



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



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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:

1850 - Ste 180 | 4,890 SF | \$26.50 SF/Yr (MG)

Buildout includes a reception, 8 offices, a conference room, open bullpen, kitchen, 2 restrooms, and an electrical/I.T room.

PROPERTY HIGHLIGHTS

- 1 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

Available SF:	4,890 SF
Lease Rate:	\$26.50 (MG)
Lot Size:	9.92 Acres
Building Size:	118,853 SF
Building Class:	B
Year Built:	2006
Zoning:	C2
Cross Streets:	AZ State Route 101 & McDowell Rd

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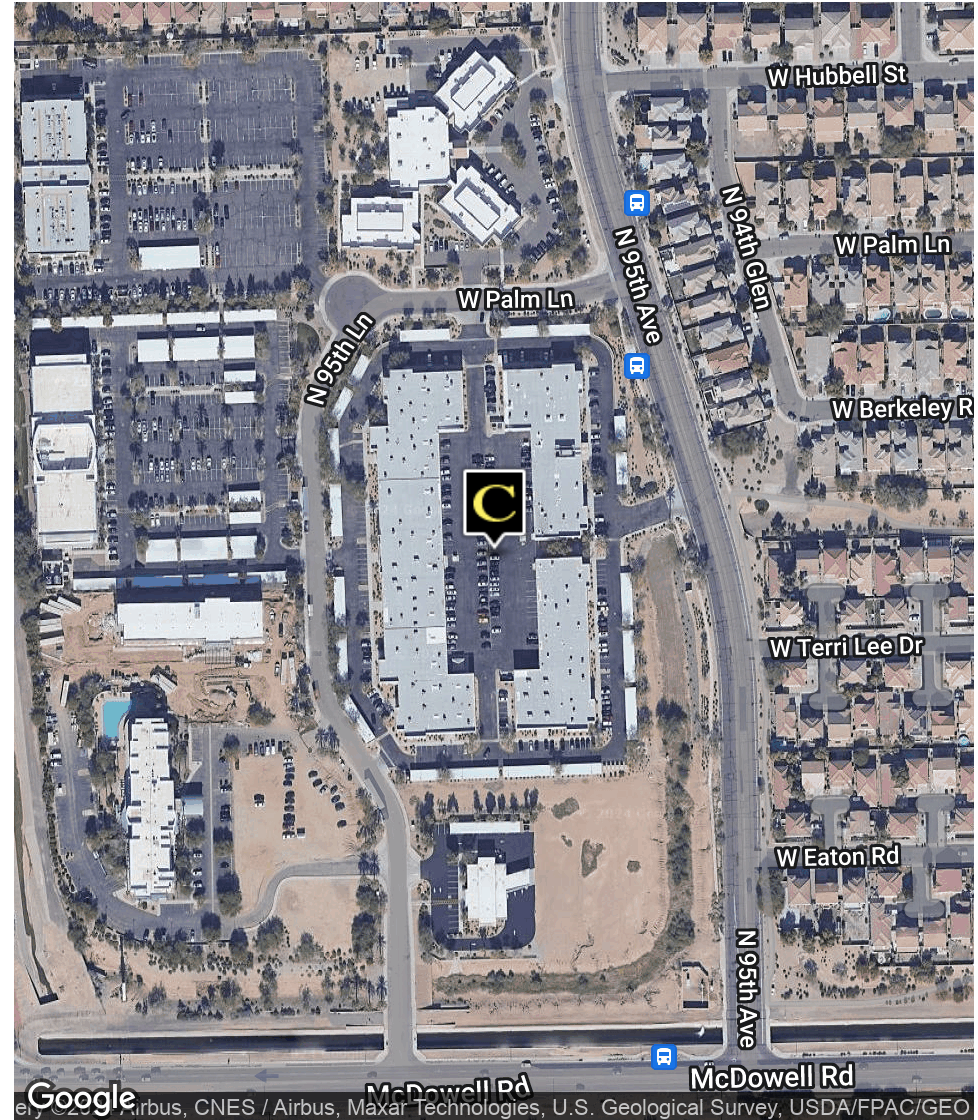
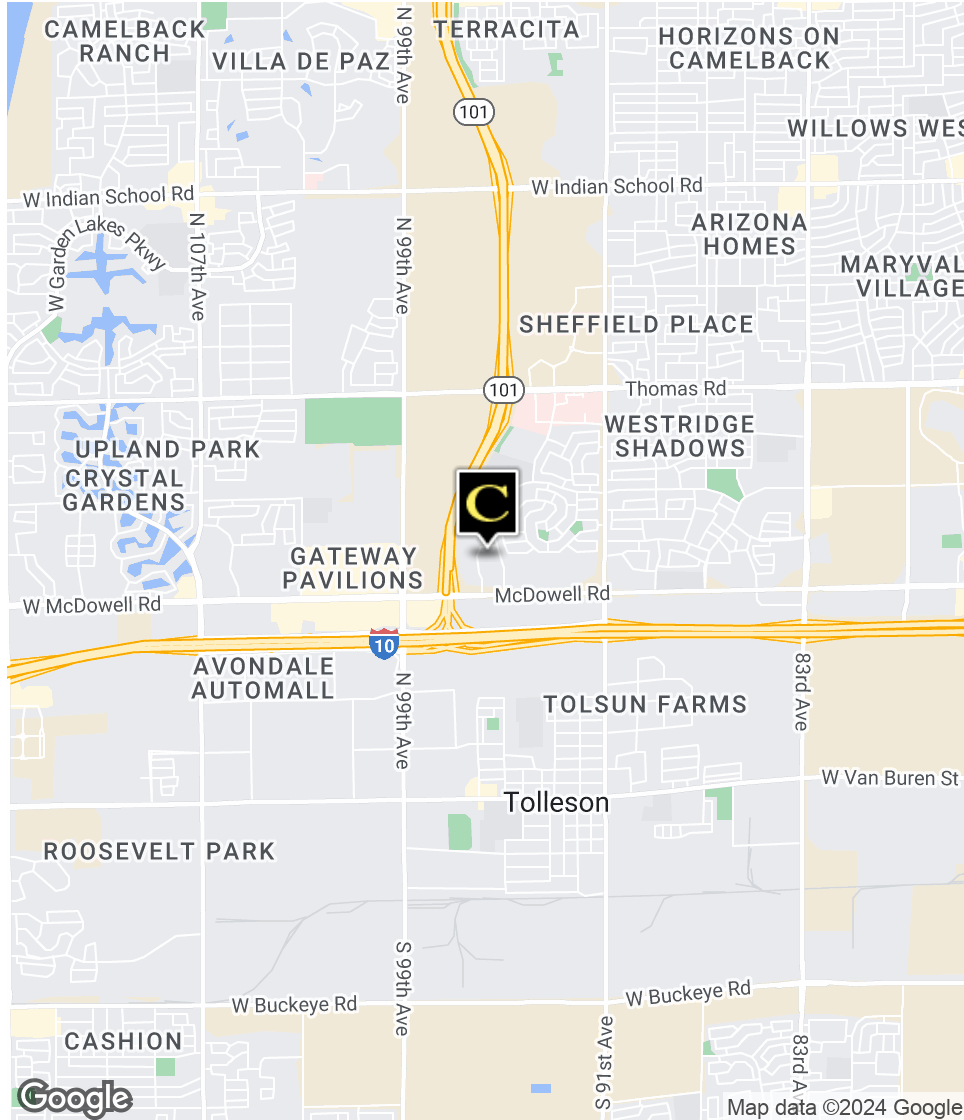
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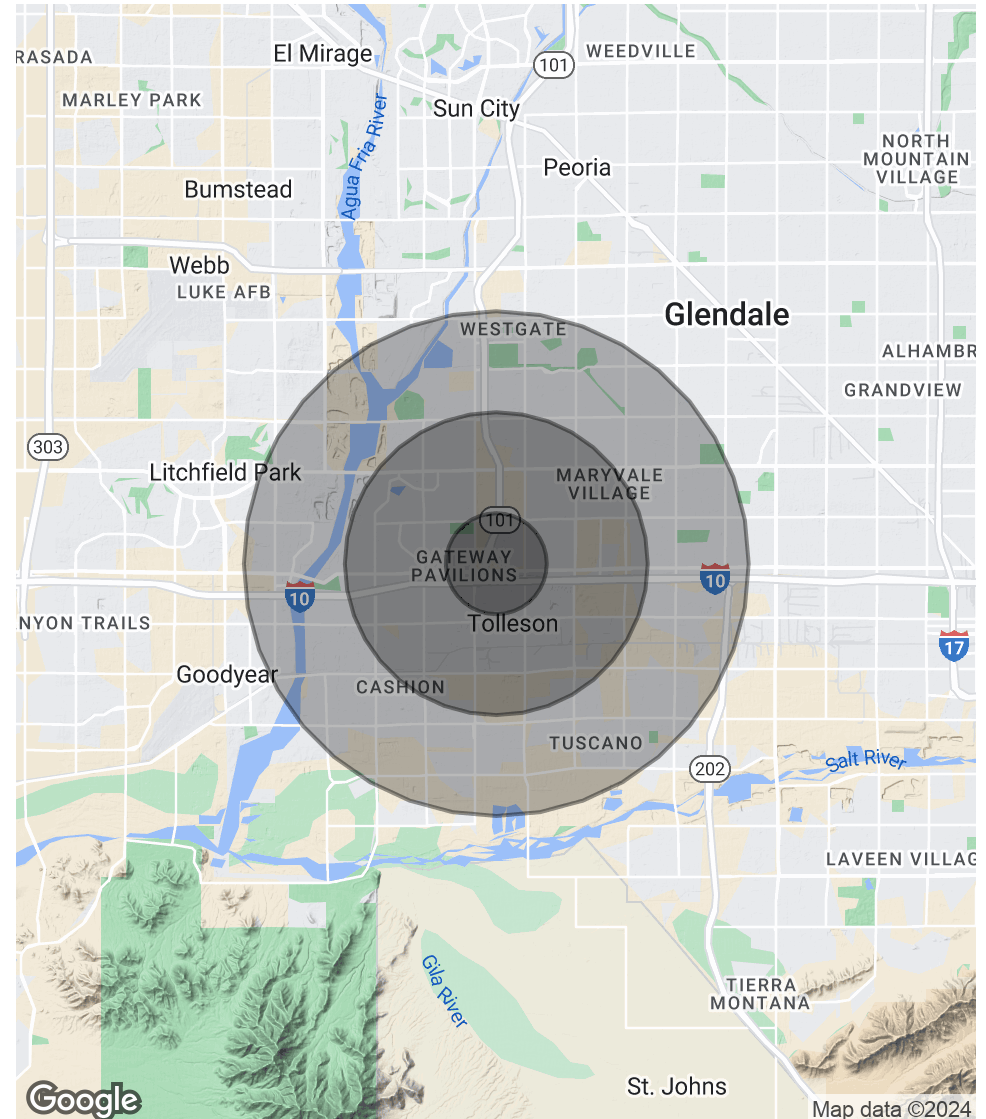
POPULATION

	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



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