



**FOR SUBLEASE | OFFICE**

## OFFICE SUITE, TIBURON AT CHANDLER AIRPORT

2065 S Cooper Rd, Ste 3, Chandler, AZ 85286

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

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## PROPERTY SUMMARY

<b>Available SF:</b>	4,871 SF
<b>Lease Rate:</b>	\$21.00 SF/yr (NNN)
<b>Building Size:</b>	23,856 SF
<b>Year Built:</b>	2016
<b>Zoning:</b>	PAD
<b>Cross Streets:</b>	Germann Rd & Cooper Rd

## PROPERTY OVERVIEW

4,871 SF single-story flex office suite 3 is now available for sublease in building A of Tiburon at Chandler Airport Center. This space features a unique feel and an open concept area that may appeal to users desiring a creative, or high-tech space, yet remains versatile to most professional office user needs. . Situated about a mile south of Loop 202 and less than a mile from Crossroads Town Center.

Buildout includes a lobby, large conference room, 3 offices, large open office space for cubicles, and a 900SF warehouse. Building and door signage are available. 3 covered/reserved parking spaces are each available at \$40 per month. Existing furniture may be available for the new tenant's use.

## PROPERTY HIGHLIGHTS

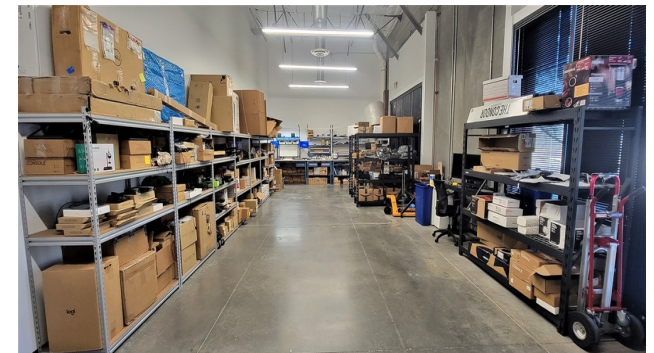
- A sublease is now available, expires 8/31/2025
- \$21/SF NNN, with 3% annual increases
- Building and door signage are available
- 6/1000 parking ratio
- Located within the fast-growing Chandler Airport submarket
- About 1 mile south of Loop 202 & less than 1 mile from Crossroads Town Center



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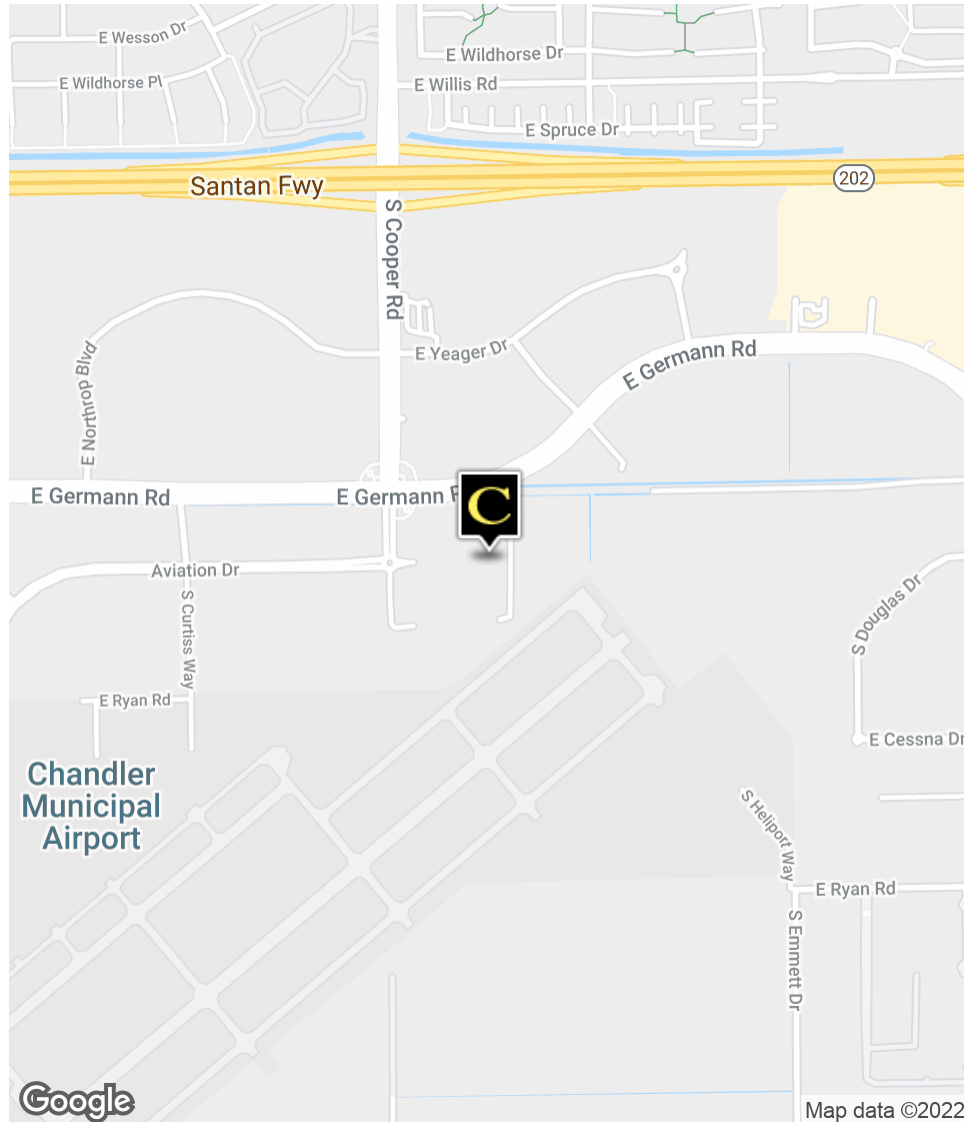
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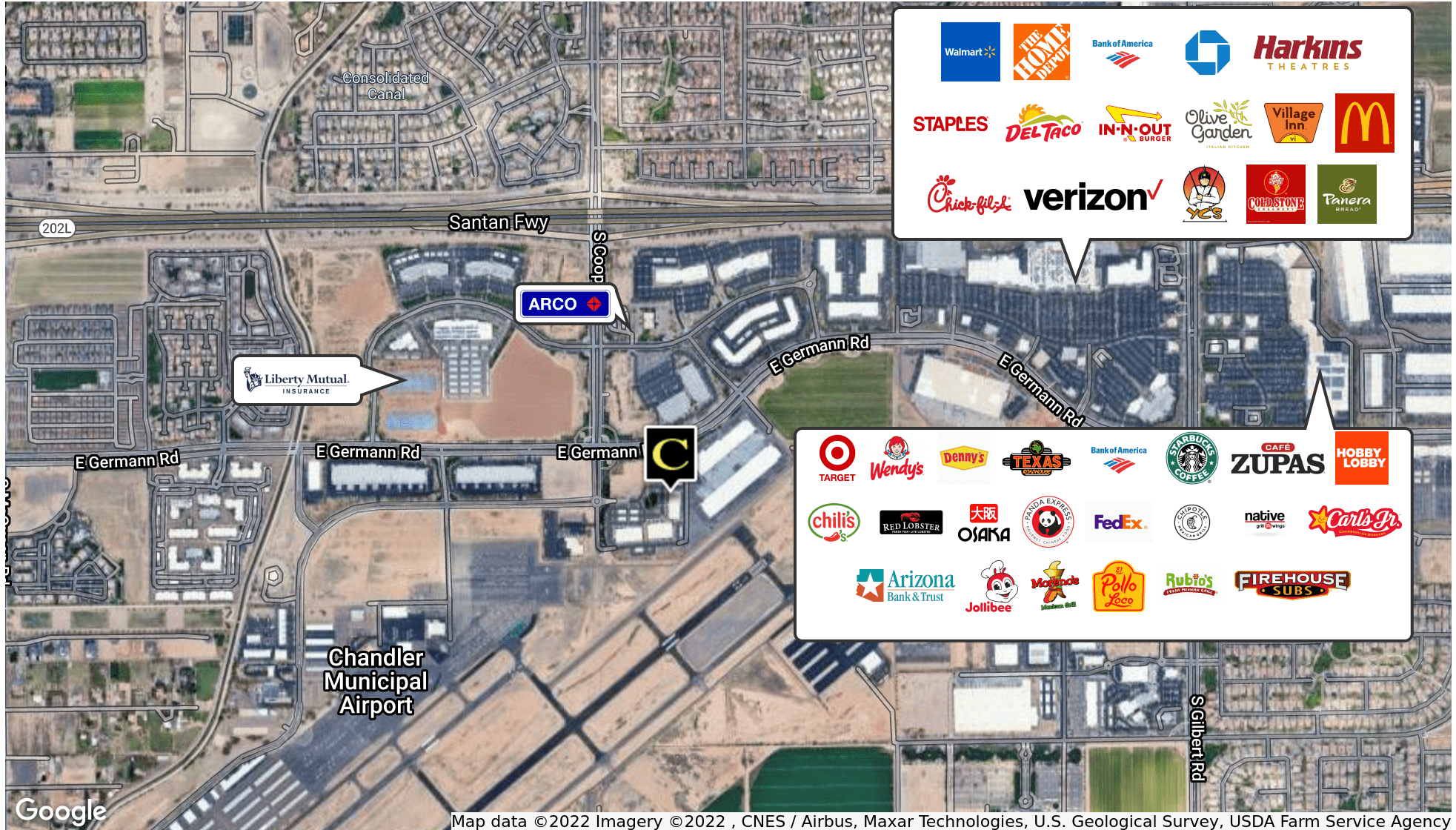
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,438	226,017	750,845
Average Age	33.6	34.0	34.0
Average Age (Male)	32.6	33.6	33.2
Average Age (Female)	34.5	34.2	34.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,607	78,544	271,058
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$93,032	\$91,364	\$81,279
Average House Value	\$378,023	\$367,714	\$314,507

\* Demographic data derived from 2010 US Census

