

# MEDICAL OFFICE CONDO *FOR LEASE*

202 East Earll Drive - Phoenix, Arizona 85012



**MICHAEL DOUGLAS**

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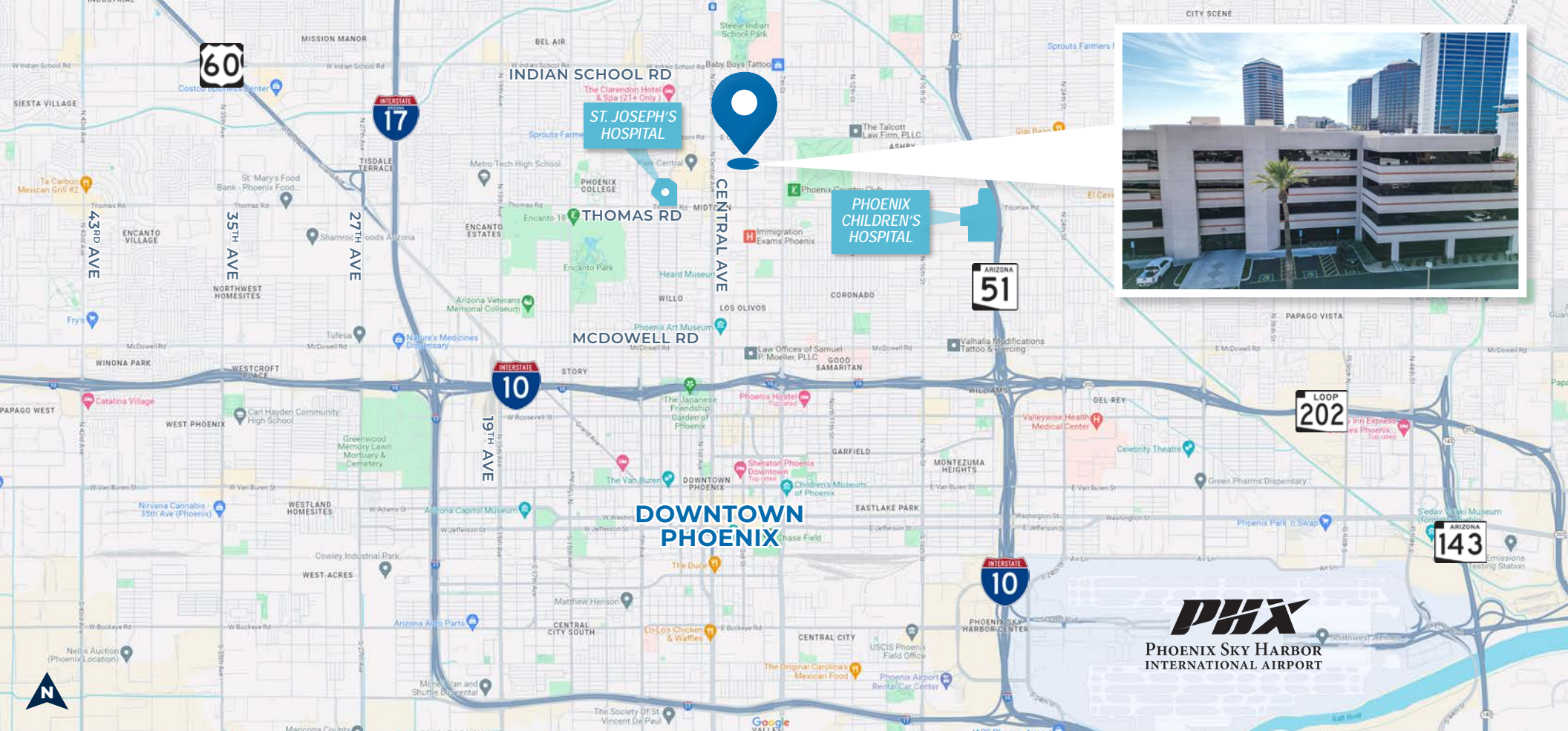
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# EXECUTIVE SUMMARY

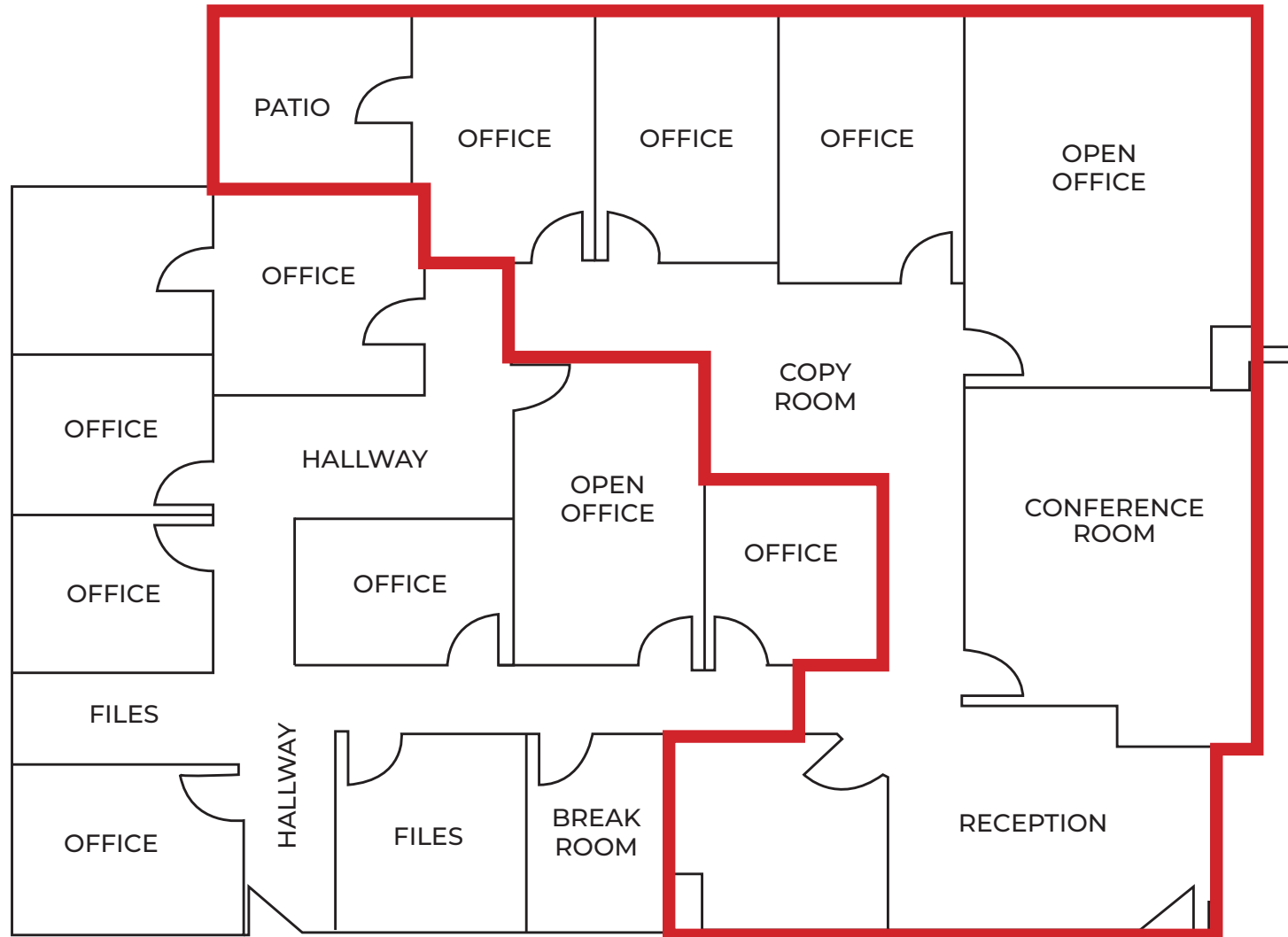
Availability:	2,000 SF
Lease Rate:	\$19.00 PSF/YR
Lease Type:	Full Service
GBA:	125,736 SF
Year Built:	1985
Parking:	3 Reserved & Covered Stalls Available
Special Notes:	FF&E Available
Submarket:	Midtown Phoenix
Traffic Counts:	Central Avenue: 25,646 VPD Thomas Road: 30,806



# LEASE HIGHLIGHTS

- 4 Offices (with Option of 5th Office), Conference Room, Break Room, Reception
- FF&E Available
- Walking Distance to the Central/Osborn Light Rail Station
- Located in Midtown Phoenix Nearby Creighton Medical School Campus at New Park Central Redevelopment
- Less than 5 minutes away from St. Joseph's Hospital & Medical Center

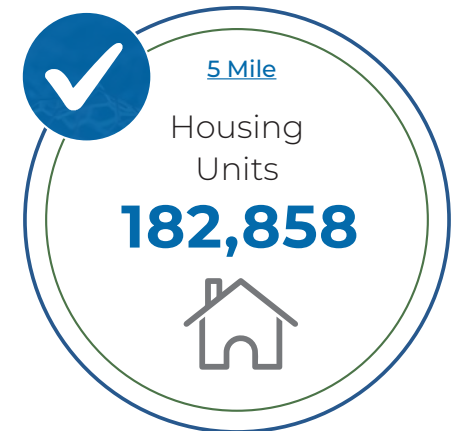
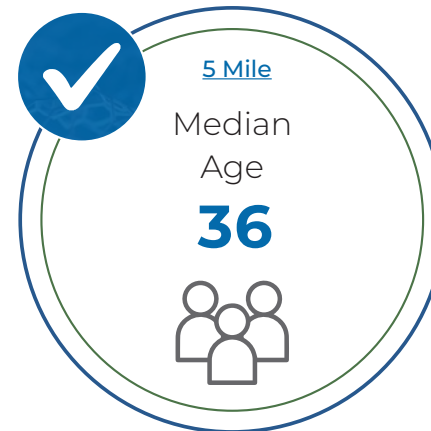
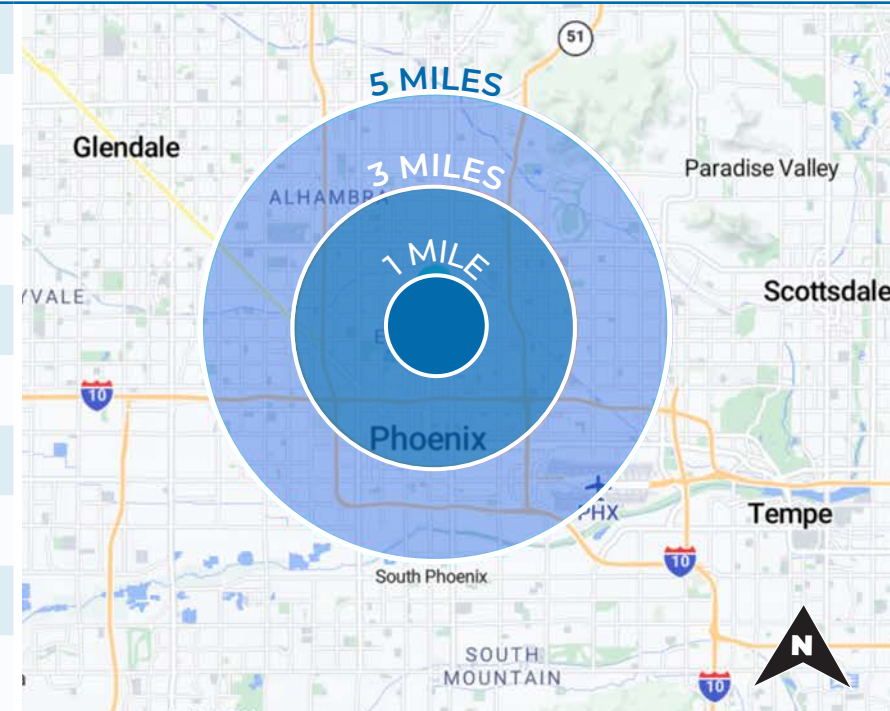
# SUITE 470 FLOORPLAN | ±2,000 SF



# DEMOGRAPHICS 1, 3, 5 MILE RADIUS OF SITE

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	66,859	493,425	<b>1,053,271</b>
Estimated Population:	18,098	323,532	633,155
2029 Proj. Residential Population:	19,478	176,778	432,283
Average Household Income:	\$93,500	\$84,500	<b>\$83,800</b>
Total Consumer Expenditure:	\$407M	\$3B	\$7B
Median Age:	42	37	<b>36</b>
Average Household Size:	2.6	3.0	3.0
Housing Units:	11,206	87,010	<b>182,858</b>
Total Households:	9,863	76,992	164,614
Total Businesses:	797	4,268	11,012

## DEMOGRAPHIC RADIUS RINGS



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.