



FOR LEASE | OFFICE

GENERAL OFFICE SUITE

1901 E University Drive, Suite 330, Mesa, AZ 85203

Dave Collins VP, Associate Broker | 480.610.2400 | dave@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF: 3,825 SF

Lease Rate: \$12.00 SF/yr (Full Service)

Building Size: 7,226 SF

Zoning: LC

Cross Streets: E of SWC University Dr & Gilbert Rd

LOCATION OVERVIEW

Located just West of the intersection of University Drive and Gilbert Rd with University Drive frontage access. University Drive traffic count exceeds 22,000 vehicles per day. Adjacent to retail center with multiple restaurants.

PROPERTY HIGHLIGHTS

- 3,825 SF General Office for Lease for \$12/SF Full Service
- Buildout includes: Lobby/Reception, 12 Offices, Storage, Conference Room, and Kitchen
- Common Area Rest Rooms
- Building and Monument Signage Available
- University Drive Traffic Counts Exceeds 20,000 Vehicles Per Day
- Within 3 Miles of US 60 Superstition Freeway and Loop 202 Red Mountain Freeway

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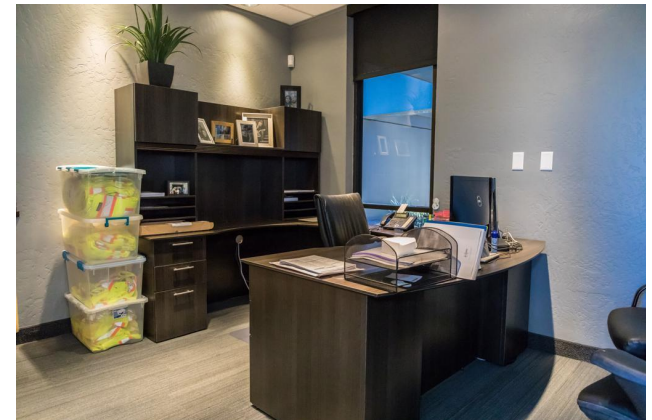
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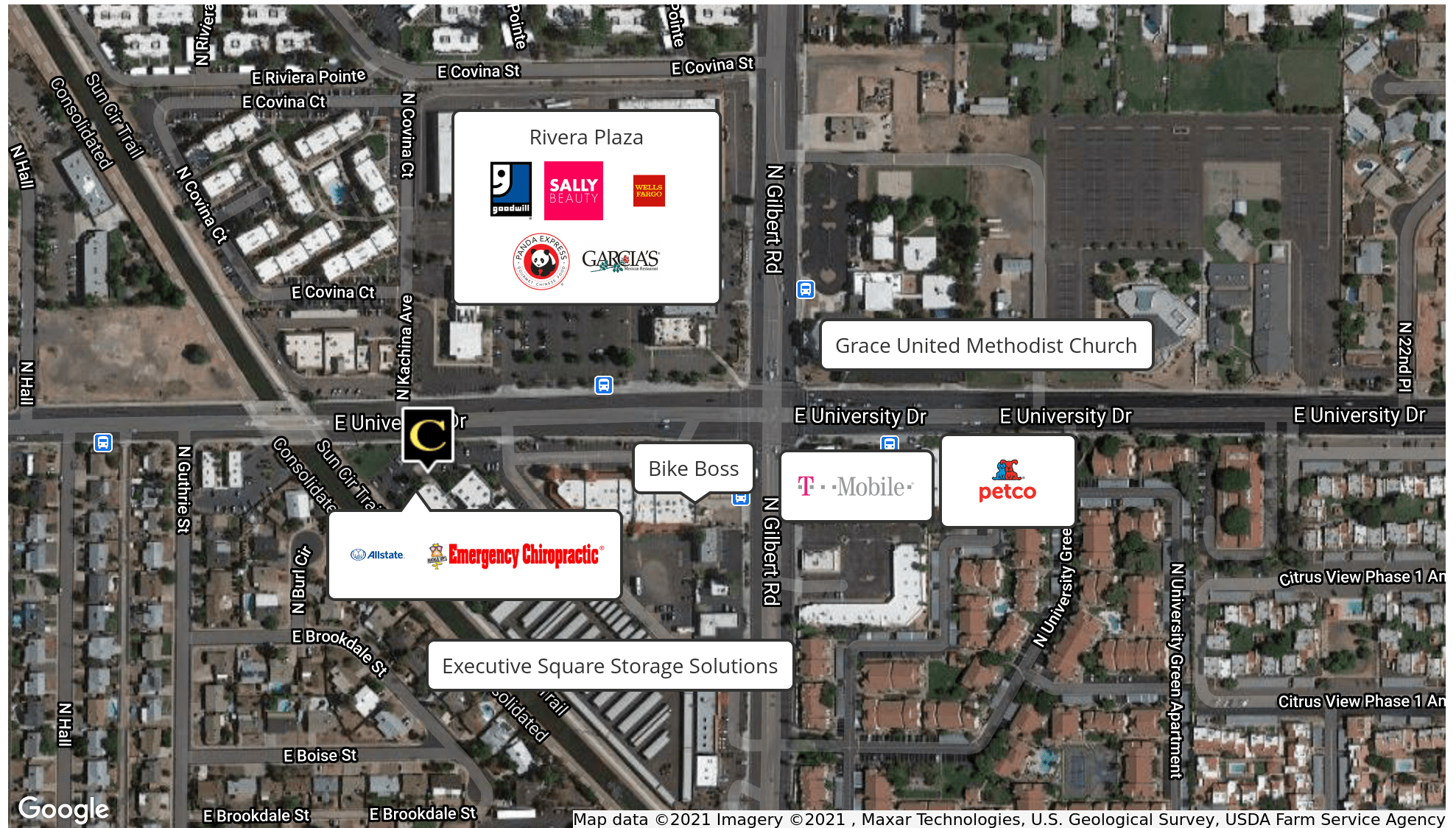
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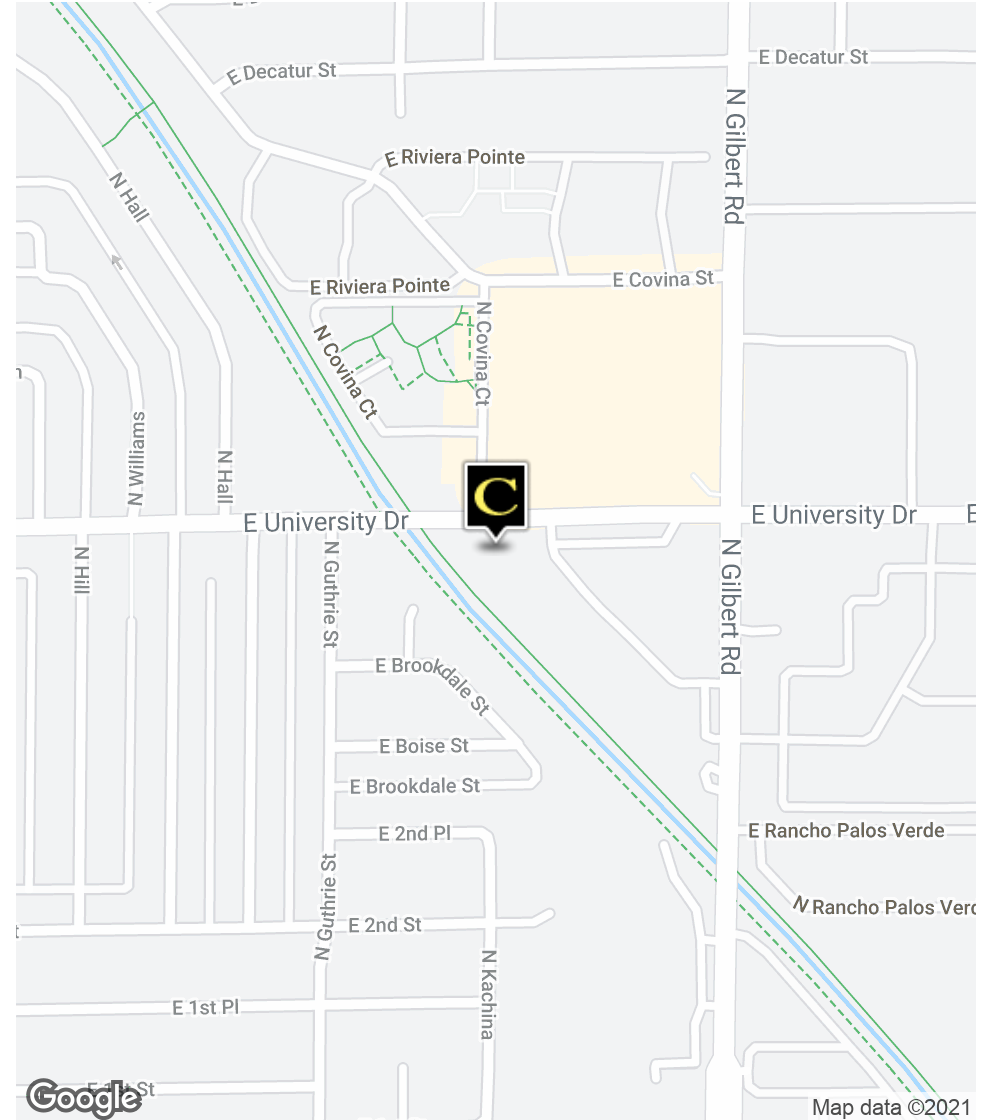
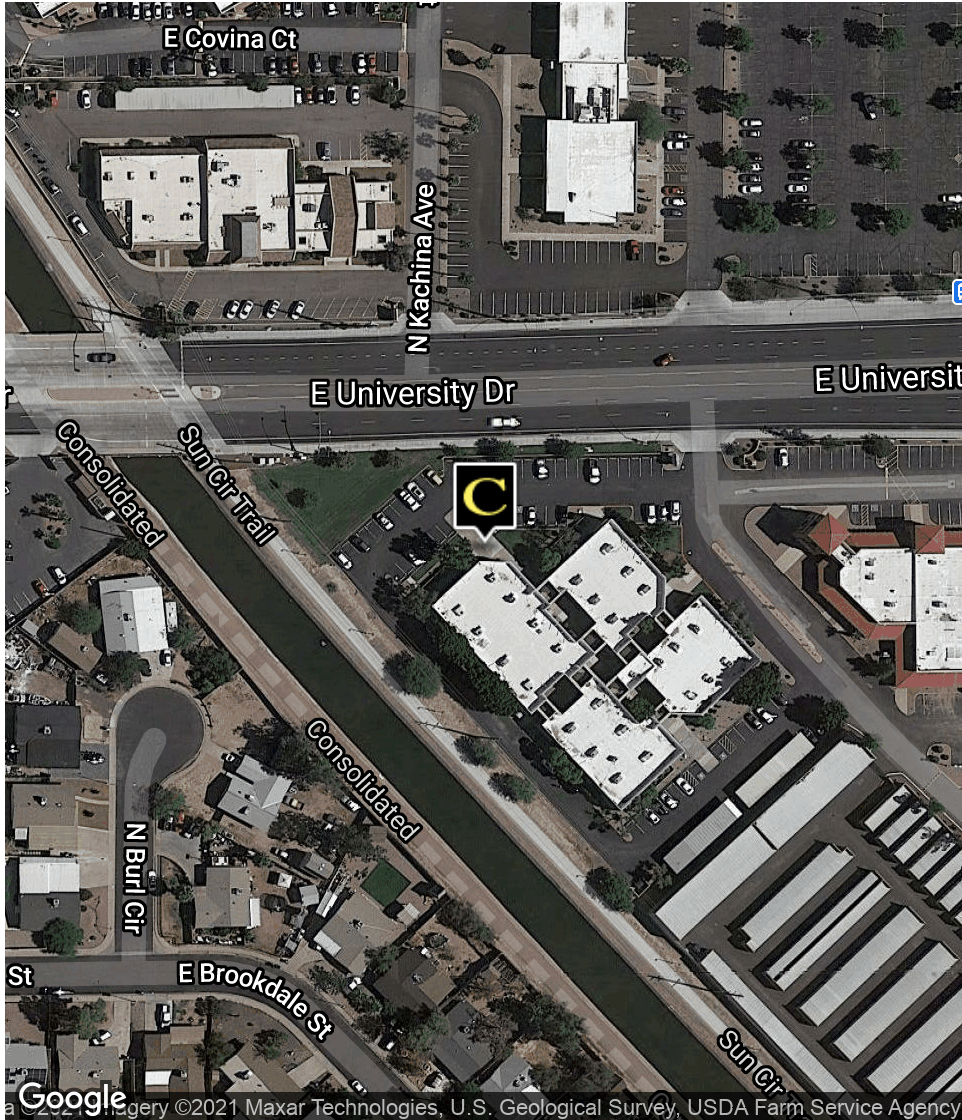
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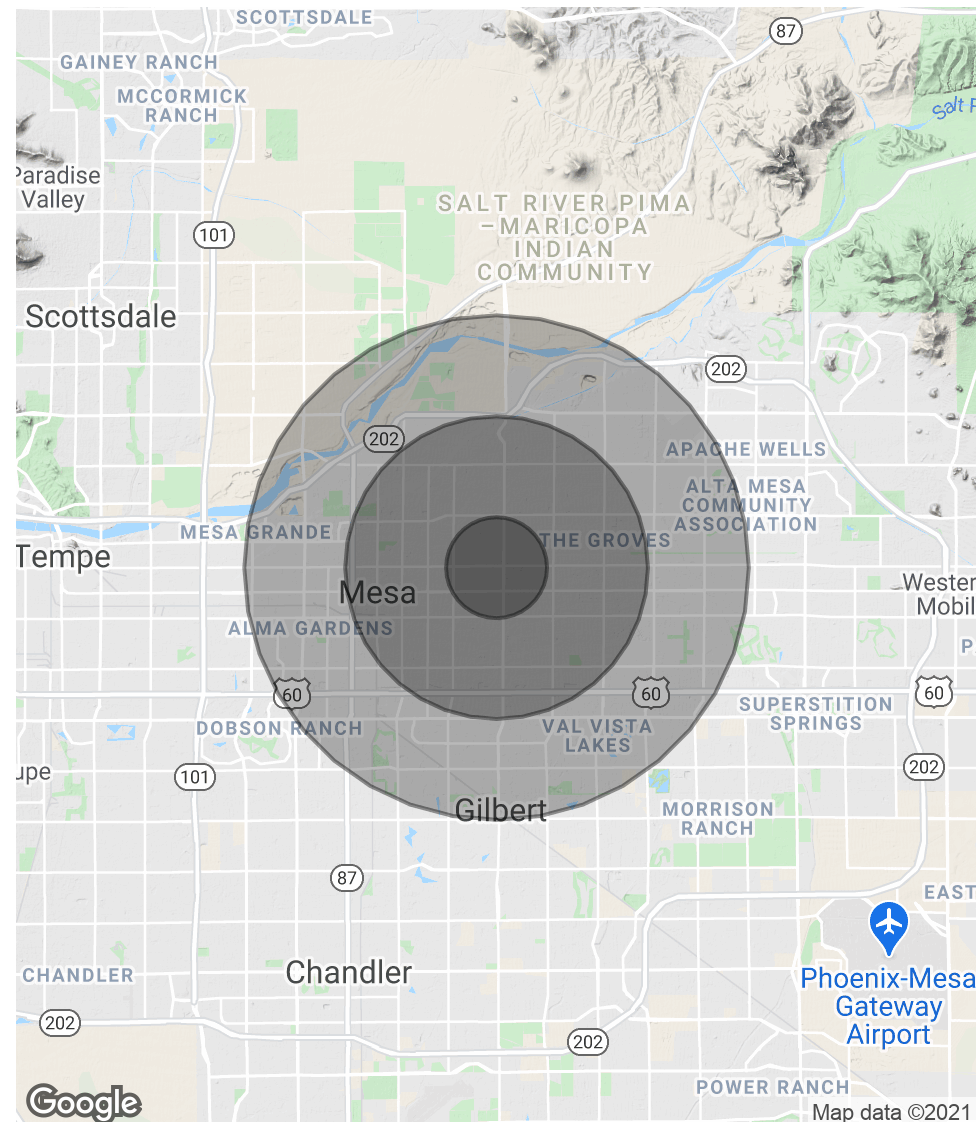
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,632	148,601	317,714
Average age	31.1	33.5	34.1
Average age (Male)	29.7	32.4	33.2
Average age (Female)	32.9	35.0	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,703	52,342	115,010
# of persons per HH	2.9	2.8	2.8
Average HH income	\$52,741	\$61,305	\$62,179
Average house value	\$169,368	\$190,144	\$209,840

* Demographic data derived from 2010 US Census



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