



FOR LEASE | MEDICAL OFFICE

BASELINE COMMONS MEDICAL OFFICE

1976 E Baseline Rd Ste 101 -102, Tempe, AZ 85283

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Available SF:	1,781 - 2,883 SF
Lease Rate:	\$25 SF/yr (NNN)
Building Size:	4,664 SF
Zoning:	RO - Residential Office District
Cross Streets:	Baseline Rd & McClintock Dr

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 101	1,781	\$25.00 SF/yr
Suite 102	2,883	\$25.00 SF/yr

PROPERTY OVERVIEW

The property is located on the corner of Baseline Rd and Country Club Way. The development offers an excellent mix of medical and professional tenants. It is also conveniently placed just minutes from Loop 101 with an average of traffic of 25,827 VPD along Baseline Rd.

Suite 101:

1,781 SF medical office is now available for lease at Baseline Commons. Buildout includes a reception, 5 exam rooms, 2 restrooms, 1 doctors office, 1 lab, and 1 nurses station.

Suite 102:

2,883 SF medical office is now available for lease at Baseline Commons. Buildout includes a reception, 6 exam rooms, 2 restrooms, 1 doctors office, 1 lab, and 2 nurses station.

PROPERTY HIGHLIGHTS

- Great in-demand Tempe location with Baseline frontage
- Door and window signage available
- Covered parking
- Easy access from Loop 101 within 1/2 a mile

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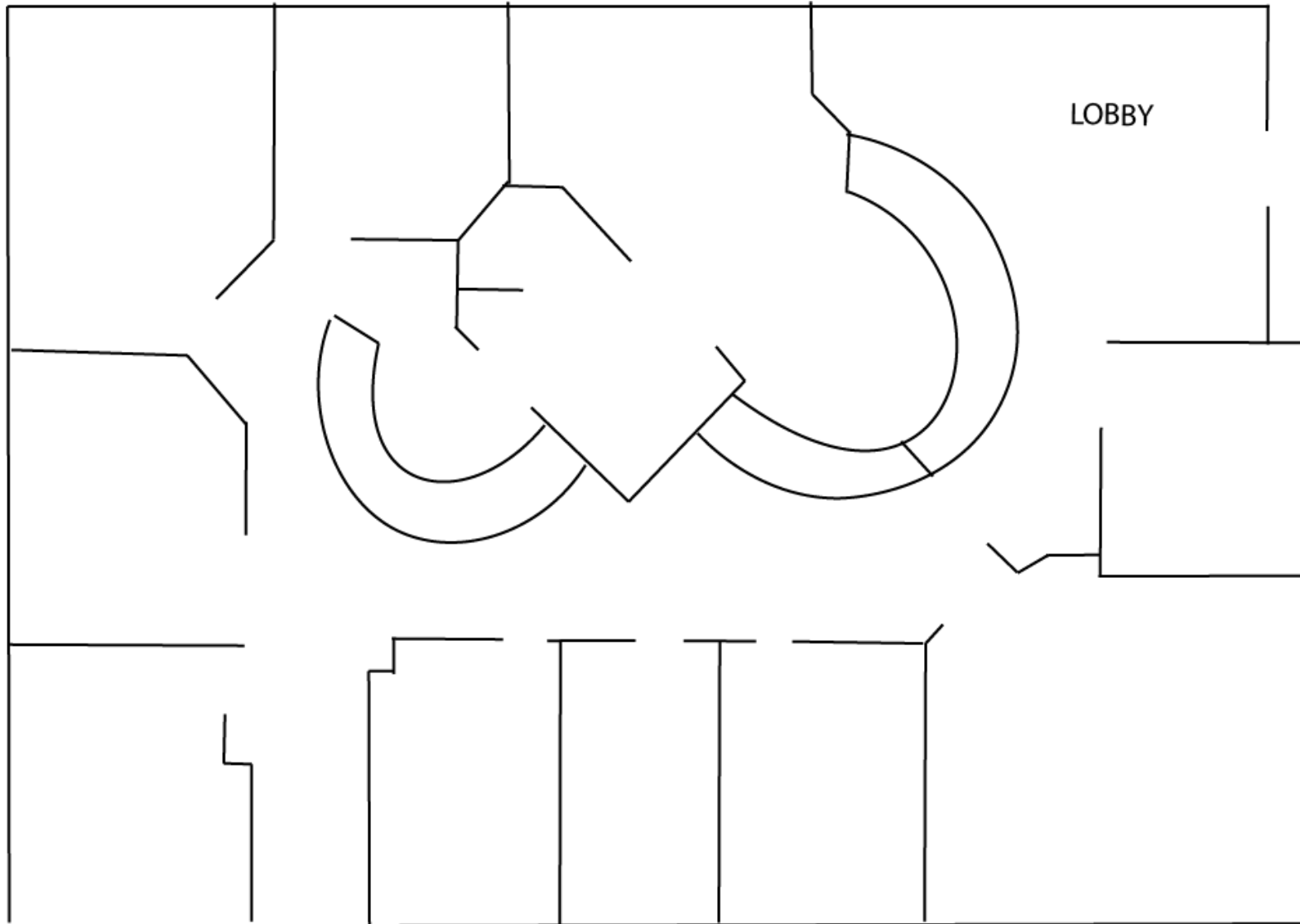
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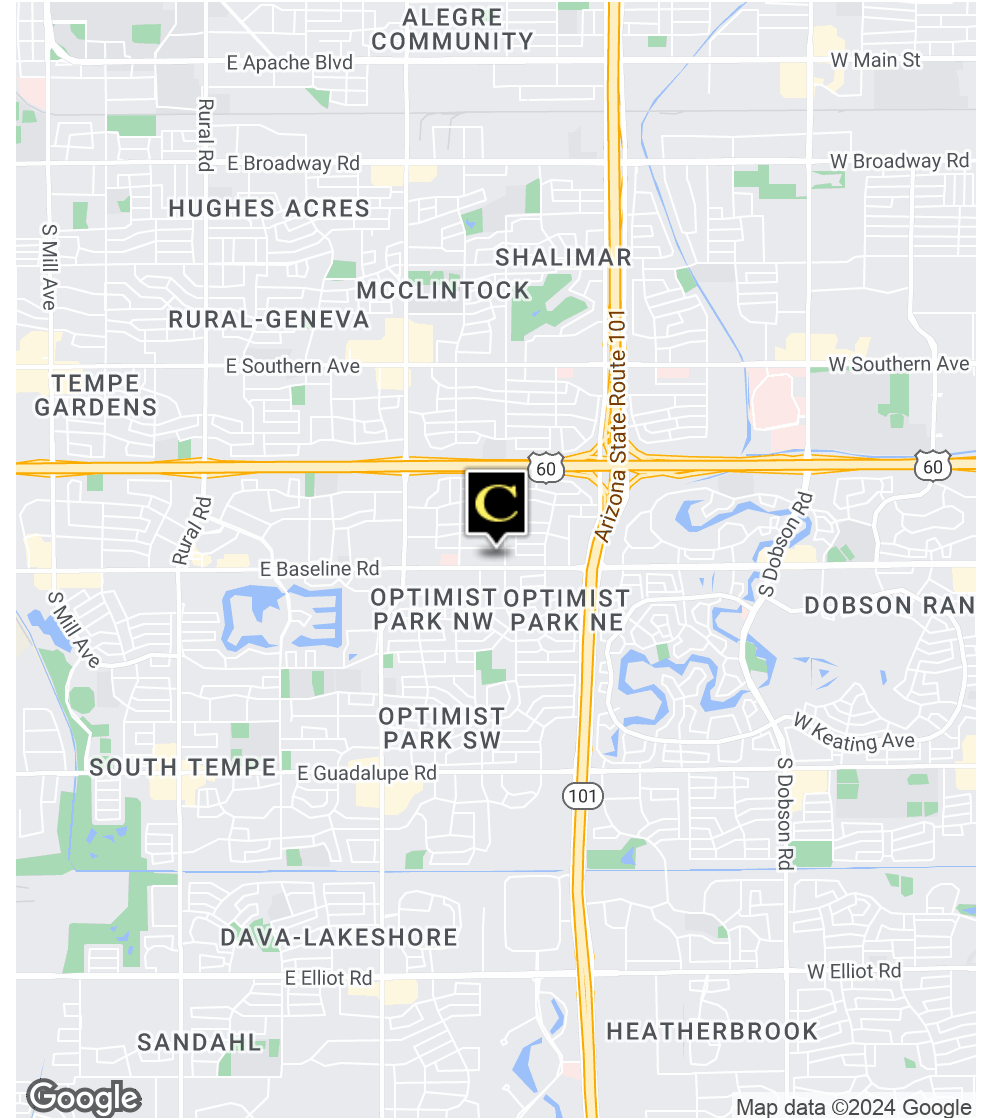
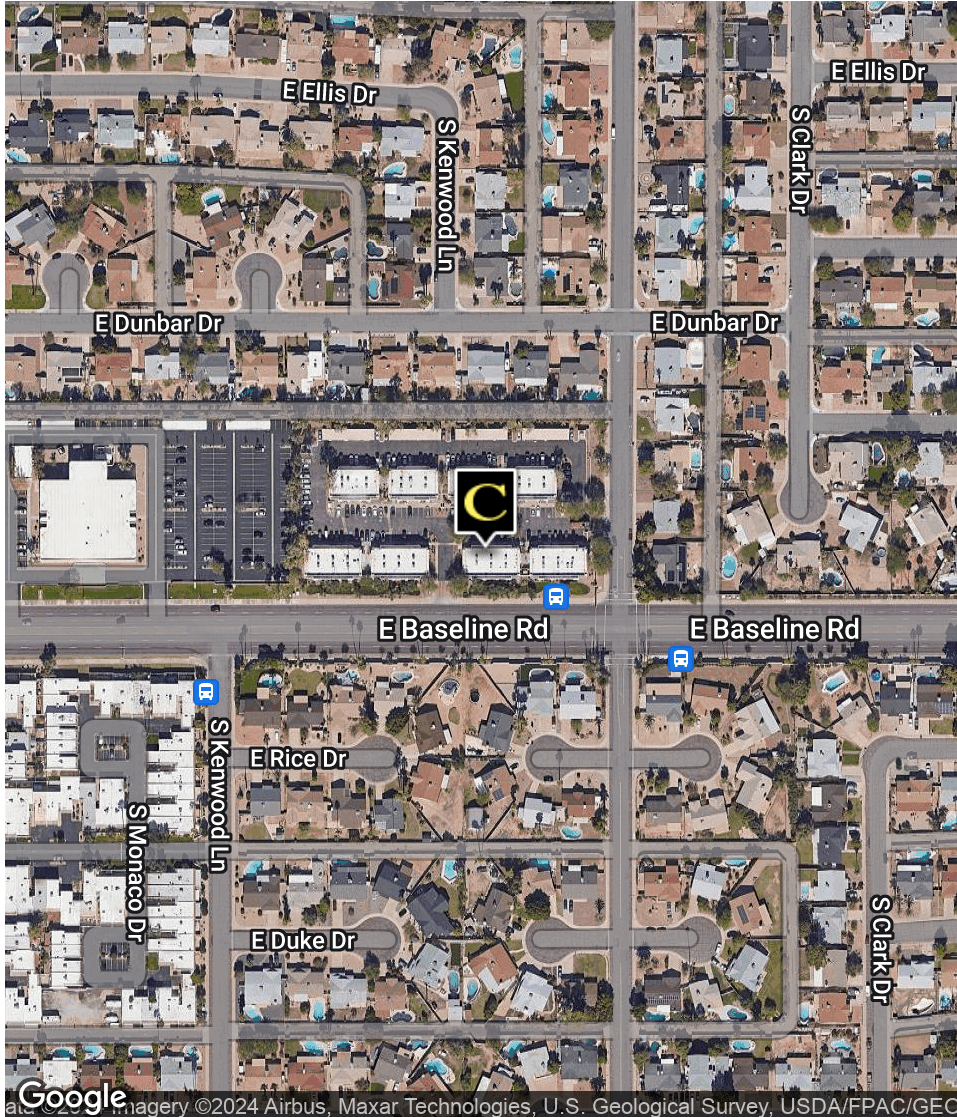
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	998	4,084	16,053
Average age	35.3	35.4	39.8
Average age (Male)	34.0	34.2	37.6
Average age (Female)	36.3	36.5	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	412	1,673	6,682
# of persons per HH	2.4	2.4	2.4
Average HH income	\$86,357	\$87,505	\$88,643
Average house value	\$281,335	\$280,494	\$290,063

* Demographic data derived from 2020 ACS - US Census

