

ONE CAREFREE PLACE, BLDG B, SUITE 12 & 13

36800 NORTH SIDEWINDER ROAD, CAREFREE, ARIZONA



PROPERTY SUMMARY

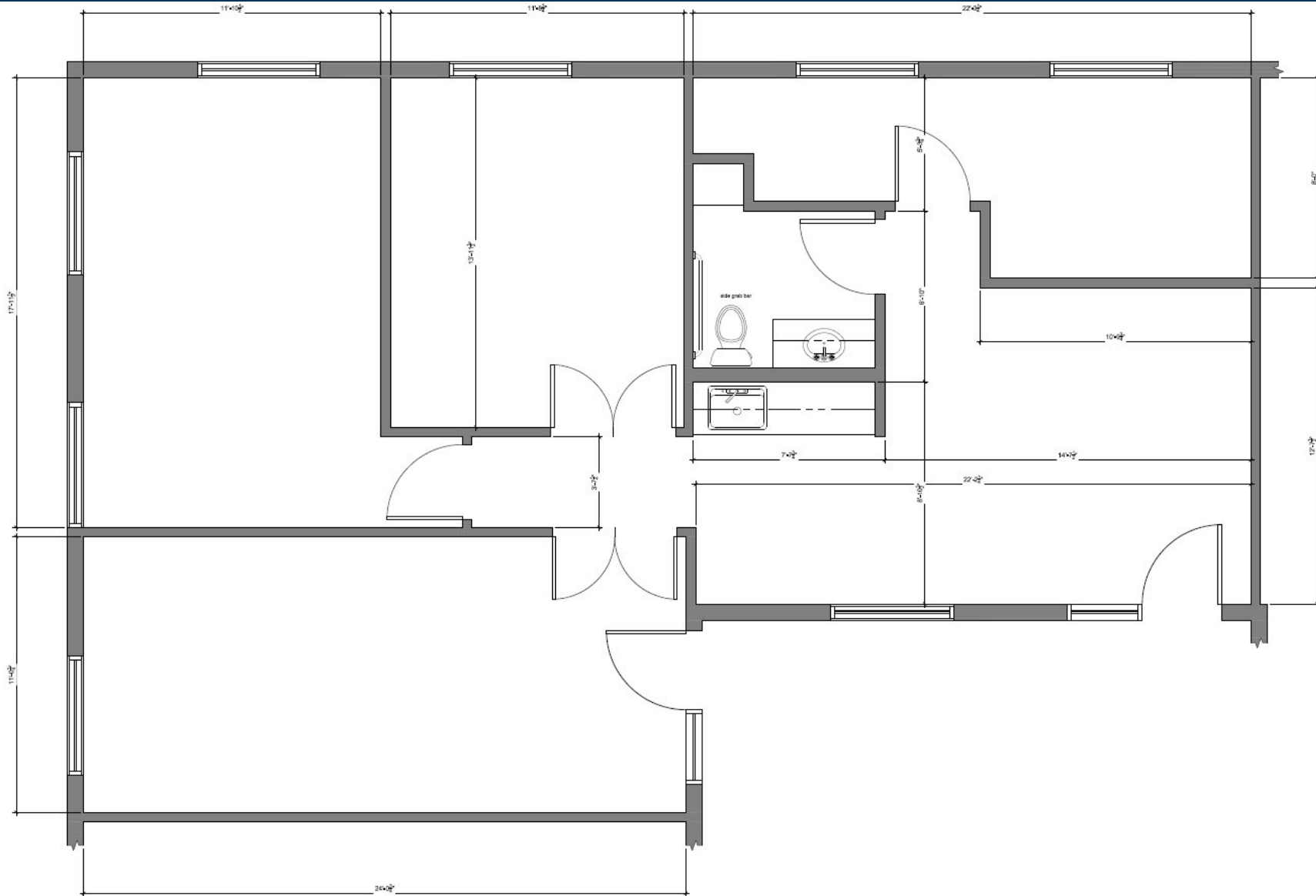
| | |
|------------------------|-------------------------------------|
| Available SF: | 1,337 SF |
| Lease Rate: | \$16.50 SF/yr (MG) |
| Sale Price: | \$197,500 |
| Price/ SF: | \$147.72 |
| Lot Size: | 1.81 Acres |
| Building Size: | 7,246 SF |
| Building Class: | B |
| Year Built: | 1999 |
| Zoning: | GO, Carefree |
| Cross Streets: | Sidewinder Road & Bloody Basin Road |

PROPERTY HIGHLIGHTS

- Professional Executive First Floor Garden Office Complex in Downtown Carefree, Arizona
- In Walking Distance to Neighboring Retail and Restaurants
- Space Offers Two Private Entrances, Private Offices, Kitchenette and Conference Room in Picturesque Carefree, Arizona
- Fully Built-out and Ready for Immediate Move-in
- Upgraded Lighting, Private Bathrooms, Saltillo Tile Throughout, Custom Interior Paint with Wood Blinds and Shutters, Large Windows with scenic views, and Office Furniture Available
- Beautiful Courtyards and Lush Landscaping
- Walking Distance to Retail and Restaurants, Minutes from the Boulders Resort, El Pederagal and the Carefree Resort and Not Far from the Sky Ranch and Carefree Airport
- Established Demographics with High Income

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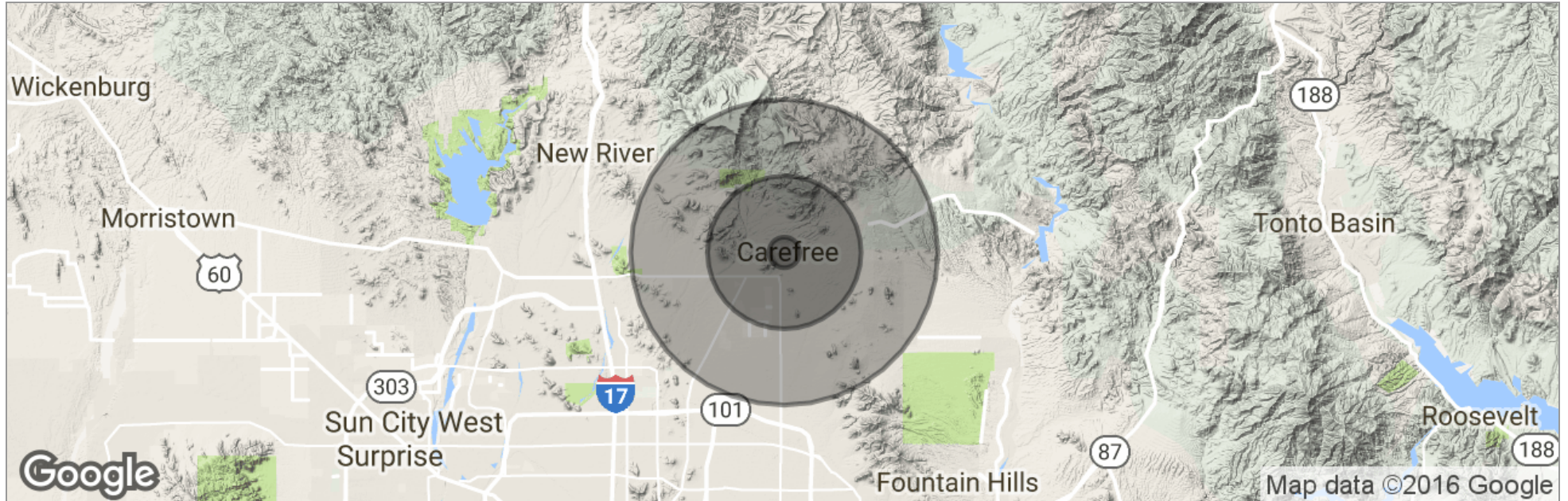
ONE CAREFREE PLACE, BLDG B, SUITE 12 & 13

36800 NORTH SEWINDER ROAD, CAREFREE, ARIZONA



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| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 1,135 | 24,229 | 82,685 |
| Population Density | 361 | 308 | 263 |
| Median Age | 59.1 | 52.7 | 45.8 |
| Median Age (Male) | 60.0 | 53.0 | 46.1 |
| Median Age (Female) | 58.9 | 52.9 | 45.6 |
| Total Households | 545 | 10,379 | 33,011 |
| # of Persons Per HH | 2.1 | 2.3 | 2.5 |
| Average HH Income | \$154,930 | \$134,490 | \$131,957 |
| Average House Value | \$743,959 | \$695,025 | \$598,455 |