

FOR LEASE BUILDING E

NEW BUILD MEDICAL / OFFICE CONDOMINIUM
±2,100 - 4,200 Sq. Ft. Medical / Professional



Courtyards at Cobblestone

955 N McQueen Road | Chandler, Arizona 85225

Presented by

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BUILDING E - TURNKEY SPEC SUITE

PROPERTY OVERVIEW:

Medical & Professional Office Condominium project fronting McQueen Road

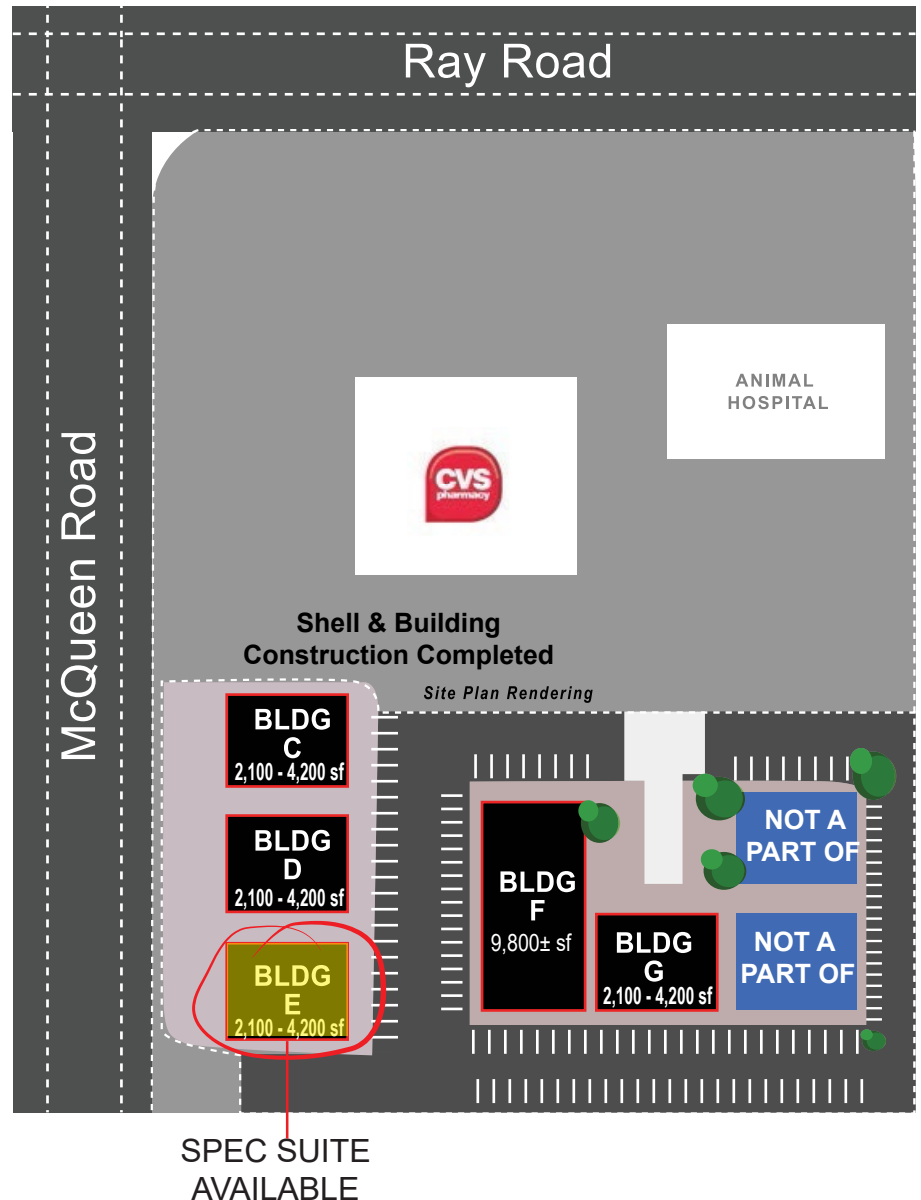
- LEASE RATE: \$23/SF/YR NNN

PROPERTY DETAILS:

- Five (5) new build office condominiums
- Onsite improvements of: Paved driveway, landscaped streets, parking lot and exterior lighting
- PAD Zoning - City of Chandler
- High traffic exposure | ±53,500 cars/day

LOCATION OVERVIEW:

- Located just south of the SEC of Ray & McQueen Roads in Chandler, Arizona.
- Courtyards at Cobblestone consist of 5 freestanding new build office condos (4 - 2,100 to 4,200± and 1 - 9,800± sf building)



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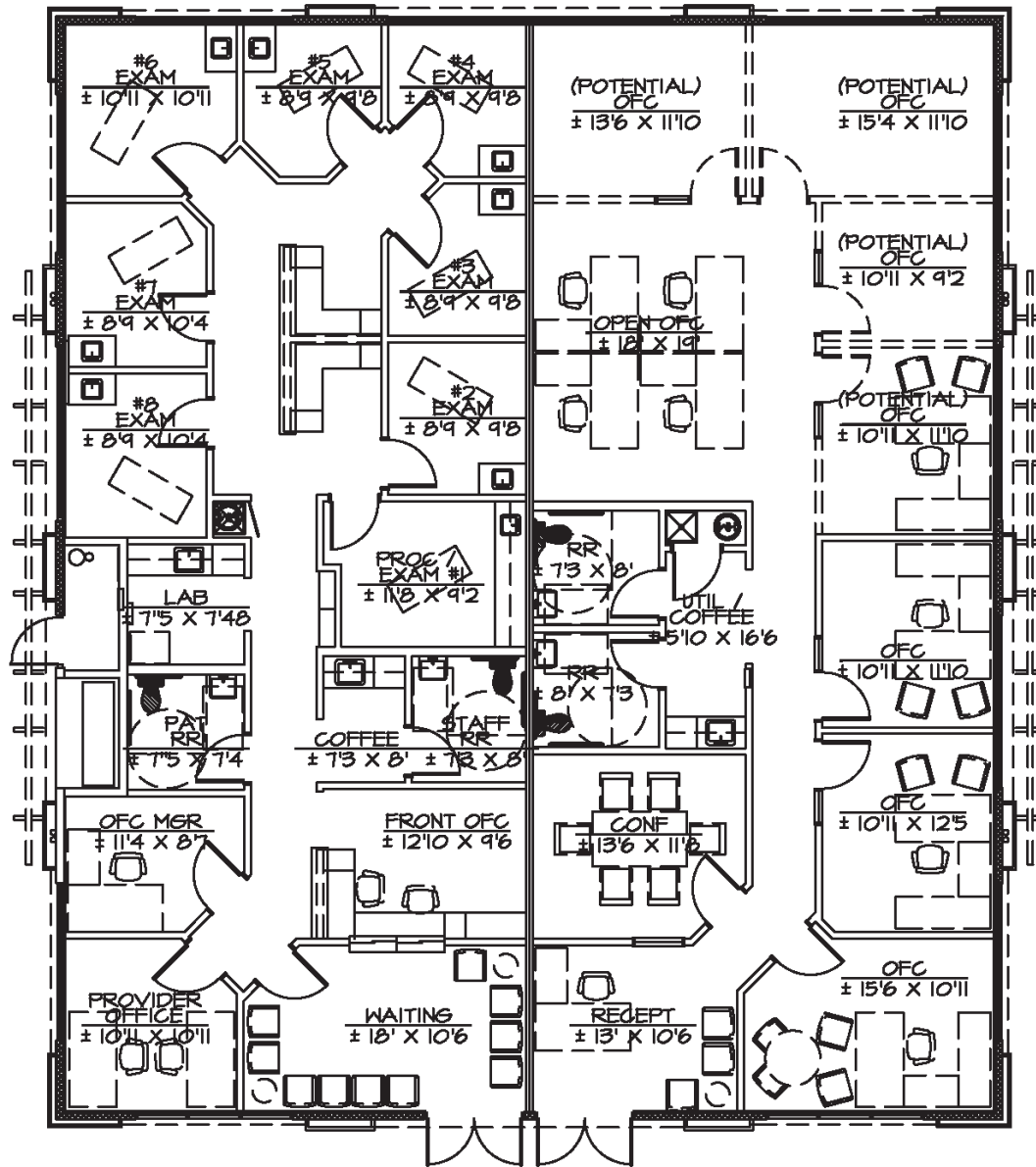
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SPEC SUITE FLOOR PLAN



FLOOR PLAN

5/32" = 1'



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DEMOGRAPHICS*

3-Mile Radius

Population

2018: 134,208
2023 Projected Increase: 6.44%
Average Age: 35.50

Households

2018: 47,929
2023 Projected Growth: 6.43%
Average Household Size: 2.80

Housing

Median Home Value: \$243,800
Median Year Built: 1992

*Based on CoStar information accessed January 2019



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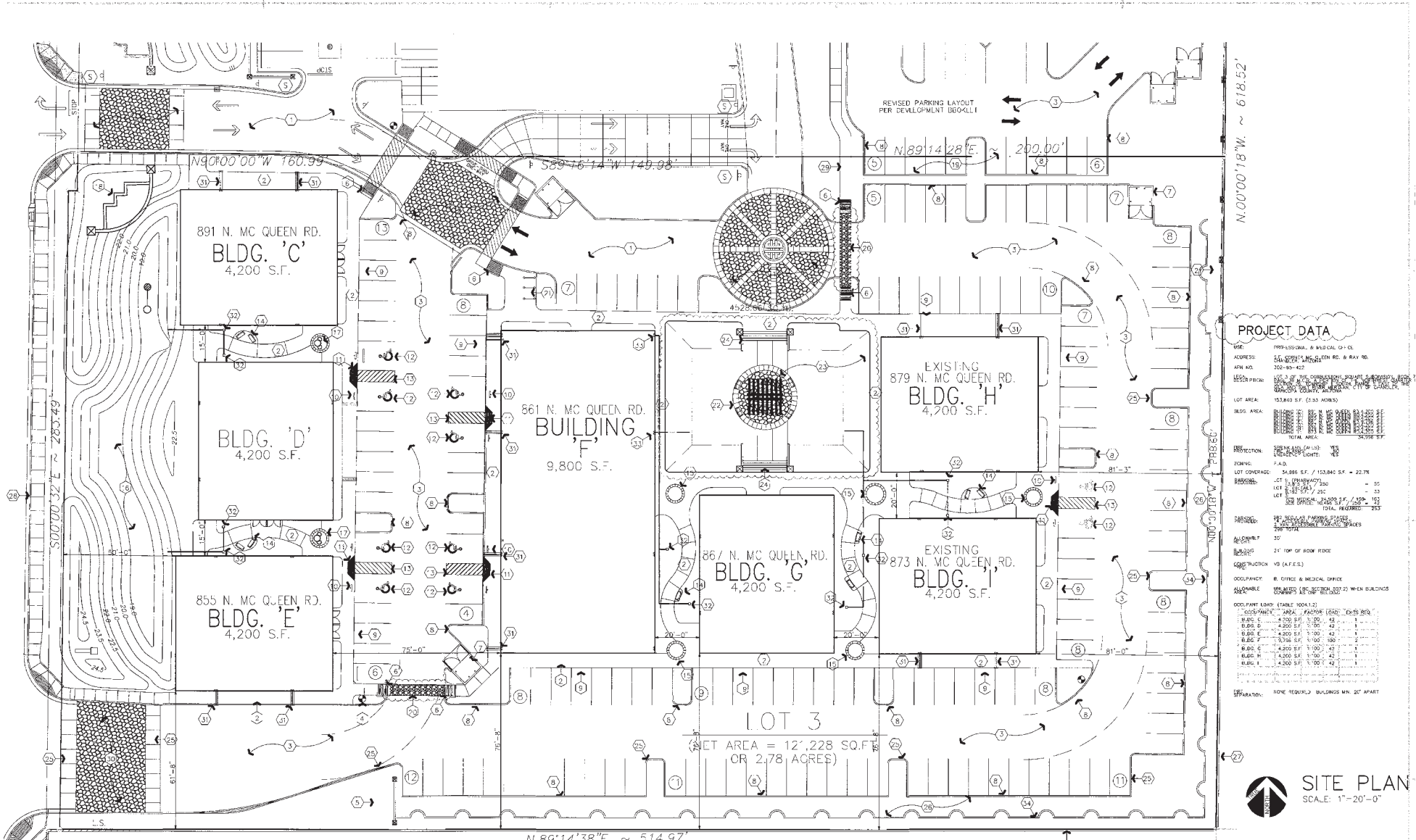
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Site Plan



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