

FOR LEASE | OFFICE

PARADISE CENTER SUITE

1940 E Thunderbird Rd, Phoenix, AZ 85022

TJ Zaharis Partner & Designated Broker / 480.610.2400 / tj@coberealestate.com

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PROPERTY DESCRIPTION

This professionally configured office space offers a functional layout ideal for a wide range of business uses. With **7 private offices**, a reception area, a kitchen, and additional storage, the suite supports focused work. Its location along Thunderbird Road provides **excellent visibility and easy access** for staff and visitors. The property is located **5 minutes from AZ-51**.

PROPERTY HIGHLIGHTS

- Buildout includes 7 private offices, reception area, kitchen, and storage
- Covered parking and monument signage are available
- 34,328 VPD on Thunderbird Rd
- Walking distance to Cobblestone Plaza, the Home Depot, and many food options
- Recently remodeled

OFFERING SUMMARY

Lease Rate:	\$14.35 SF/yr (Full Service)
Available SF:	1,670 SF
Cross Streets:	E Thunderbird Rd and Cave Creek Rd
Lot Size:	40,827 SF
Building Size:	15,424 SF
Parking Ratio:	3.9/1,000 SF

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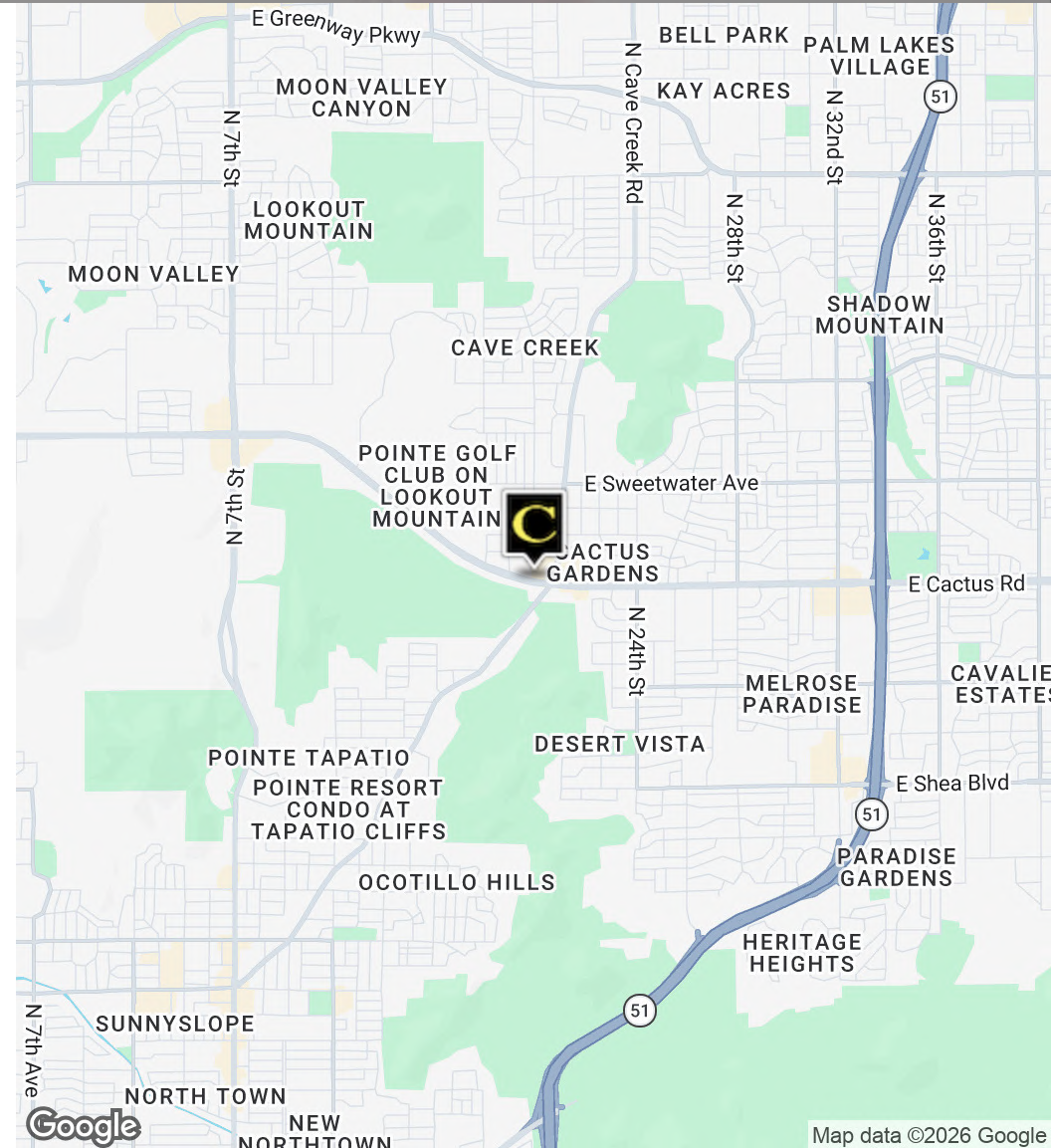
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,826	107,533	335,649
Average Age	44	42	41
Average Age (Male)	43	41	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,304	44,785	140,050
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$92,103	\$104,819	\$104,879
Average House Value	\$533,545	\$507,467	\$502,875

Demographics data derived from AlphaMap

