

Medical & Office Suite



WARNER PROFESSIONAL CENTER

1257 W Warner Rd, Chandler, Arizona 85224

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PROPERTY DESCRIPTION



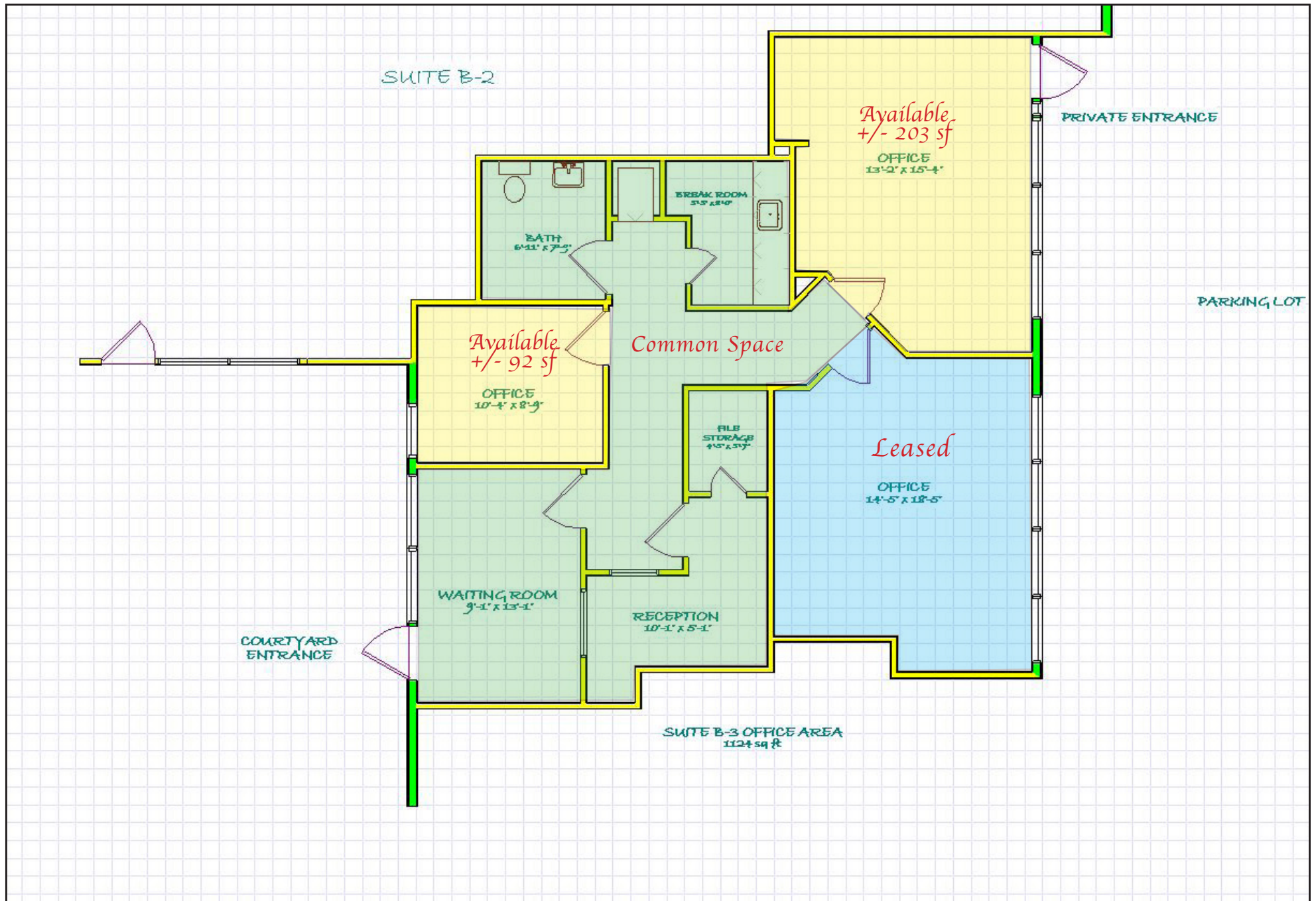
PROPERTY OVERVIEW

CRE Option Commercial Advisors, as the exclusive representative of the Seller, is pleased to offer for lease the Warner Professional Center. The center is over 10,000 square feet in a prime location in beautiful Chandler, Arizona and provides a quality medical tenant mix, high traffic area, & excellent visibility. Located in strong demographics with plenty of retail mix just a short distance away at the corner of Alma School and Warner. This valley office building offers the ideal location for any medical or professional business user.

Highlights

- Full Service Executive Suites Available
- High end finishes
- Prominent Monument and Suite Signage
- Beautiful Window line with shaded courtyard
- Covered Parking Available
- Flexible Lease terms

AVAILABLE SUITES



Property Photos



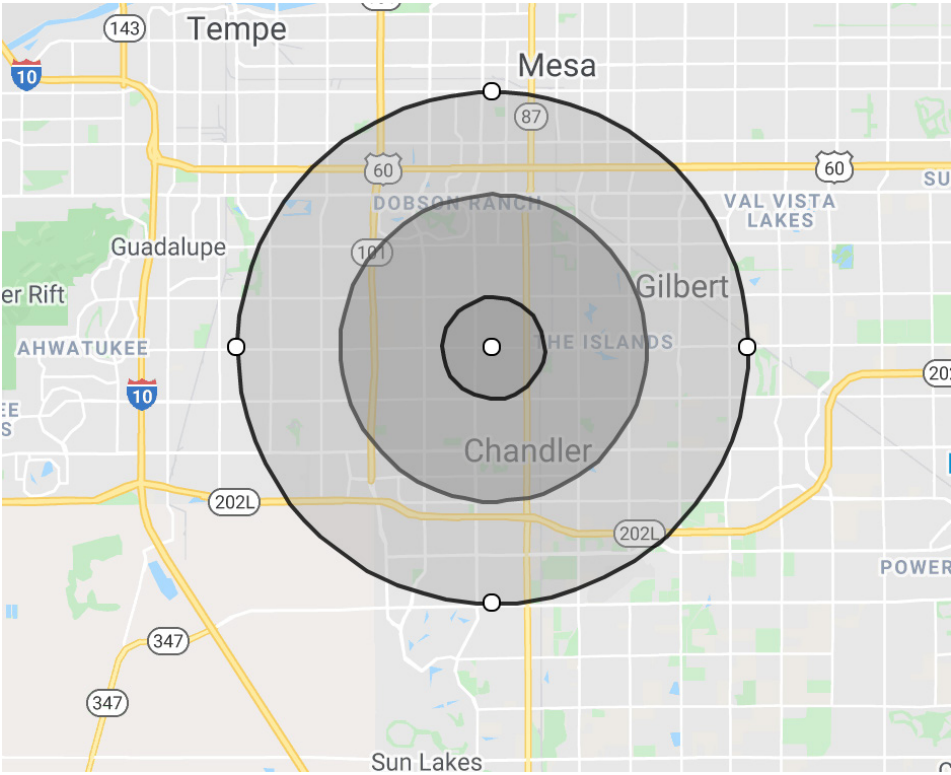
Demographics

PROPERTY SUMMARY

Available SF:	92-203 SF
Building Size:	10,698 SF
Zoning:	PCO- Planned Commercial Office
Cross Streets:	W Warner Rd & N Alma School Rd

POPULATION

	1 Mile	3 Miles	5 Miles
Total Population	17,213	136,171	336,071
Population Density	5,479	4,816	4,279
Median Age	33.5	32.9	33.6
Median Age Male	32.6	31.5	32.4
Median Age Female	34.5	34.1	34.5
Total Households	6,674	51,850	127,730
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$71,901	\$72,715	\$76,660
Average House Value	\$222,510	\$260,227	\$278,674



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