



**FOR LEASE | OFFICE**

# 1980 E BASELINE RD STE 103

1980 E Baseline Rd Ste 103, Tempe, AZ 85283

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

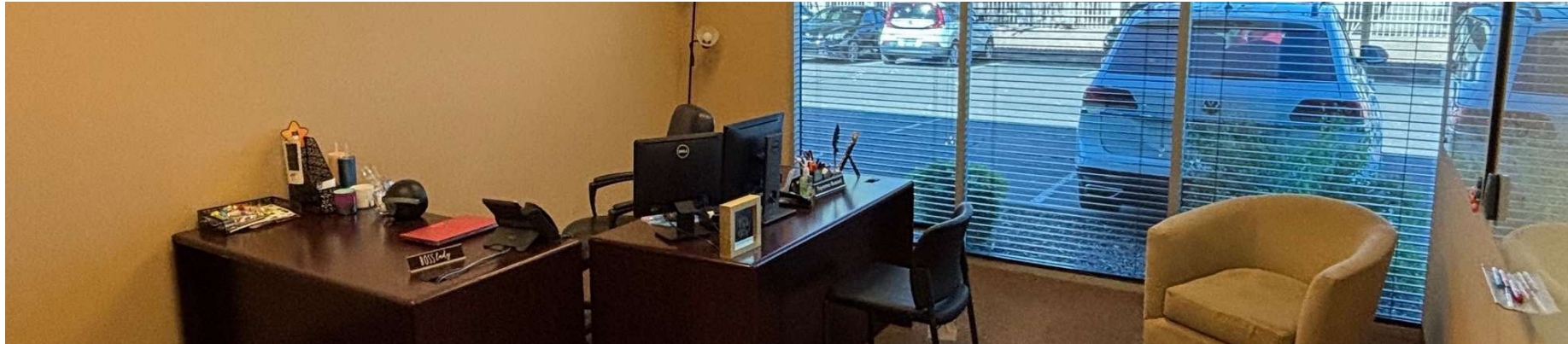


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## PROPERTY SUMMARY

<b>Available SF:</b>	1,962 SF
<b>Lease Rate:</b>	\$22.00 SF/yr (NNN)
<b>Building Size:</b>	4,054 SF
<b>Building Class:</b>	B
<b>Zoning:</b>	RO
<b>Cross Streets:</b>	Baseline Rd & McClintock Dr

## PROPERTY OVERVIEW

Discover the perfect space for your business at 1980 E Baseline Rd Ste 103, Tempe, AZ. The development offers an excellent mix of medical and professional tenants. It is also conveniently placed just minutes from Loop 101 with an average of 25,827 VPD along Baseline Rd.

Buildout includes: Reception, Large Conference Room, 3 Large Offices, 3 Built in Workstations, 2 Restrooms, Kitchen and Storage Room.

## PROPERTY HIGHLIGHTS

- Great in-demand Tempe location with Baseline frontage
- Door & Window Signage Available
- Covered Parking Available
- Easy access from Loop 101 within 1/2 a mile

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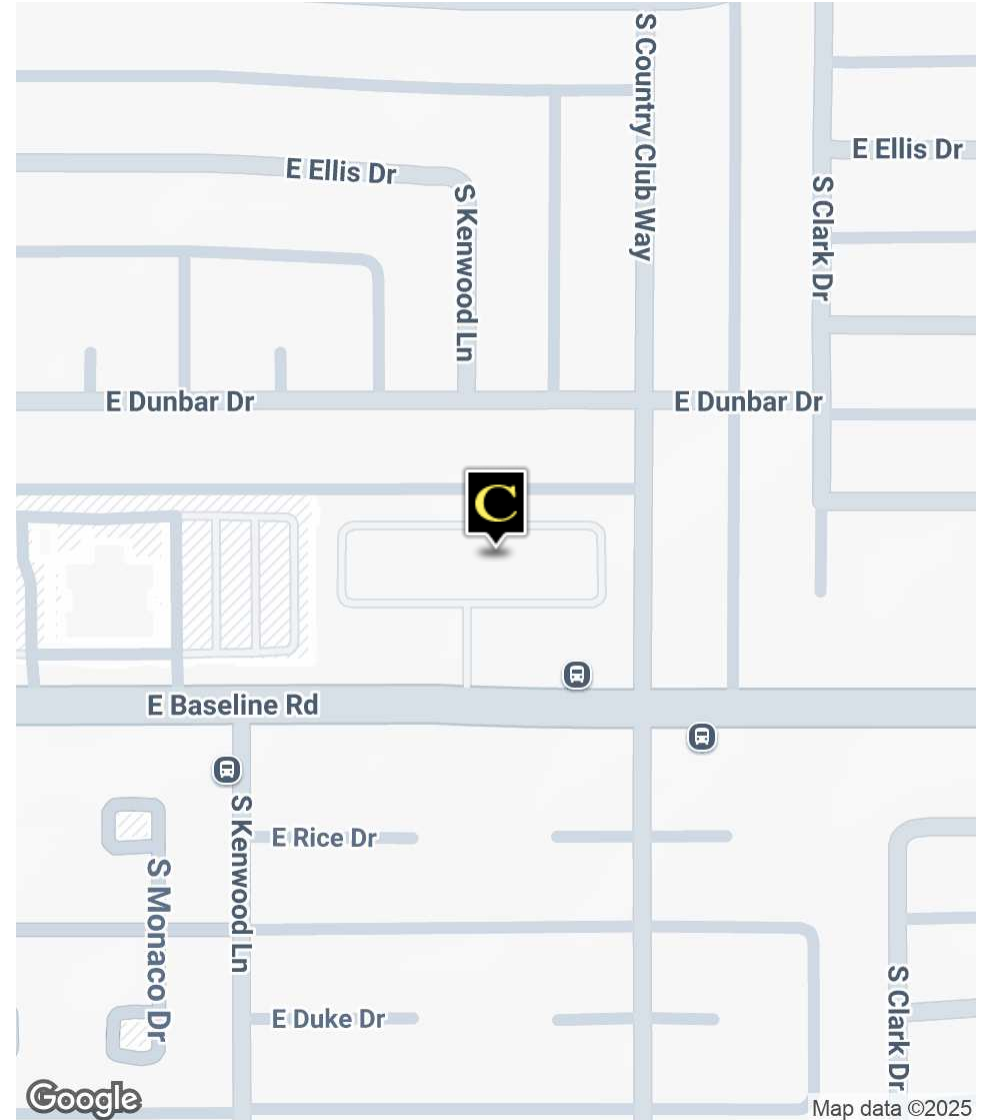
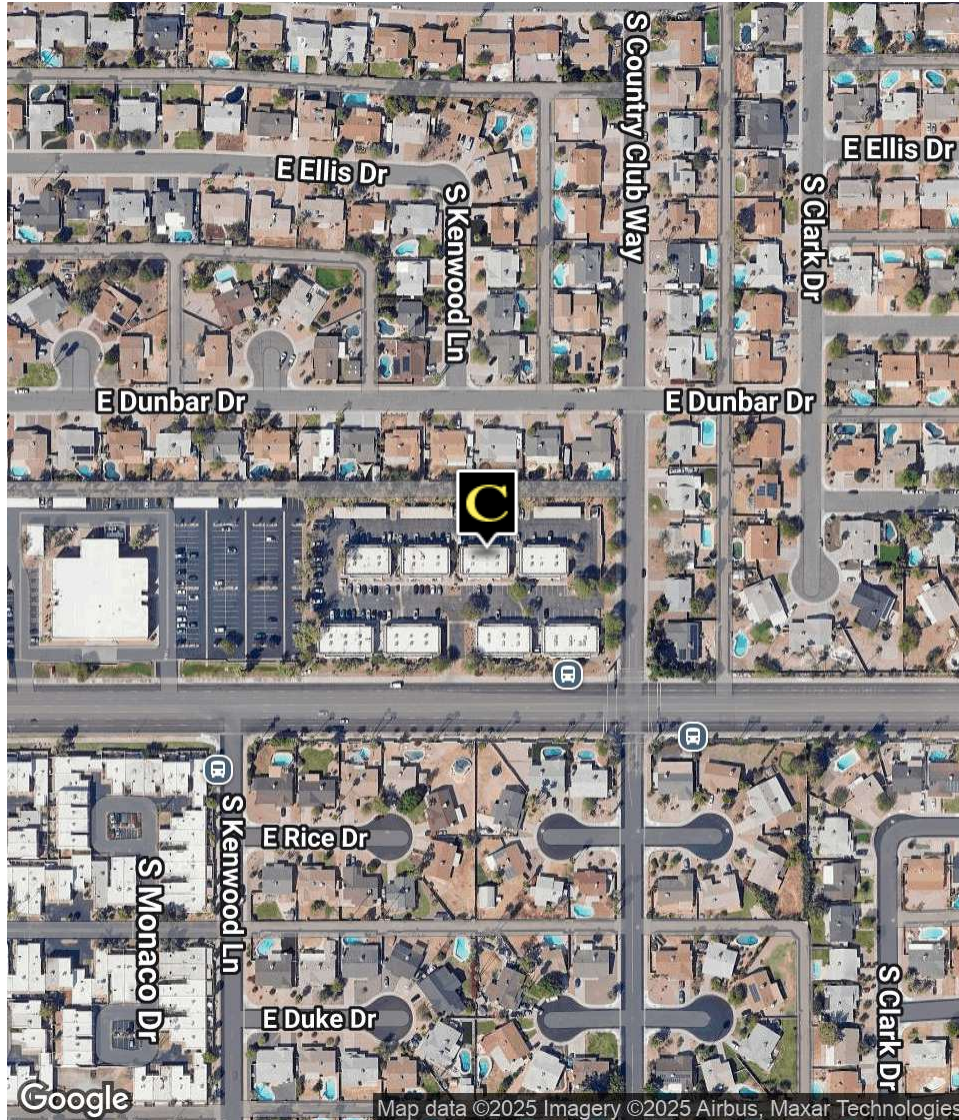
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,855	169,389	403,322
Average Age	41	37	37
Average Age (Male)	40	36	36
Average Age (Female)	43	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,852	70,843	165,291
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$121,286	\$91,898	\$96,924
Average House Value	\$473,908	\$397,736	\$420,410

Demographics data derived from AlphaMap

