

## FOR LEASE

Sun Lakes Professional and Medical Plaza



### FOR MORE INFORMATION

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## Executive Summary



## PROPERTY SUMMARY

<b>BROKER BONUS:</b>	\$2.00 PSF on deals done before 12/31/17
<b>Lease Rate:</b>	\$16.00 SF/yr (NNN)
<b>Built-out Med:</b>	Fully built-out medical suite of 1,235 rsf
<b>Building Class:</b>	Medical Class A Office property
<b>Year Built:</b>	2010
<b>Sub Market:</b>	Chandler / Sun Lakes

## PROPERTY HIGHLIGHTS

- Medical and/or Class A Office property
- Suites from 1,000 up to 5,955 SF
- Building signage available
- Aggressive tenant improvement allowances available



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## Available Spaces



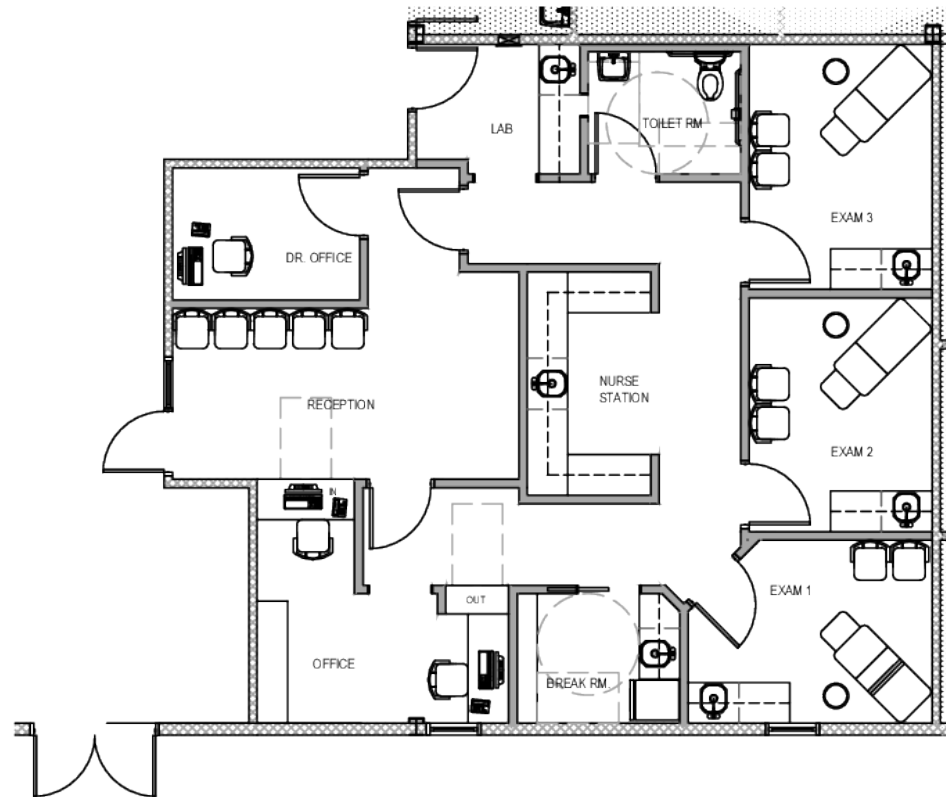
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 101	\$16.00 SF/YR	NNN	1,235 SF	Negotiable	
Suite 202	\$16.00 SF/YR	NNN	2,348 SF	Negotiable	
Suite 214	\$16.00 SF/YR	NNN	2,805 SF	Negotiable	Medical build out
Suite 219	\$16.00 SF/YR	NNN	3,150 SF	Negotiable	Second floor contiguous from 1,000 to 7,779 rsf



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## Floor Plans



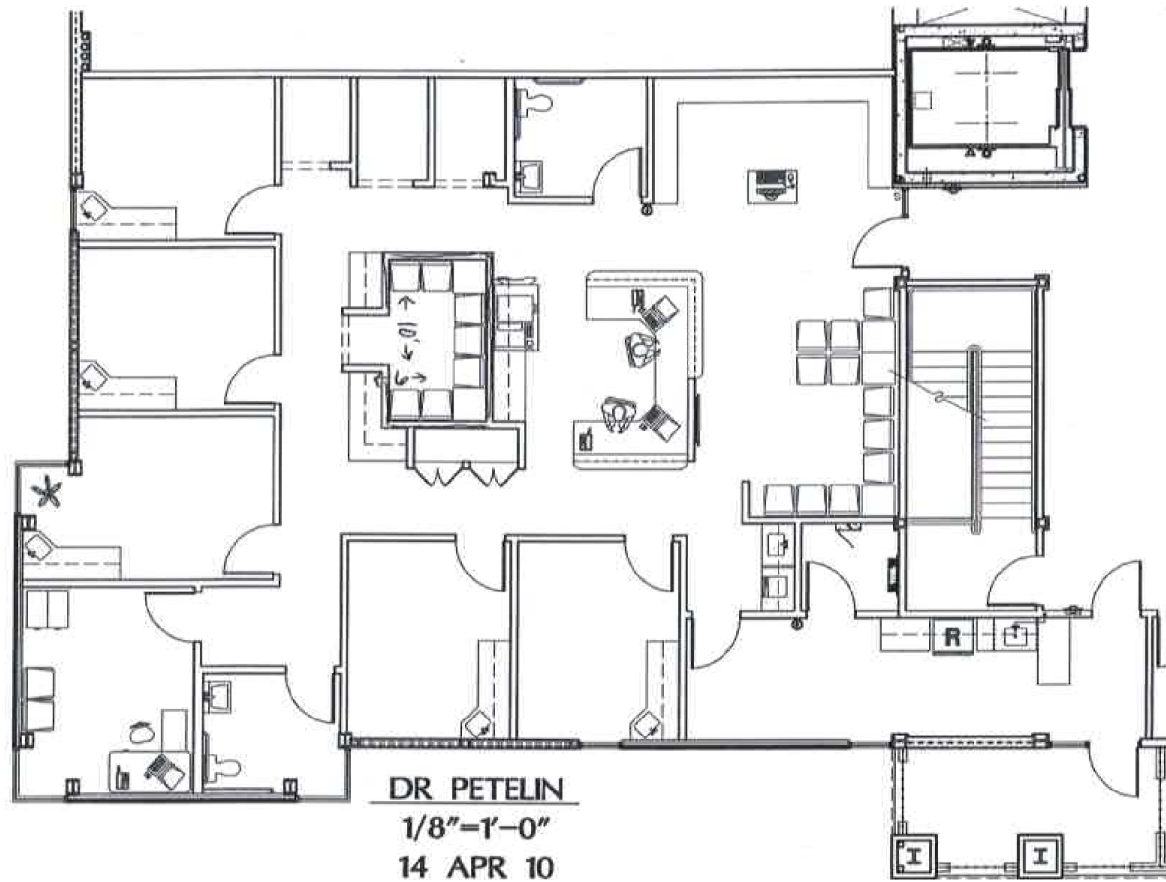
SUITE 101 - 1,235 RSF



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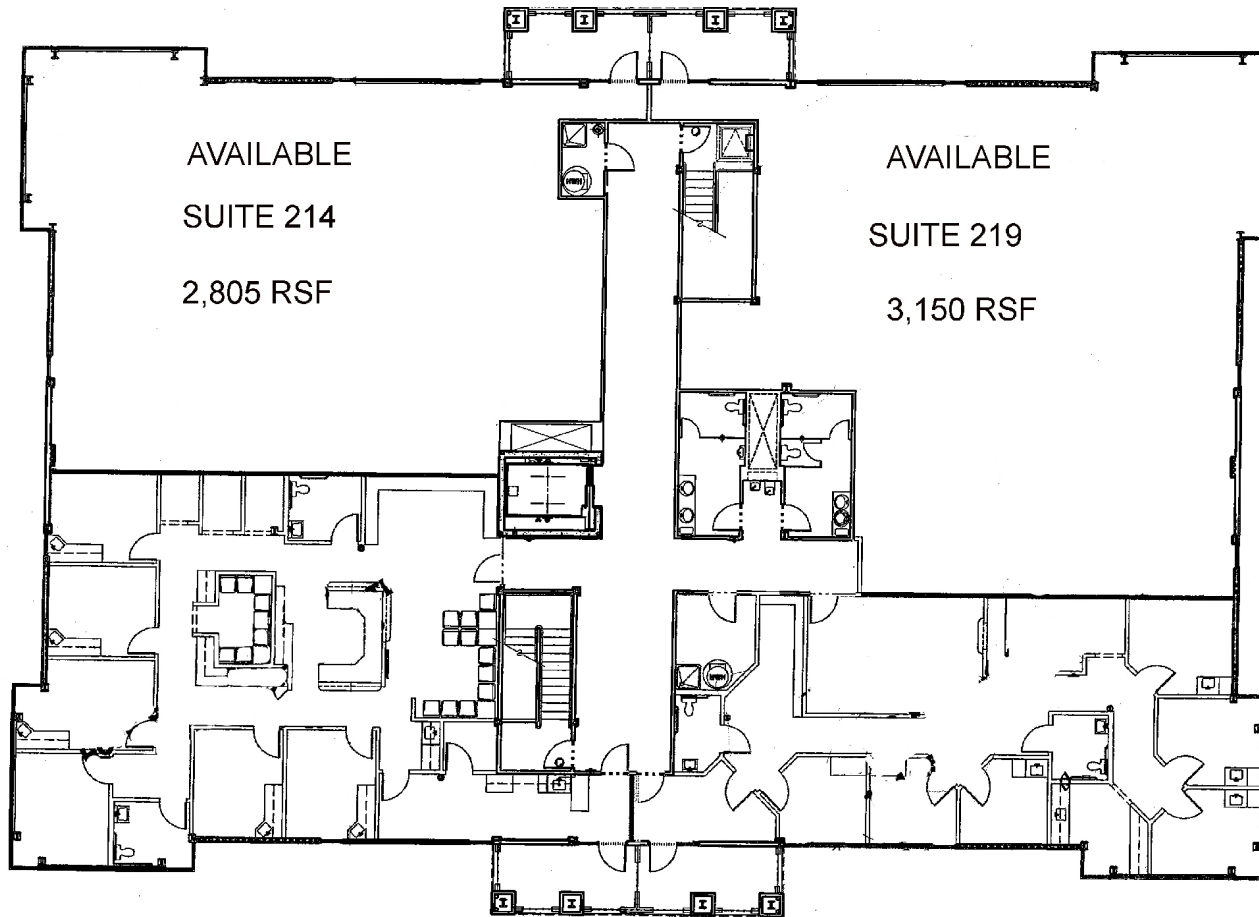
SUITE 202 - 2,348 RSF



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SECOND FLOOR CONTIGUOUS FOR 5,955 RSF



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## Demographics

	SUN LAKES & SUNBIRD	PEBBLECREEK	ROBSON RANCH ARIZONA	SADDLEBROOKE	SADDLEBROOKE RANCH	QUAIL CREEK	ROBSON RANCH TEXAS
<b>AGE</b>							
41-50	15%	5%	3%	0%	1%	3%	1%
51-65	54%	64%	58%	44%	56%	53%	62%
66+	31%	31%	39%	56%	43%	44%	37%
<b>INCOME</b>							
\$25k-74,999	26%	9%	22%	20%	21%	14%	6%
\$75k-124,999	34%	25%	40%	25%	33%	38%	35%
\$125k-175,000+	40%	66%	38%	55%	46%	48%	59%
<b>RESIDENCE</b>							
Permanent	75%	67%	55%	81%	89%	73%	95%
Winter Only	25%	33%	45%	19%	11%	27%	5%
<b>MARITAL STATUS</b>							
Married	70%	82%	82%	83%	86%	92%	91%
Single	30%	18%	18%	17%	14%	8%	9%
<b>MARKET VALUE OF FORMER HOME</b>							
\$101k-199,999	7%	8%	18%	0%	4%	0%	10%
\$200k-299,999	18%	5%	22%	26%	18%	32%	25%
\$300,000+	75%	87%	60%	74%	78%	68%	65%
<b>EMPLOYMENT STATUS</b>							
Full Time	44%	28%	24%	19%	25%	21%	35%
Part Time	5%	7%	7%	11%	7%	7%	15%
Business Owner	4%	4%	3%	0%	3%	4%	4%
Retired	47%	61%	66%	70%	65%	68%	46%
<b>ZIP CODES</b>							
	85248 (Sun Lakes)	85395	85131	85739 (SaddleBrooke)	85623	85614	76207
	85249 (SunBird)						

*\*Statistics from 2013 Home Buyer Survey*



## Retailer Map

