

— 2173 E WARNER RD BLDG F SUITE 101 — FOR SALE



WARNER CENTURY PLAZA

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ICRE
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PROFESSIONAL OFFICE ENVIRONMENT



Immediate Loop 101 access at Warner Rd, with 30,574
VPD on Warner Rd

Ideal owner-user opportunity: occupy 1,800 SF
office condo

Move-in ready spec suite with newly updated LED
lighting, flooring, and interior paint

HOA-maintained business park, with exterior and common
area upkeep handled by the association

Established office condo park with a strong mix of legal, dental, medical, and professional service users

PROPERTY HIGHLIGHTS



APN/PARCEL NUMBER	301-63-824
SALE PRICE	\$729,000.00
SIZE (GBA):	1800
PRICE-PER-SF	\$405.00
YEAR BUILT	2003
ZONING	PCC-1
PARKING RATIO	5.56/1000 SF
CROSS STREETS	E WARNER RD & 101 FREEWAY

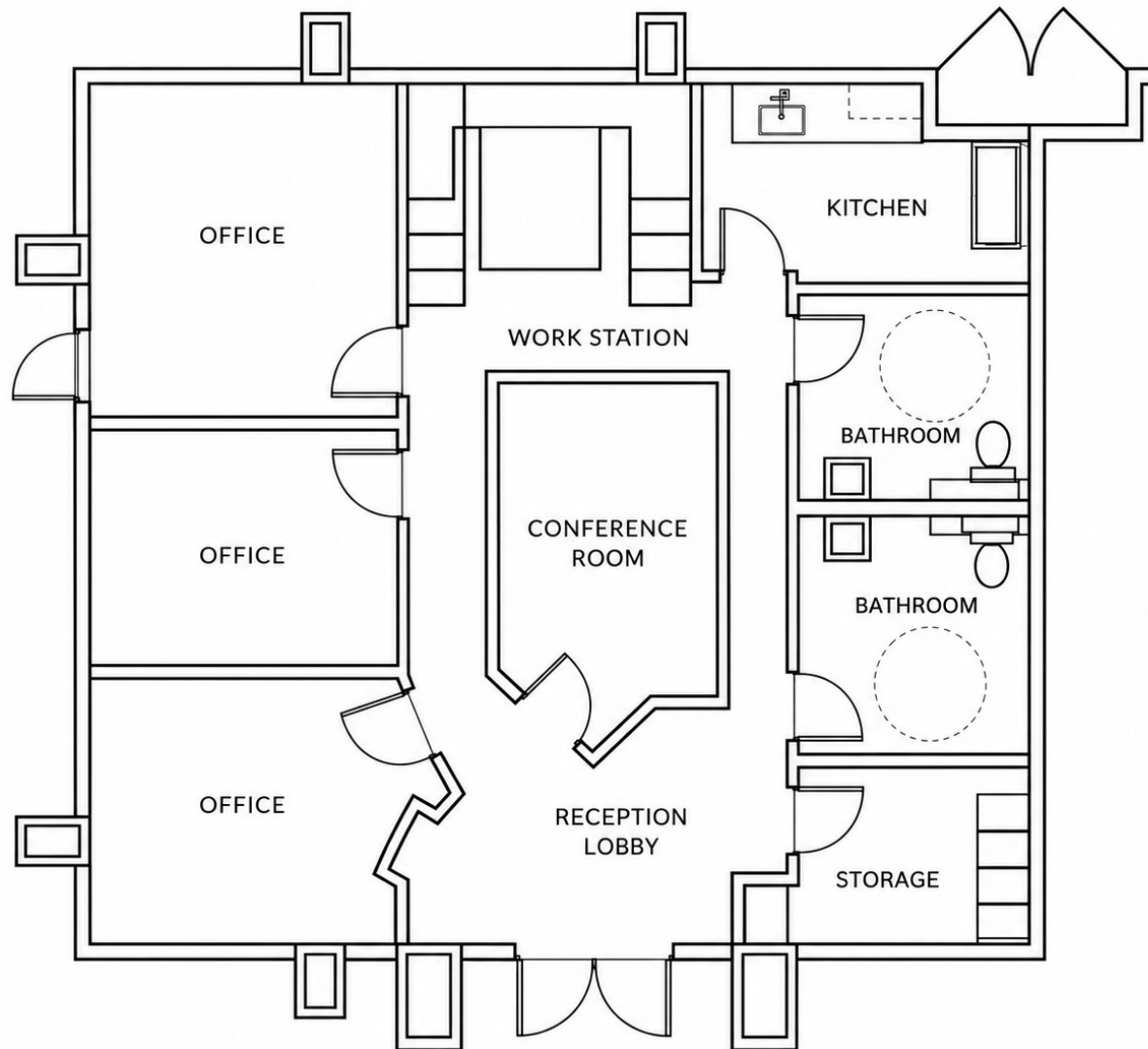
- ✓ ±1800 SF single-tenant garden office building
- ✓ Traditional professional office layout, formerly occupied by a law firm
- ✓ Functional floor plan that supports private client meetings and collaborative office use
- ✓ Plug-and-play opportunity for owners seeking immediate occupancy with minimal build-out costs

INTERIOR PHOTOS



FLOOR PLAN

SUITE 101



Ideal for Professional Service Firms Including:

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

AREA HIGHLIGHTS



DOWNTOWN
TEMPE



**WARNER CENTURY
PLAZA**
CARR LAW FIRM
WISDOM TEETH GUYS
HOPE RESEARCH INSTITUTE
CEREUS DENTAL CARE
SOUTHWIND

**E WARNER RD
30,574 VPD**

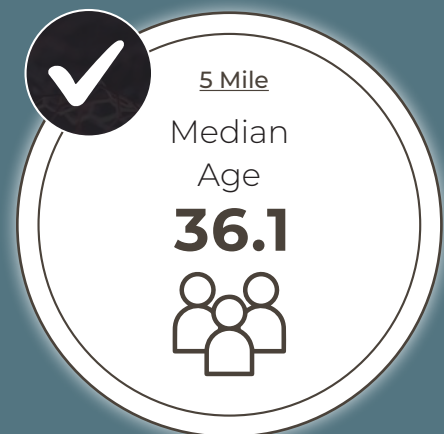
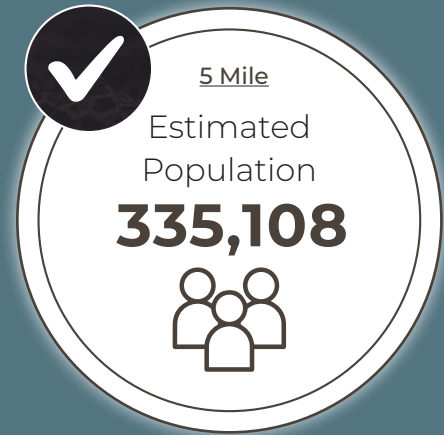


149,898 VPD

DEMOGRAPHICS

1, 3, 5 MILE RADIUS OF SITE

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population	12,055	126,781	335,108
Estimated Population	11,567	124,221	330,601
Average Household Income	\$162,210	\$144,911	\$130,941
Total Retail Expenditure	\$264.48 M	\$2.71 B	\$6.87 B
Total Health Care Expenditure	\$31.53 M	\$325.74 M	\$852.22 M
Median Age	41.1	38.0	36.1
Average Household Size	2.4	2.4	2.4
Total Households	4,814	51,134	136,924



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2173 E Warner Rd Suite 101, Tempe, Arizona 85284



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