



New Office Condo | For Lease

AIRPARK SOUTH PROFESSIONAL VILLAGE

West/SWC Of Cooper & Queen Creek Road Building 6 | Chandler, AZ 85286

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WEST/SWC OF COOPER & QUEEN CREEK ROAD BUILDING 6 | CHANDLER, AZ 85286

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	1,536 - 3,564 SF
Lease Rate:	\$16.00 NNN
TI Allowance	\$50.00 PSF
Building Size:	5,385 SF
Building Class:	A
Zoning:	PAD - City of Chandler
Market:	Phoenix Metro
Sub Market:	Southeast Valley
Cross Streets:	S Cooper Road & E Queen Creek Road

PROPERTY OVERVIEW

5,385 SF Office Condo. The building can be divided into three (3) individual suites. Suite 113 shall include 5 private offices, break room and conference room. The space shall be delivered Turn-Key by November 2017.

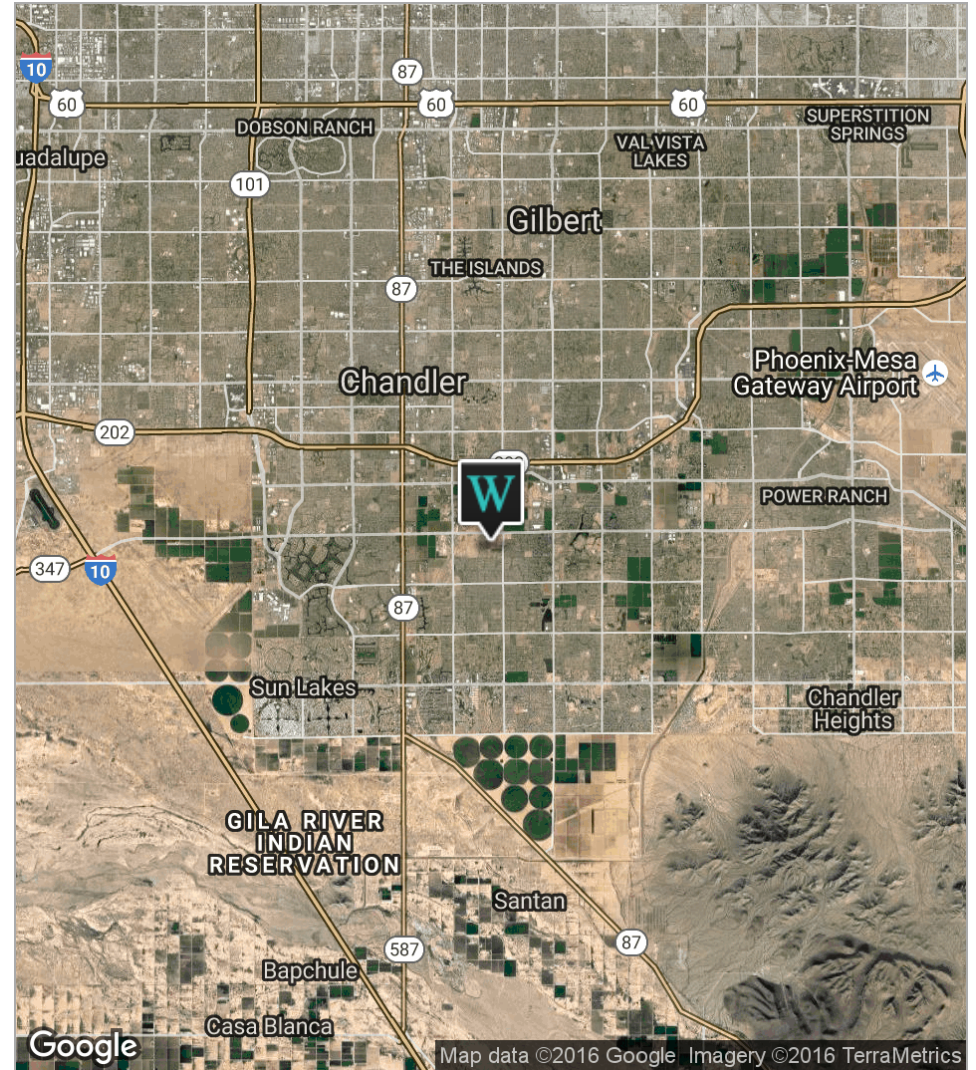
LOCATION OVERVIEW

Located just west of the SWC of Cooper and Queen Creek Roads in Chandler, AZ. Located within Chandler Airpark Enterprise Zone directly south of the Chandler Airpark. Minutes from the 202 Santan Freeway with access on both McQueen & Gilbert Road Interchanges. It is also within minutes of both Mercy Gilbert Medical Center and Chandler Regional Hospital. Airpark South consists of four free standing office condos and eight fully improved office pads.

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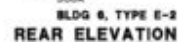
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SITE PLAN



ELEVATIONS

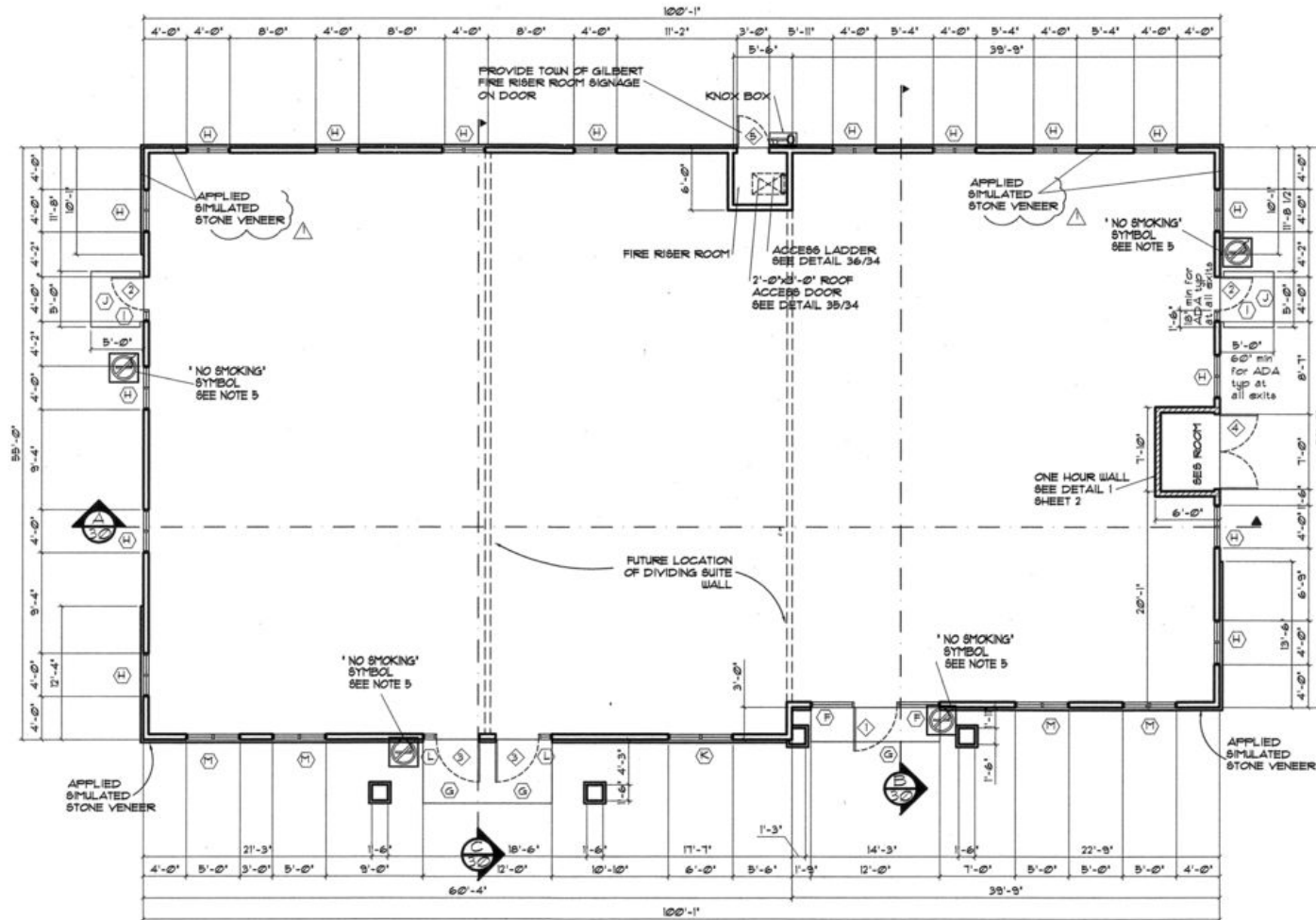


- BLDG. & TYPE E-2
- (A) DUNN EDWARDS DE 417 SAND DOLLAR
 - (B) DUNN EDWARDS DE 4170 BUNGALOW TAPE
 - (C) BRIDGE ANOIZED ALUMINUM PAINT
 - (D) EAGLE ROOFING 519 PALE ROSE
 - (E) CULTURED STONE PF-605 ALUMINUM PROFILE LEDGESTONE

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FLOOR PLAN

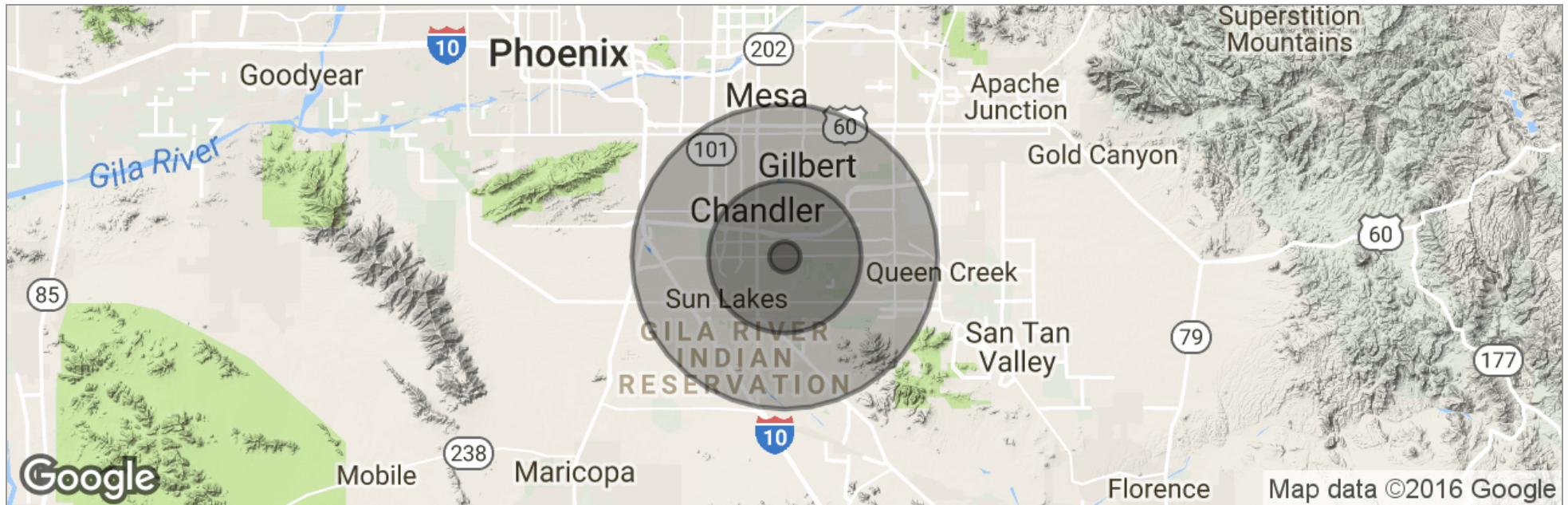


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AREA DEMOGRAPHICS



	1 Mile	5 Miles	10 Miles
Total Population	3,535	200,852	641,570
Population Density	1,125	2,557	2,042
Median Age	34.1	35.2	34.0
Median Age (Male)	35.1	34.8	33.3
Median Age (Female)	33.6	35.4	34.5
Total Households	1,210	71,122	229,482
# of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$102,949	\$92,114	\$85,495
Average House Value	\$383,982	\$378,536	\$335,977

* Demographic data derived from 2010 US Census