

FOR LEASE

Cooper Office Condominium

5950 S. COOPER RD.

Chandler, AZ 85249

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.50 SF/yr
LEASE TYPE:	Modified Gross
AVAILABLE SF:	1,817 SF
YEAR BUILT:	2006
SUBMARKET:	Southeast Valley
ZONING:	PAD
TRAFFIC COUNT:	±20,000 VPD

PROPERTY HIGHLIGHTS

- Existing Office Space for Lease
- Move-in ready | General Office Layout
- Off of large parking lot with ample parking
- Desirable demographics within immediate proximity

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PROPERTY DESCRIPTION

SVN is pleased to present for lease a 1,817 SF existing office space in move-in ready condition. The building offers visibility to Cooper Rd. along with covered, reserved parking. The unit is located within the Cooper Office Condos offering a upscale garden office and medical office environment.

LOCATION DESCRIPTION

The subject property is located at the NEC of Cooper and Riggs Rd. in Chandler, AZ with convenient access to the I-10 and San Tan Loop 202 Freeways. Within 10 minutes both northwest and northeast of the property is Chandler Regional and Mercy Gilbert Hospitals respectively. Area demographics are desirable with average household income of \$134,115 and median home value of \$400,679 within a 3 mile radius.

ADDITIONAL PHOTOS

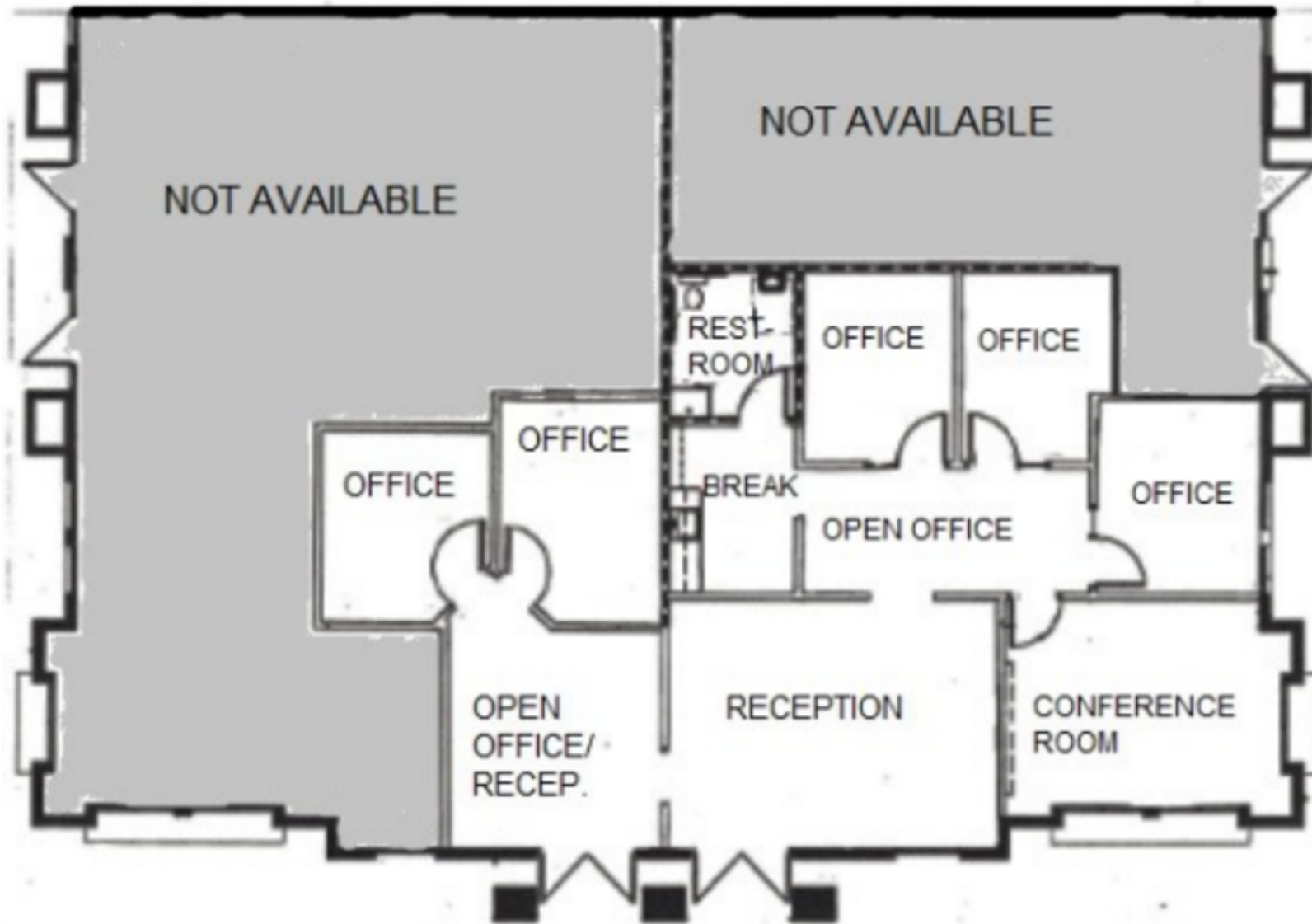


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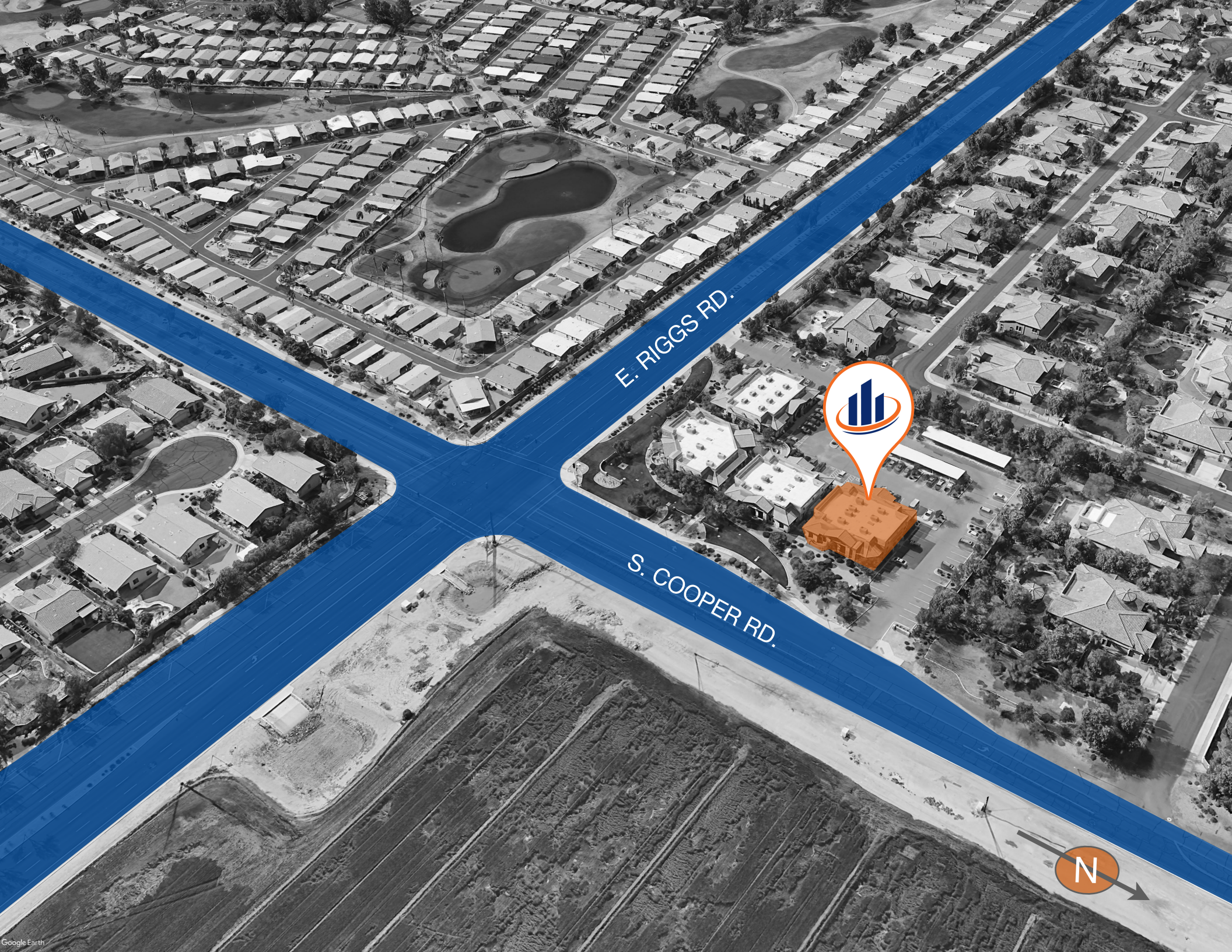
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E. RIGGS RD.

S. COOPER RD.



DEMOGRAPHICS MAP & REPORT

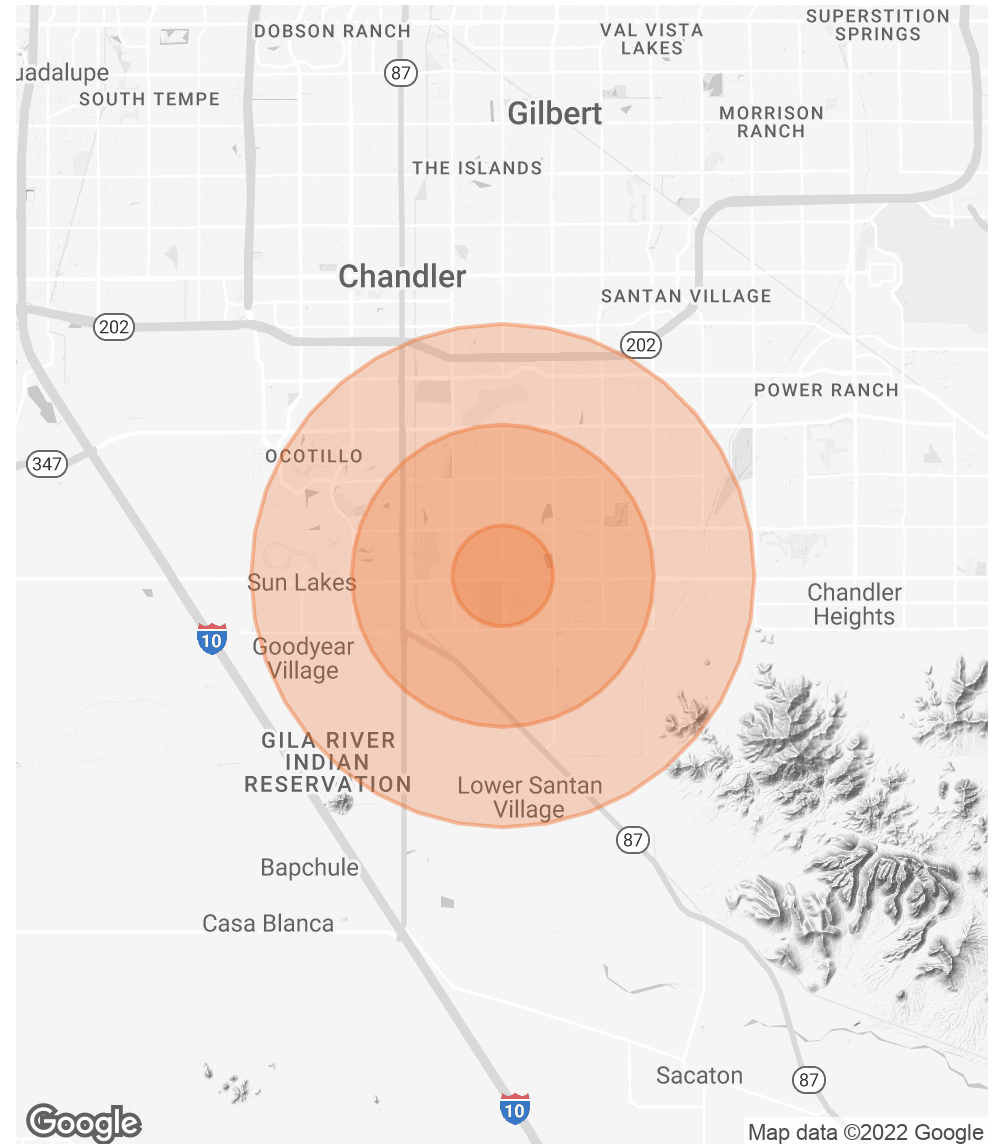
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,399	44,056	99,737
AVERAGE AGE	44.8	39.7	39.7
AVERAGE AGE (MALE)	45.6	40.1	39.7
AVERAGE AGE (FEMALE)	44.0	39.4	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,262	15,447	37,087
# OF PERSONS PER HH	2.6	2.9	2.7
AVERAGE HH INCOME	\$86,945	\$103,956	\$102,075
AVERAGE HOUSE VALUE	\$376,100	\$411,110	\$404,919

* Demographic data derived from 2010 US Census



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