

# 41 600 WEST SMITH ENKE ROAD

BLDG 11, SUITE 126/127 | MARICOPA, AZ 85138

NEW SPEC BUILD OFFICE CONDO AVAILABLE FOR LEASE

CONSTRUCTION  
STARTING Q1 2020



EXAMPLE PHOTO

**LEASE RATE: \$23.00 NNN with \$50/SF TI Allowance**

## EXCLUSIVE CONTACT:

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CPPIAC International

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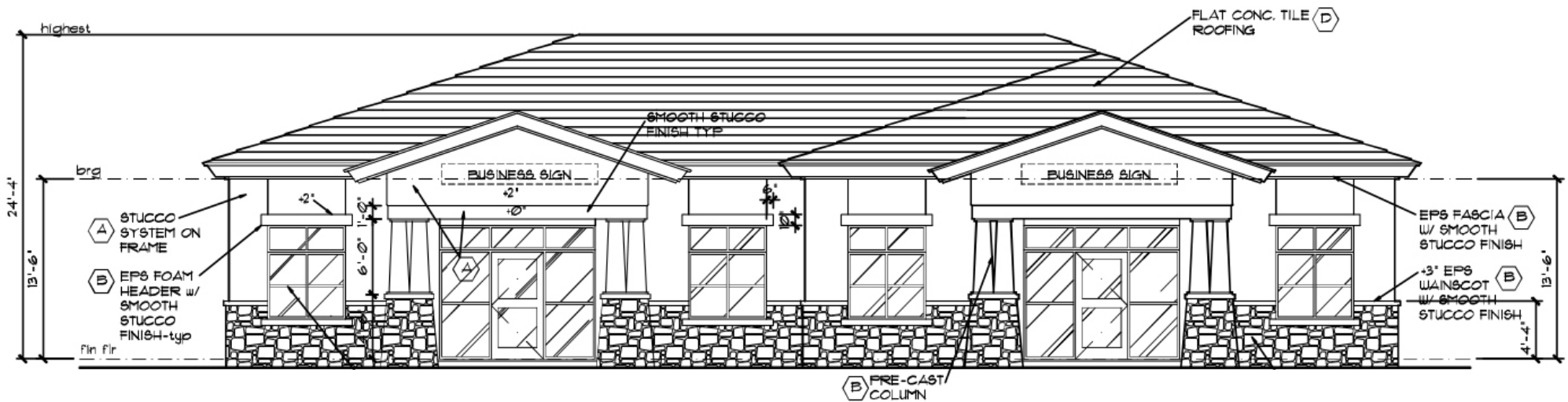


## ■ 41600 W SMITH ENKE ROAD ■

- Suite 126/127
- ±2,871 SF Office Condo
- Construction Starting Q1 2020
- NEC of W Smith Enke & N Porter Rd in Maricopa
- 5.5/1,000 Parking Ratio

**LL is offering a \$50/SF TI allowance!**

**LEASE RATE: \$23.00 NNN**



**BLDG 11, TYPE H**

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 02 13 20



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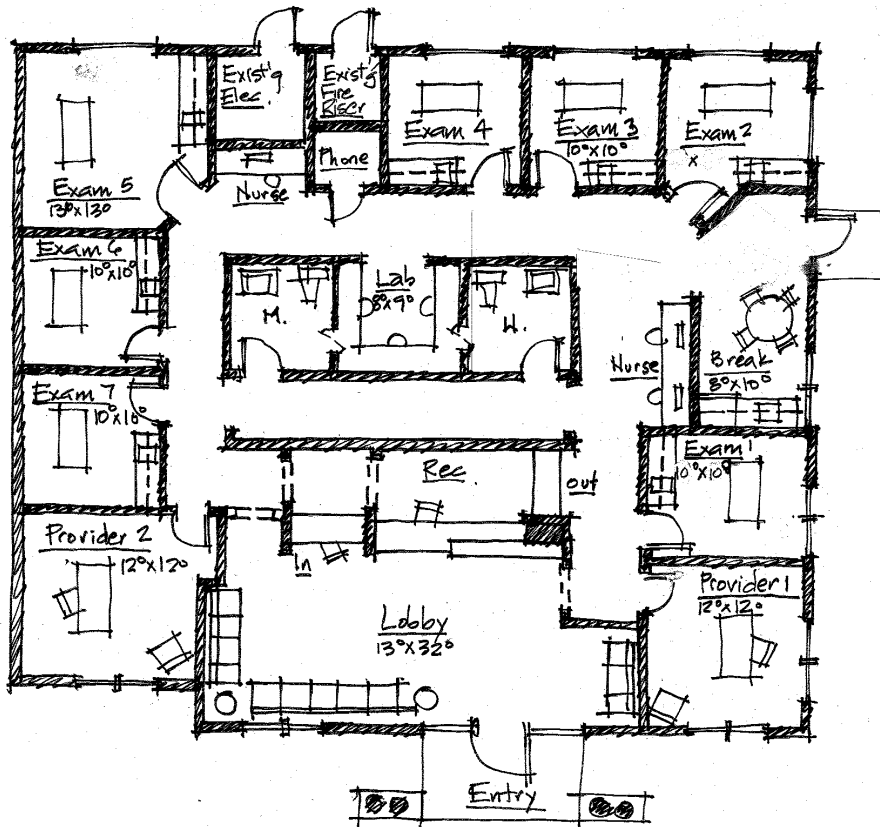
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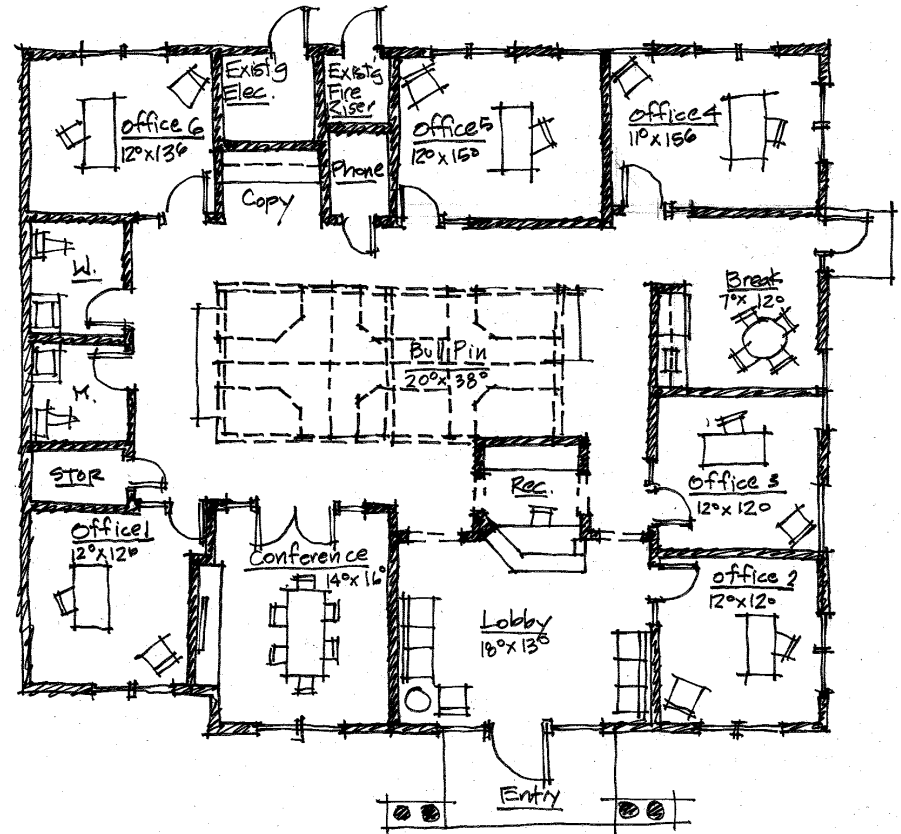


# ■ 41600 W SMITH ENKE ROAD ■

Conceptual  
**MEDICAL** floor plan



Conceptual  
**OFFICE** floor plan



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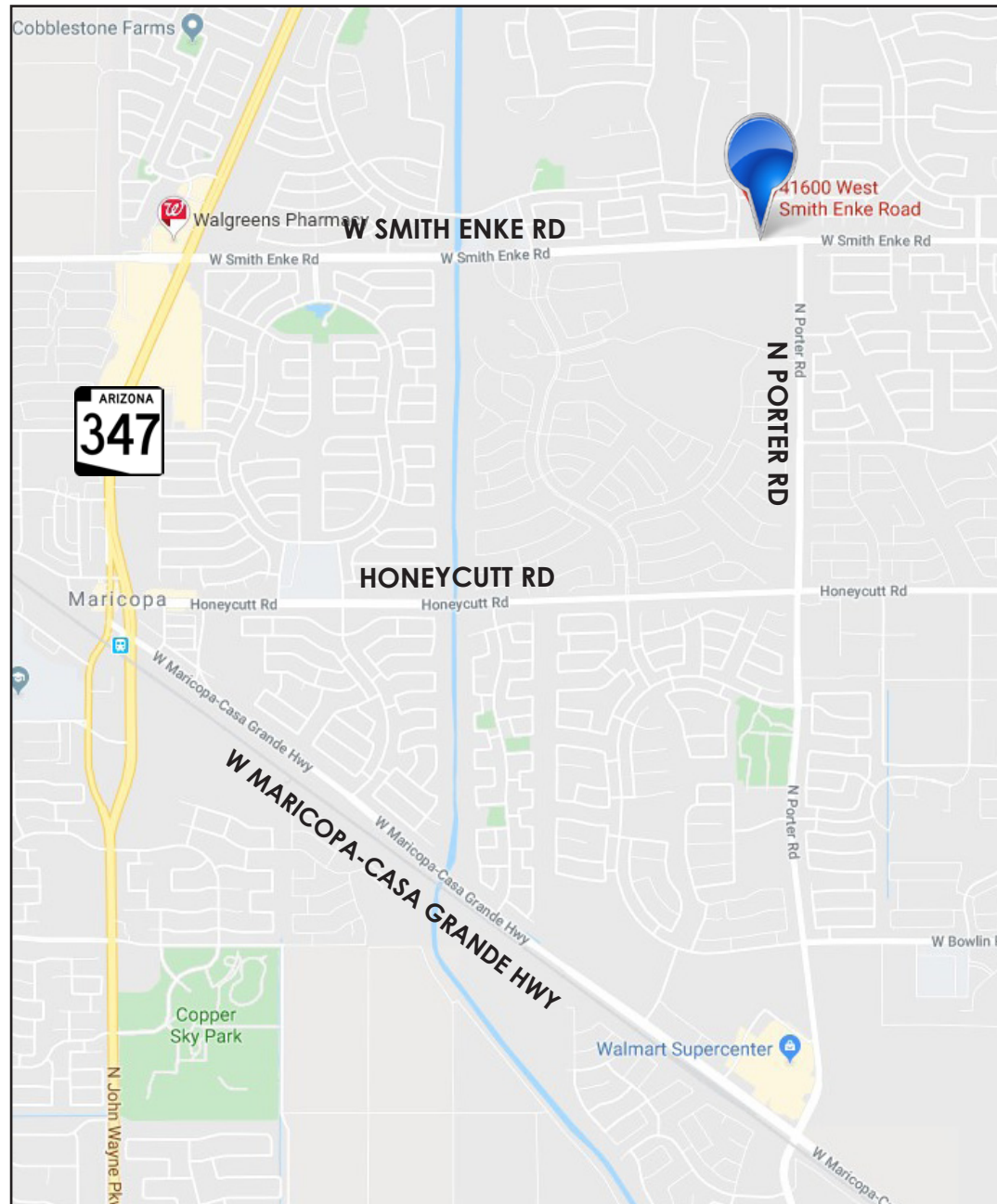
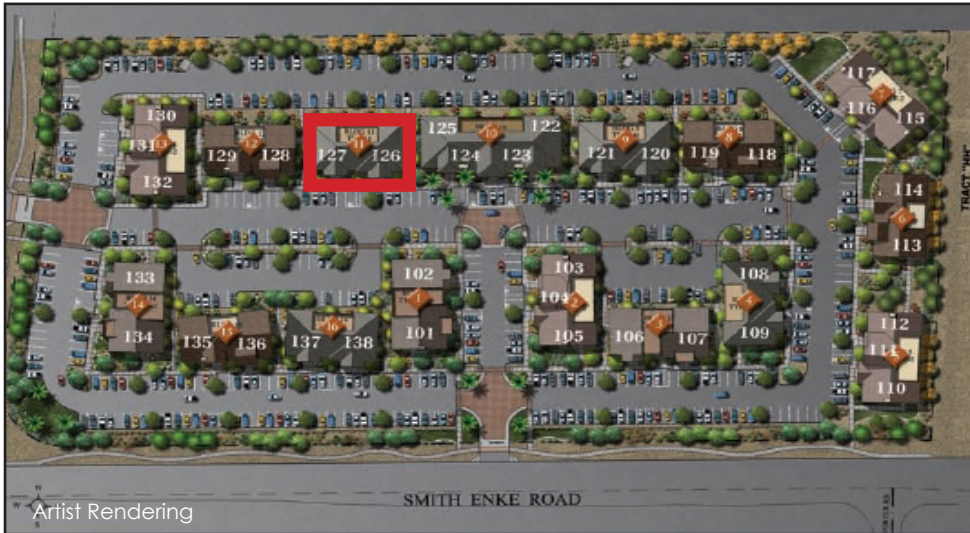
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## Property Demographics

CoStar (2019)	1 MI	3 MI	5 MI
2019 Total Population:	10,557	39,976	50,705
2024 Population:	12,141	45,216	57,333
Pop Growth 2019-2024:	15%	13.11%	13.07%
2019 Households	3,931	13,380	16,757
Median Age	40.10	35.50	35.10
Average HH Income	\$76,510	\$71,894	\$70,458