



**FOR LEASE | OFFICE CONDOMINIUM**

# VANDERBILT PLAZA OFFICE CONDOMINIUM

2152 S Vineyard Suite 117, Mesa, AZ 85210

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## PROPERTY SUMMARY

**Available SF:** 3,871 SF

**Lease Rate:** \$19.50 SF/yr (NNN)

**Building Size:** 8,019 SF

**Cross Streets:** SWC Baseline Rd & Country Club Drive

## LOCATION OVERVIEW

Located in the Vanderbilt Plaza Professional Park just off Baseline and Country Club in Mesa. Within 1 mile of the US-60 and quick access to the 101-Price Freeway. 3 Miles to Banner Desert Medical Center and within minutes to the Maricopa County Southeast complex (Superior Court & County Sheriff). Adjacent to San Posada, a 380 unit luxury apartment complex. Strong corporate office area with Fiesta Tech Center within 1 Mile.

## PROPERTY HIGHLIGHTS

- Available September 1, 2024
- 3,871 SF Office Build Out Includes: 9 Offices, Reception Area, Cubicle Area, Conference Room, Bullpen Area, Work Room, Break Room and Storage Room
- Includes Shared Use of Interior Common Area Restrooms
- Gorgeous landscaped exterior with grassy areas and pathways
- Great Space for Law Firm; within Minutes from the Maricopa County Court Complex
- Covered Parking Available
- Monument, Building Door & Lobby Signage Available

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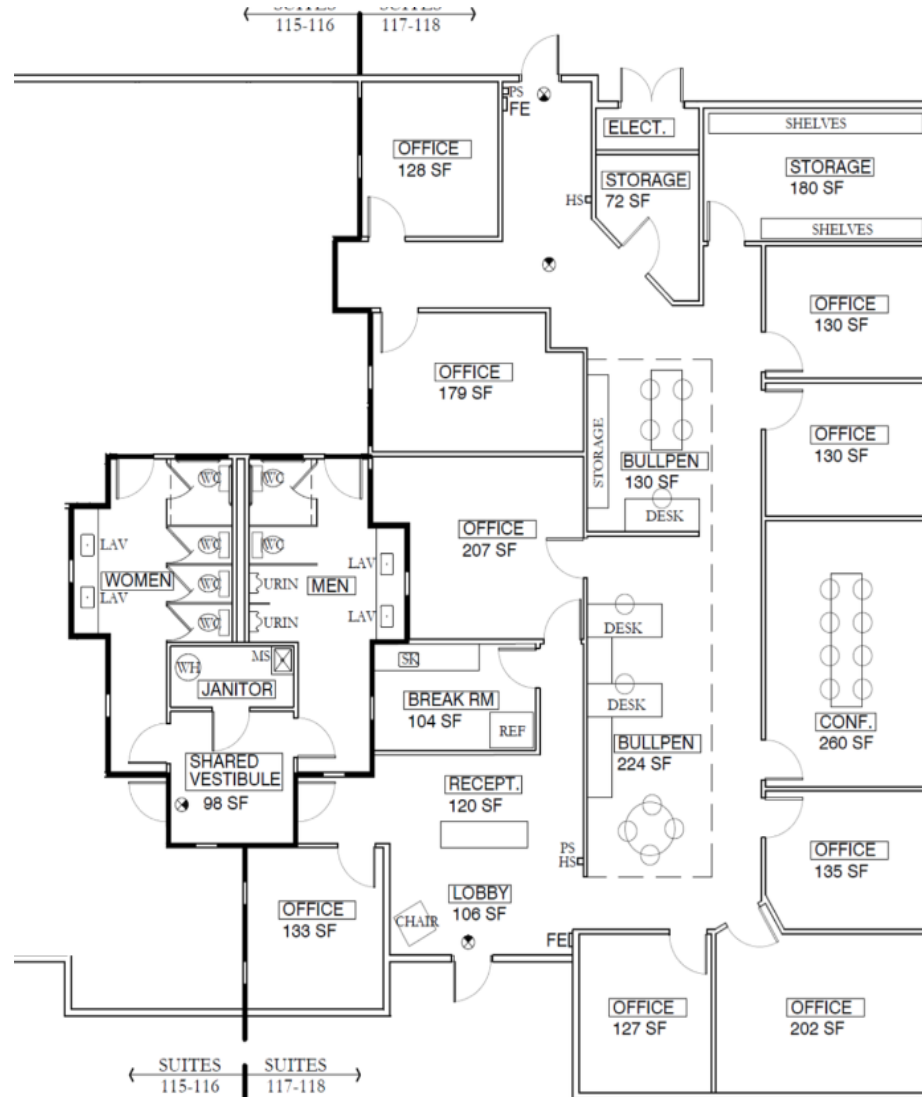
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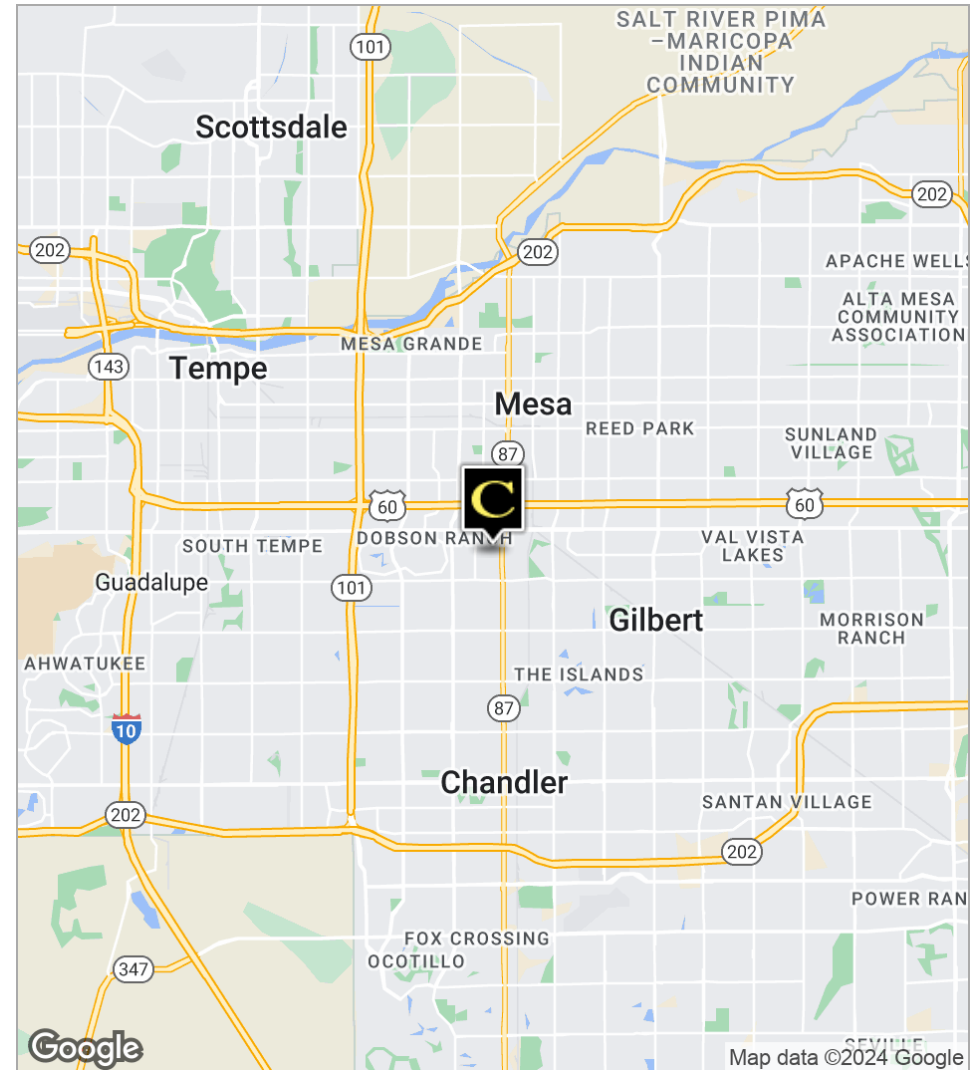
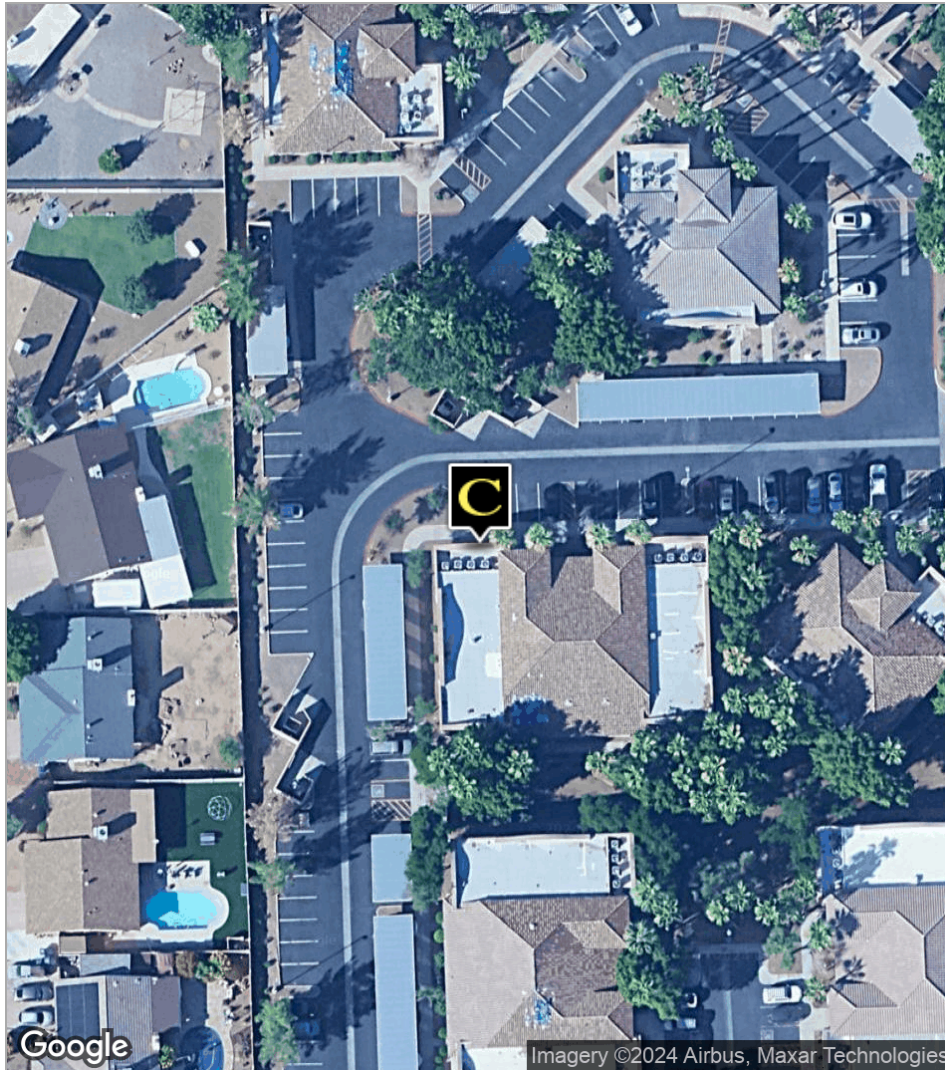
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	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,218	4,040	14,224
Population Density	6,203	5,144	4,528
Median Age	34.9	35.0	35.1
Median Age (Male)	34.4	34.9	35.2
Median Age (Female)	38.7	37.1	35.6
Total Households	427	1,633	6,207
# of Persons Per HH	2.9	2.5	2.3
Average HH Income	\$95,066	\$80,373	\$73,891
Average House Value	\$289,613	\$228,508	\$209,041

\* Demographic data derived from 2020 ACS - US Census

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