

— WARNER CENTURY PLAZA — FOR LEASE



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

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ICRE
INVESTING IN COMMERCIAL REAL ESTATE

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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

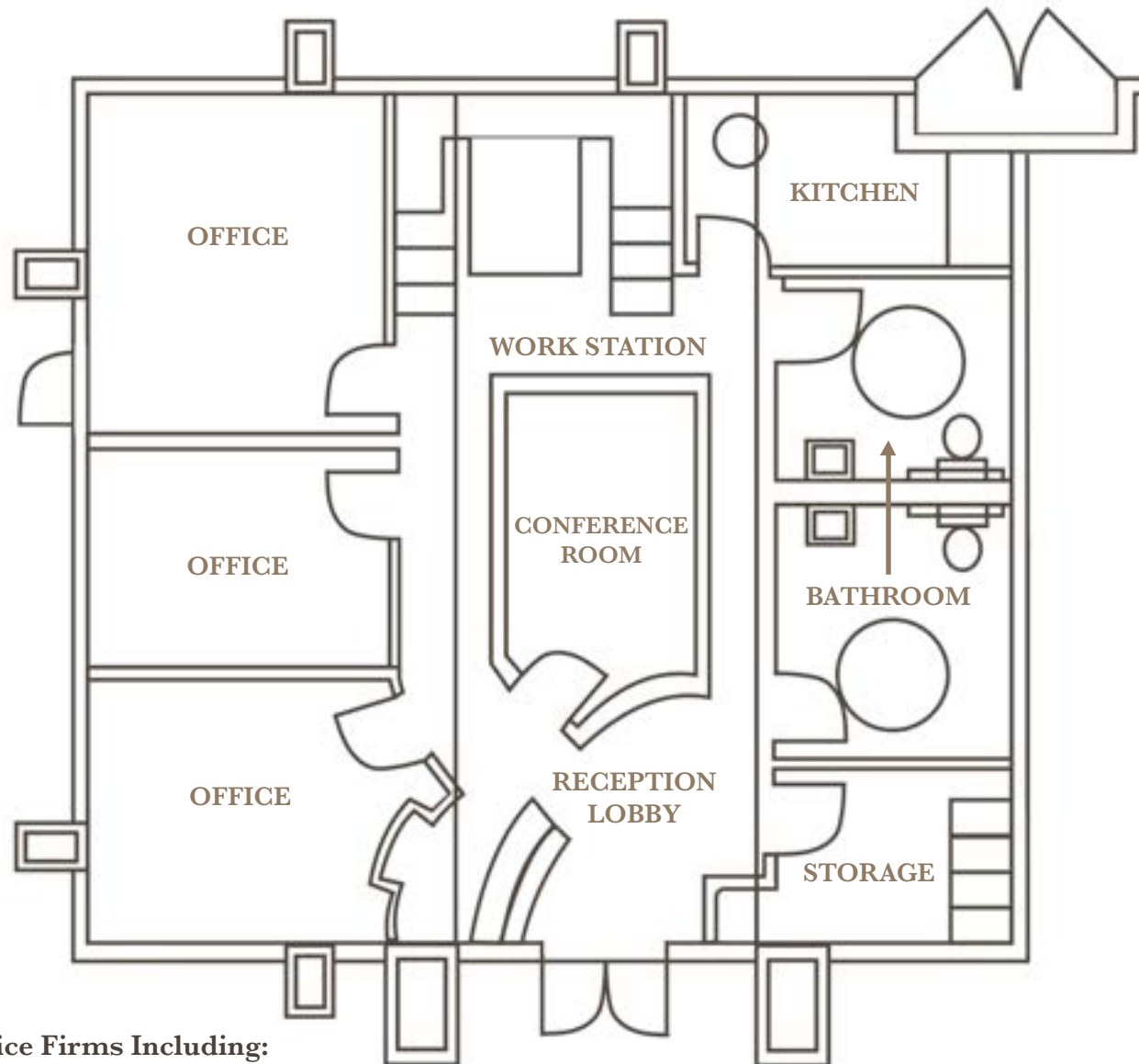
- ✓ ±1800 SF move-in ready professional office suite
- ✓ Traditional general office buildout, formerly occupied by a law firm
- ✓ Functional floor plan that supports private client meetings and collaborative office use
- ✓ Plug-and-play opportunity for tenants seeking immediate occupancy with minimal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

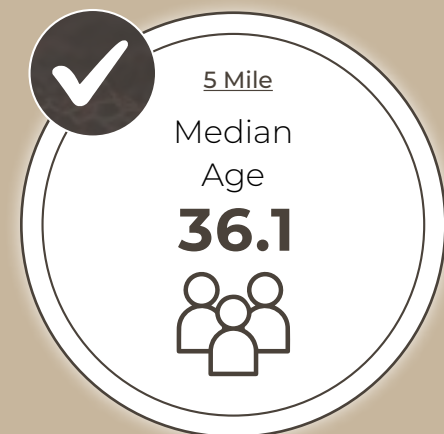
AREA HIGHLIGHTS



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



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