

— WARNER CENTURY PLAZA — FOR LEASE



2173 E WARNER RD SUITE 101, TEMPE, ARIZONA 85284
PRIME EAST LOCATION | IMMEDIATE FREEWAY ACCESS

MICHAEL DOUGLAS, CCIM
Senior Vice President
O: (480) 977-2935
M: (480) 772-8870
michael.douglas@orionprop.com

KENNEDY HUNSAKER
Associate
O: (480) 750-1220
M: (480) 634-6934
kennedy.hunsaker@orionprop.com

ICRE
INVESTING IN COMMERCIAL REAL ESTATE

ORION
INVESTMENT REAL ESTATE

PROFESSIONAL OFFICE ENVIRONMENT



Positioned within minutes of major employment and healthcare centers including Banner Desert Medical Center, Chandler Regional Medical Center, and Tempe St. Luke's Hospital, the building benefits from strong surrounding professional activity.

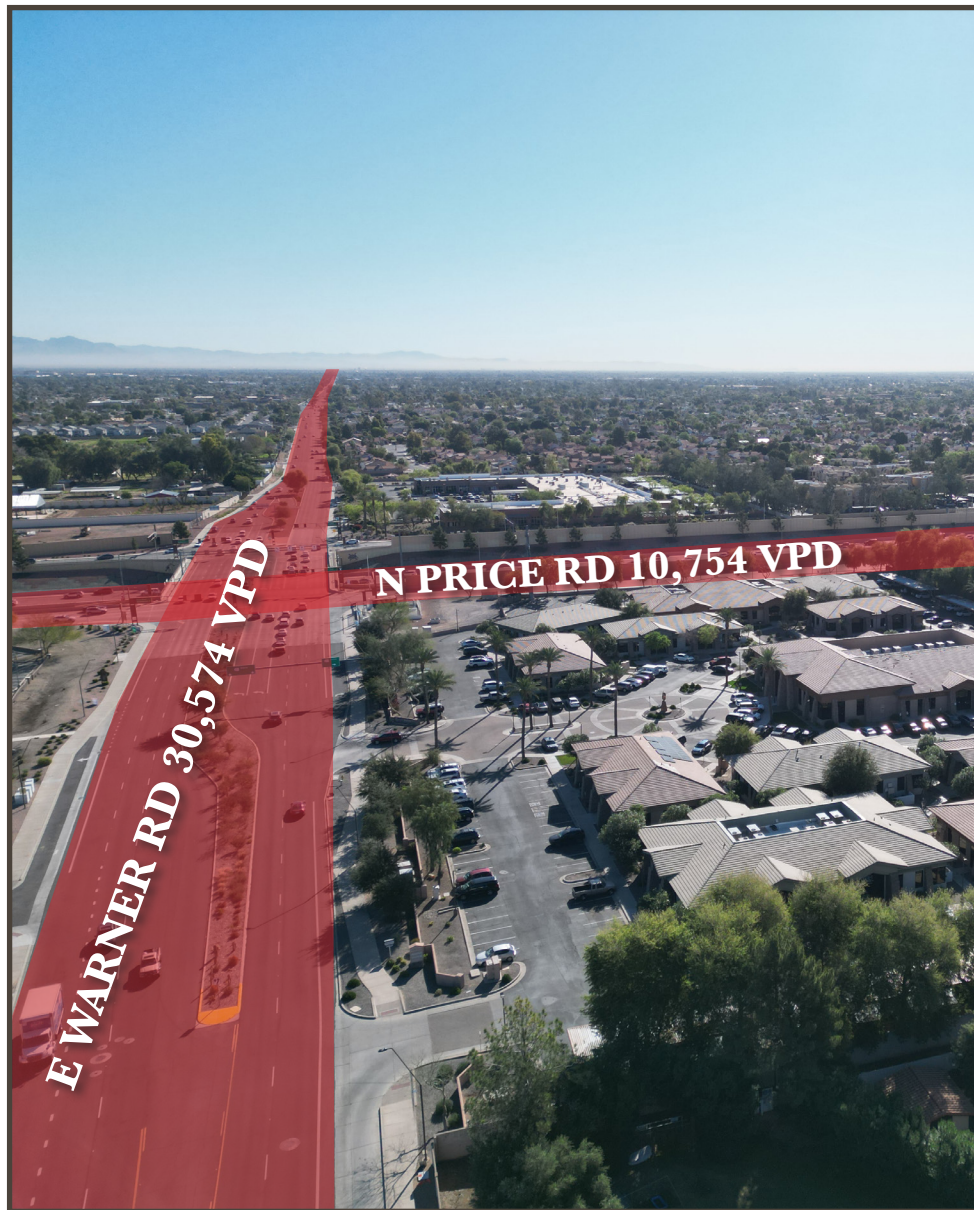


Located near Loop 101 and Warner Road, the property offers convenient connectivity throughout the Southeast Valley.



Situated within an established business park with a mix of office and healthcare users, the location supports a steady daytime population and provides access to a large professional workforce throughout the Tempe and Chandler corridor.

PROPERTY HIGHLIGHTS



APN/PARCEL NUMBER 301-63-824

AVAILABLE SPACE ±1800

LEASE RATE 26.00 PSF +NNN

SIZE (GBA): 1800

YEAR BUILT 2003

ZONING PCC-1

PARKING RATIO 5.56/1000

CROSS STREETS WARNER RD & 101 FREEWAY

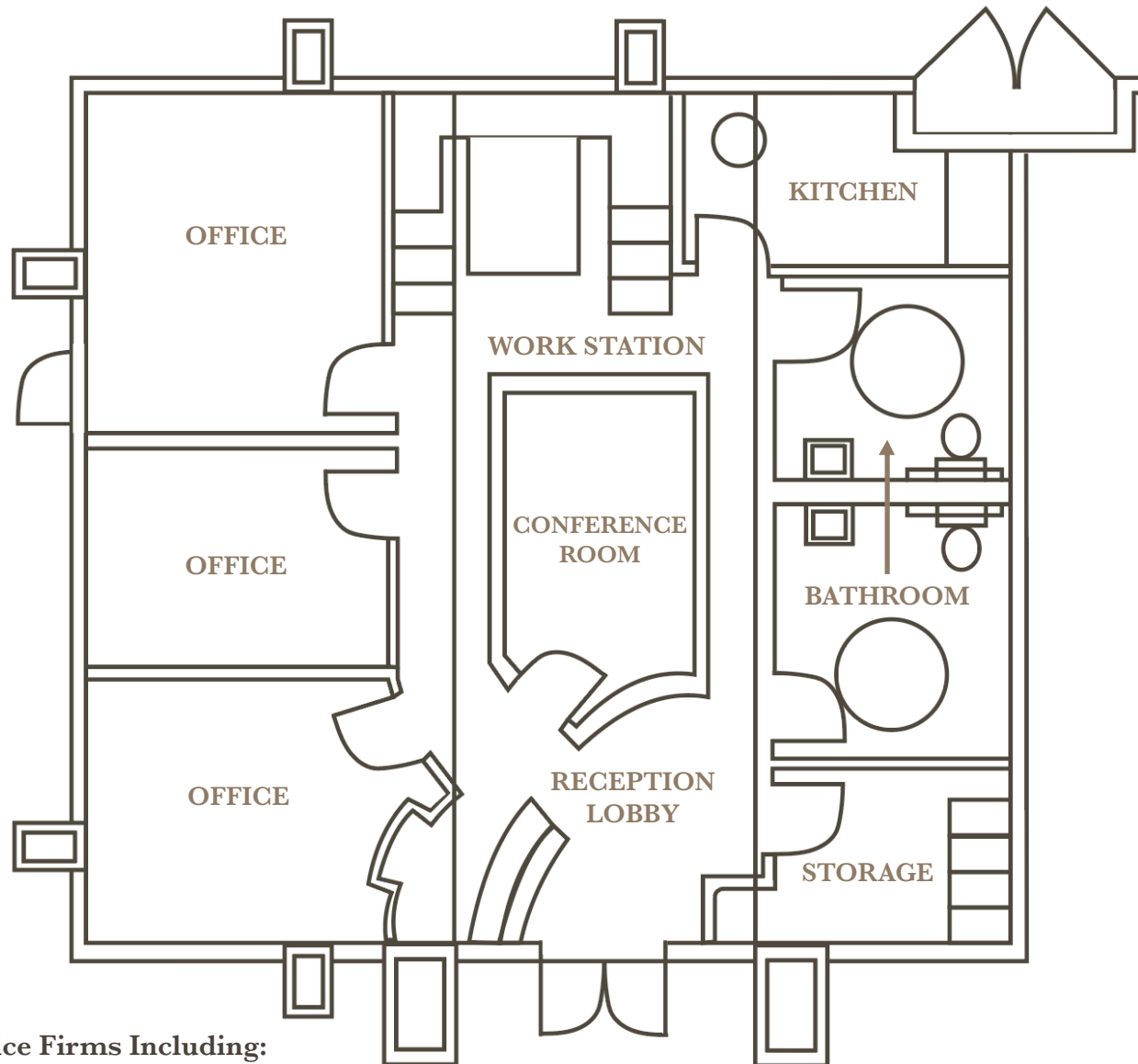
- ✓ ±1800 SF move-in ready professional office suite
- ✓ Traditional general office buildout, formerly occupied by a law firm
- ✓ Functional floor plan that supports private client meetings and collaborative office use
- ✓ Plug-and-play opportunity for tenants seeking immediate occupancy with minimal build-out costs

INTERIOR PHOTOS



FLOOR PLAN

SUITE 101 ±1800 SF



Ideal for Professional Service Firms Including:

- Attorneys
- CPAs / Financial Advisors
- Insurance Agencies
- Consultants
- Technology or Service-based Businesses

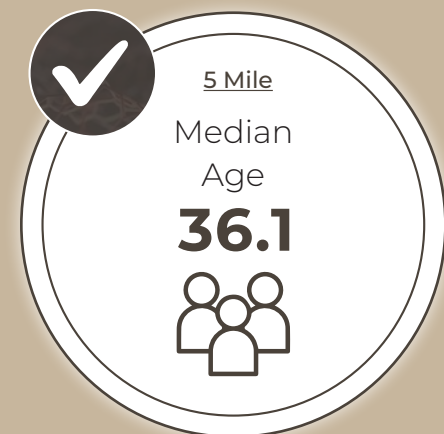
AREA HIGHLIGHTS



DEMOGRAPHICS

1, 3, 5 MILE RADIUS OF SITE

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population	12,055	126,781	335,108
Estimated Population	12,055	121,092	335,108
Average Household Income	\$153,032	\$136,595	\$123,014
Total Retail Expenditure	\$298.92 M	\$2.95 B	\$7.39 B
Total Health Care Expenditure	\$32.82 M	\$332.12 M	\$864.25 M
Median Age	40.9	37.9	36.1
Average Household Size	2.4	2.4	2.4
Total Households	4,972	51,566	137,209



— WARNER CENTURY PLAZA —

2173 E Warner Rd Suite 101, Tempe, Arizona 85284



MICHAEL DOUGLAS, CCIM
SENIOR VICE PRESIDENT

D: (480) 977-2935 M: (480) 772-8870
michael.douglas@orionprop.com

KENNEDY HUNSAKER
ASSOCIATE

D: (480) 750-1220
kennedy.hunsaker@orionprop.com

