

OFFICE FOR SUB-LEASE

WELLNESS CENTER OFFICES AVAILABLE FOR SUB-LEASE

4111 E Valley Auto Dr, Mesa, AZ 85206



PROPERTY DESCRIPTION

Six month to three year sub-lease terms available for these beautiful wellness office suites in an amazing community centrally located off US highway 60. Amenities include comfortable and inviting lobby, coffee and water service, privacy, laundry on site, secure access, covered parking, mail service, online advertising on the wellness center website, wifi, printing and fax.

PROPERTY HIGHLIGHTS

- Large, comfortable waiting rooms
- High speed internet (wired and wireless)
- Locked, secured mailboxes available
- Printer Copier with incoming & outgoing fax
- Kitchenette with microwave and refrigerator
- Coffee/Tea bar in lobby
- Covered parking
- Subletting allowed
- Virtual offices available
- Cross-Referring Community of Wellness Professionals

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	97 - 160 SF
Community Size:	50+ practicing professionals
Offices with Sinks:	5
Lease Rate:	\$475-900/mo

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,056	52,973	137,290
Total Population	13,587	136,530	370,643
Average HH Income	\$107,250	\$87,922	\$90,208

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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2077 East Warner Road, #110
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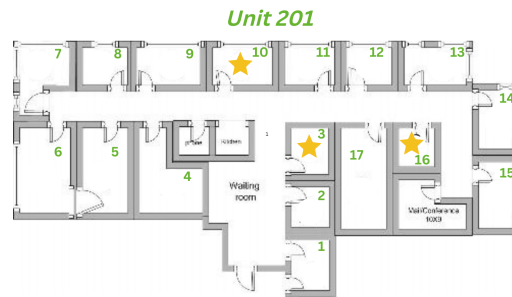
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	89 - 151 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201-3	Available	110 SF	Full Service	Negotiable	Interior office, fresh paint.
201-10	Available	100 SF	Full Service	Negotiable	Close proximity to sink and kitchenette.
201-16	Available	89 SF	Full Service	Negotiable	-
208-2	Available	96 SF	Full Service	Negotiable	Includes a sink, close proximity to laundry, and en suite restroom.
208-6	Available	96 SF	Full Service	Negotiable	Includes a sink, close proximity to laundry, and en suite restroom.
209-4	Available	150 SF	Full Service	Negotiable	Large corner & window office.

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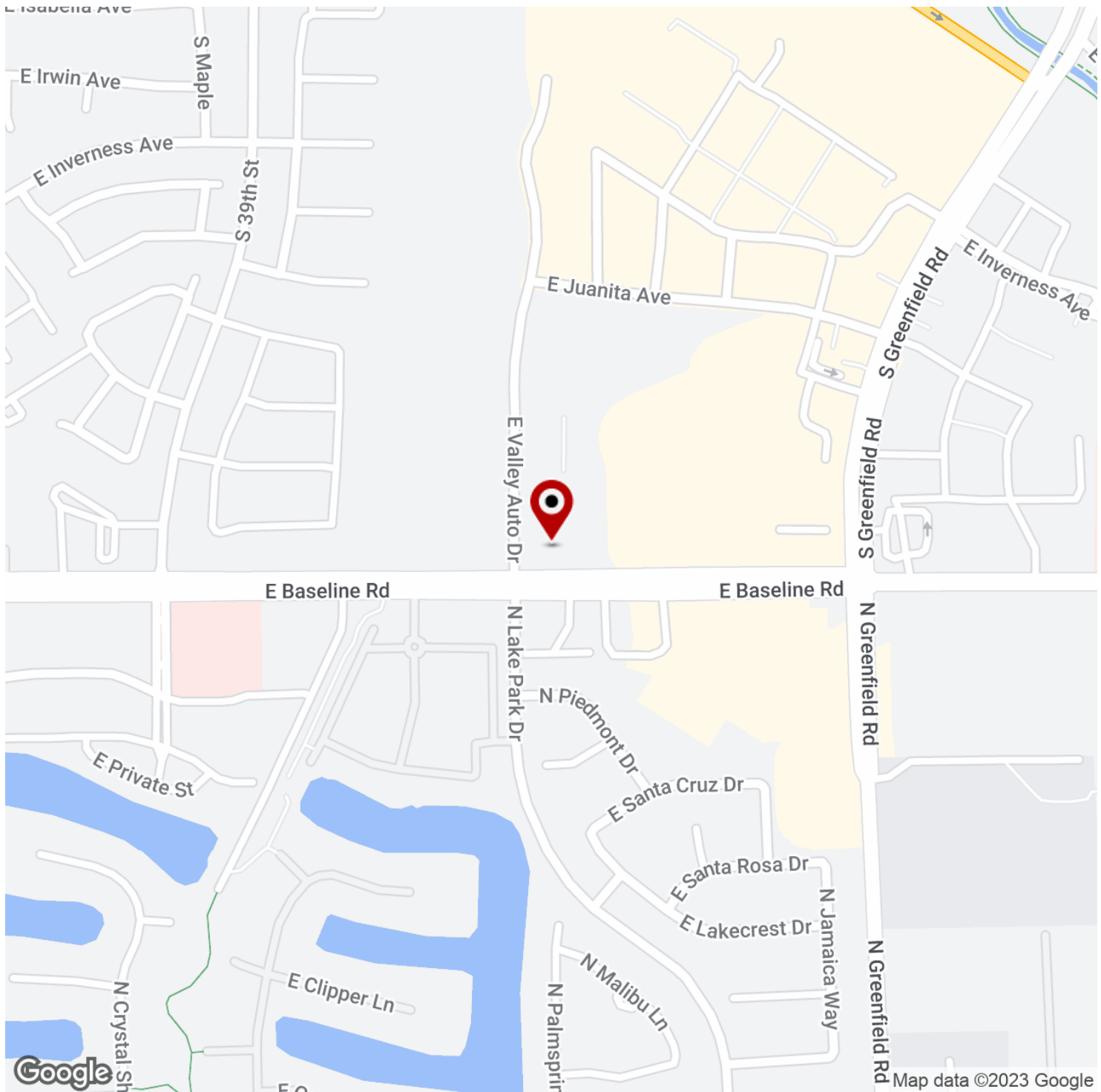
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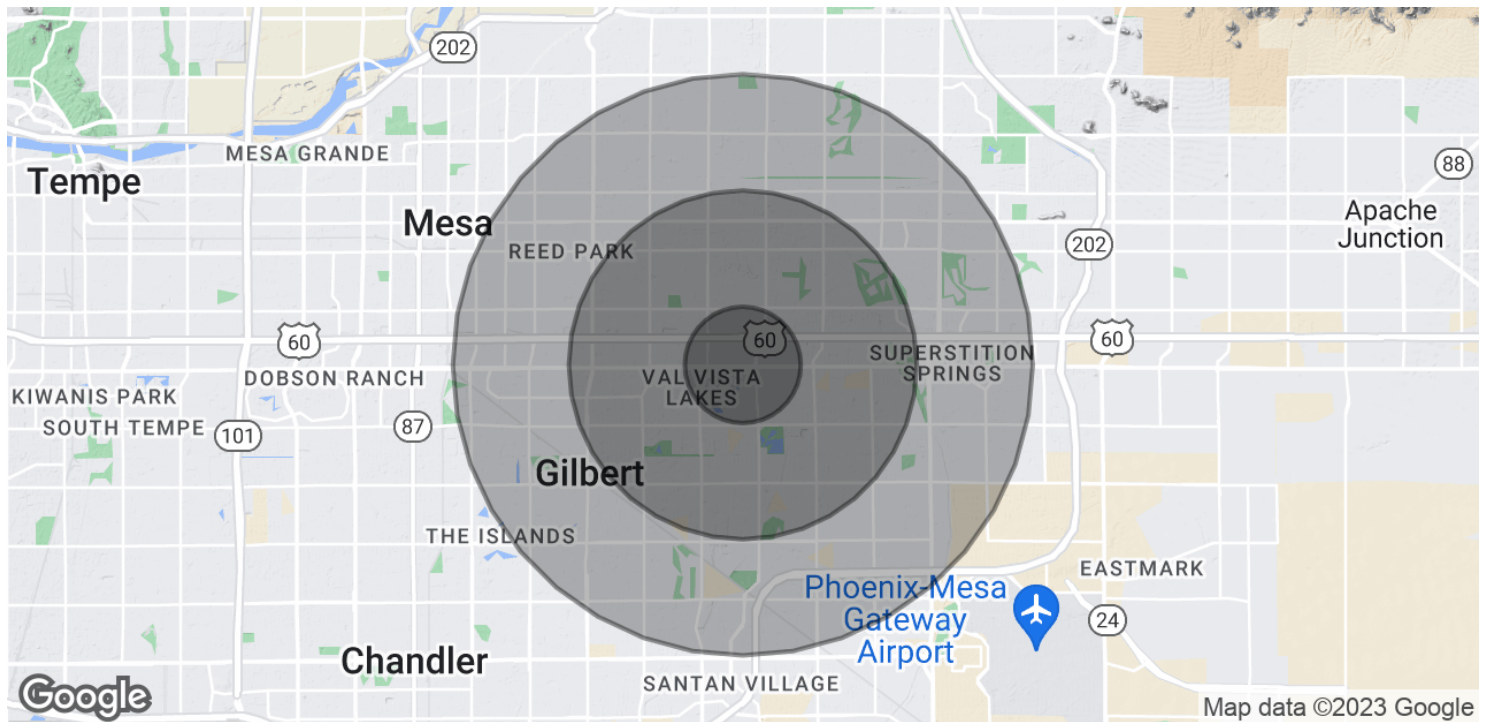
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,587	136,530	370,643
Average Age	37.7	41.4	39.7
Average Age (Male)	36.8	39.8	38.3
Average Age (Female)	38.5	42.9	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,056	52,973	137,290
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$107,250	\$87,922	\$90,208
Average House Value	\$343,002	\$267,424	\$274,495

* Demographic data derived from 2020 ACS - US Census

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