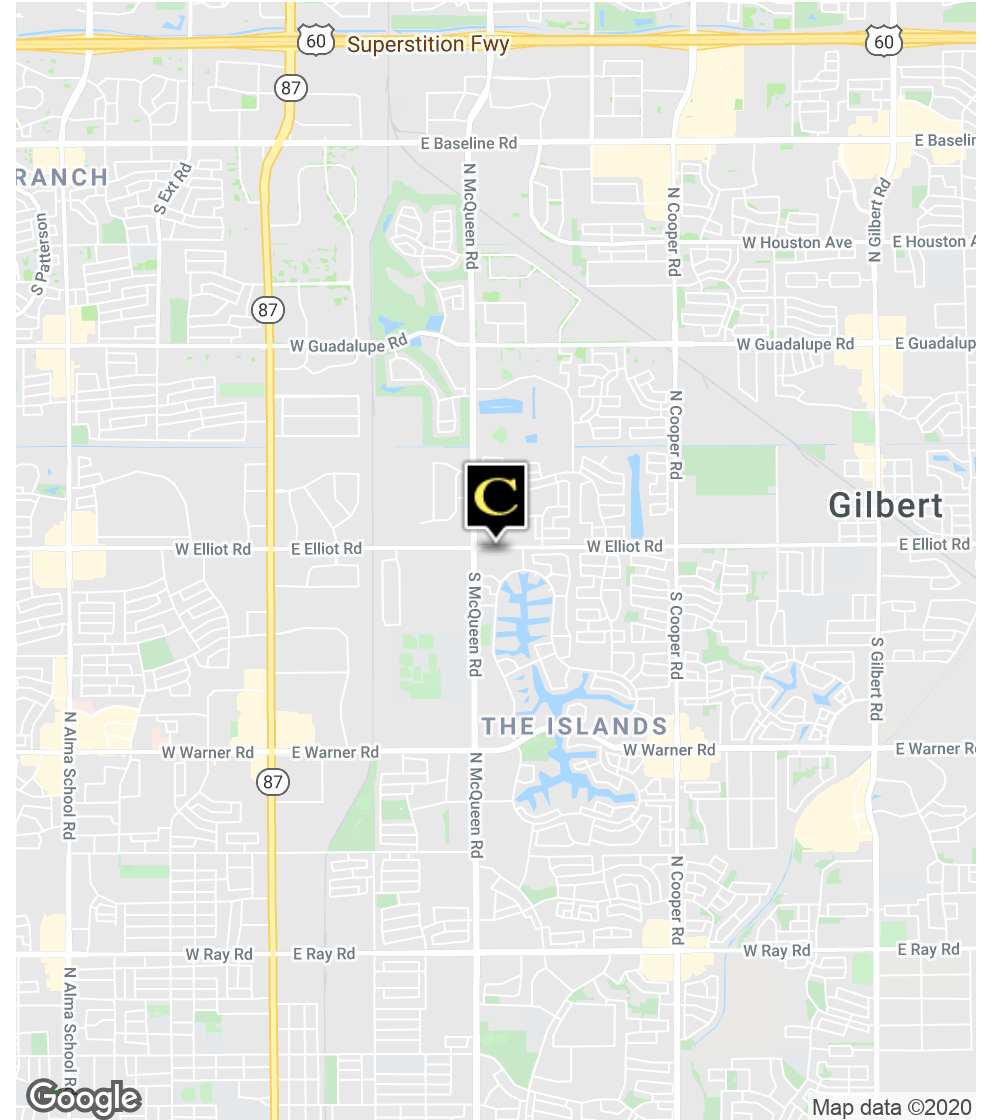
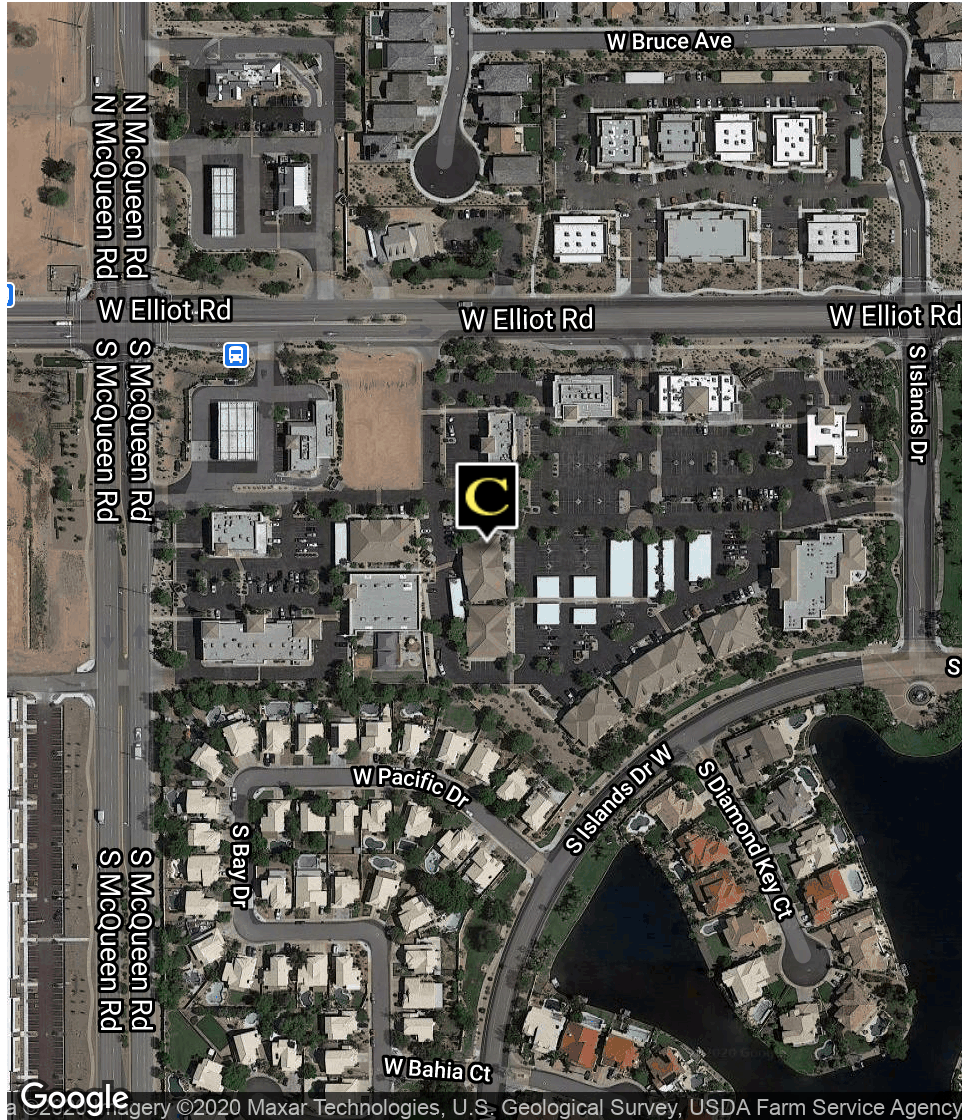
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,332	50,699	129,557
Average age	33.8	33.2	31.9
Average age (Male)	33.0	32.0	30.5
Average age (Female)	34.7	34.6	33.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,826	18,675	45,730
# of persons per HH	2.8	2.7	2.8
Average HH income	\$100,535	\$84,881	\$76,923
Average house value	\$360,409	\$335,246	\$280,165

* Demographic data derived from 2010 US Census

