



FOR LEASE | OFFICE

HARRIS PROFESSIONAL PLAZA

1550 East McKellips Rd , Mesa, AZ 85203

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Available SF: 1,221 - 7,673 SF
Lease Rate: \$19.95 SF/yr (Full Service)
Zoning: NC- Neighborhood Commercial
Cross Streets: McKellips and Gilbert

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 101/103	3,094 - 7,673	\$19.95 SF/yr
Suite 111	2,337	\$19.95 SF/yr
Suite 114	1,221	\$19.95 SF/yr

LOCATION OVERVIEW

Beautifully landscaped building in an excellent North Mesa Location with McKellips Rd Frontage. High traffic (25,900 VPD) retail corridor with close proximity to Loop 202 Red Mountain Fwy.

PROPERTY HIGHLIGHTS

- 1,221 SF- 7,672 SF Medical & Office Suites for Lease for 19.95/SF Full Service
- Center Courtyard Offering Natural Light to all Offices
- 4/1,000 Parking Ratio
- Close to Loop 202 Red Mountain Fwy
- Excellent Office/ Medical location with high visibility and easy access to amenities
- Monument Signage Coming Soon

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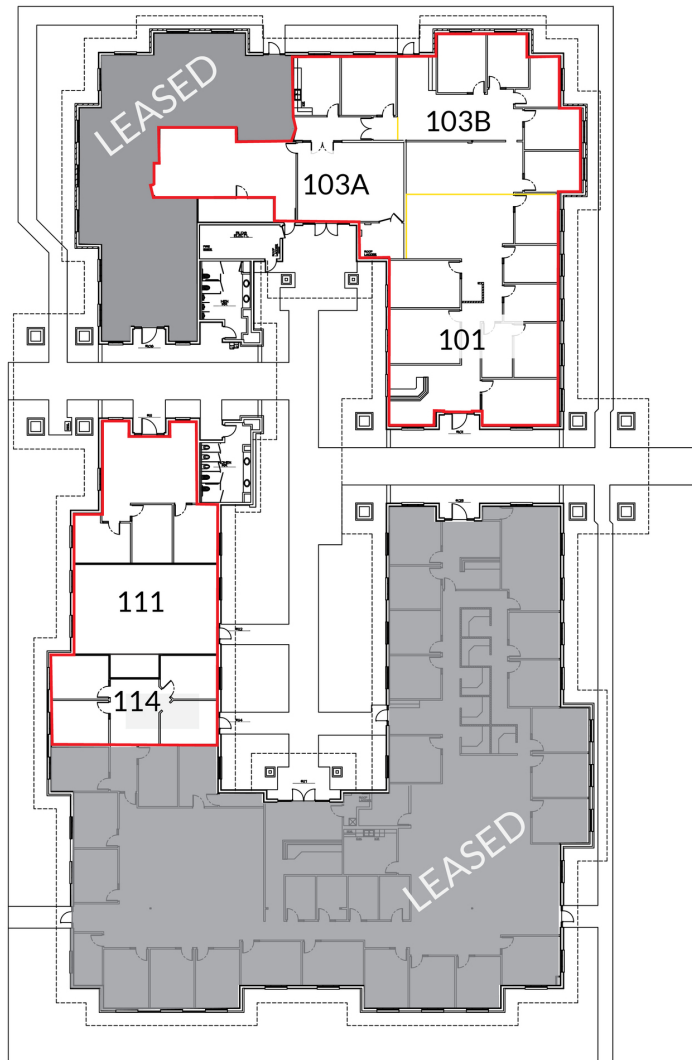
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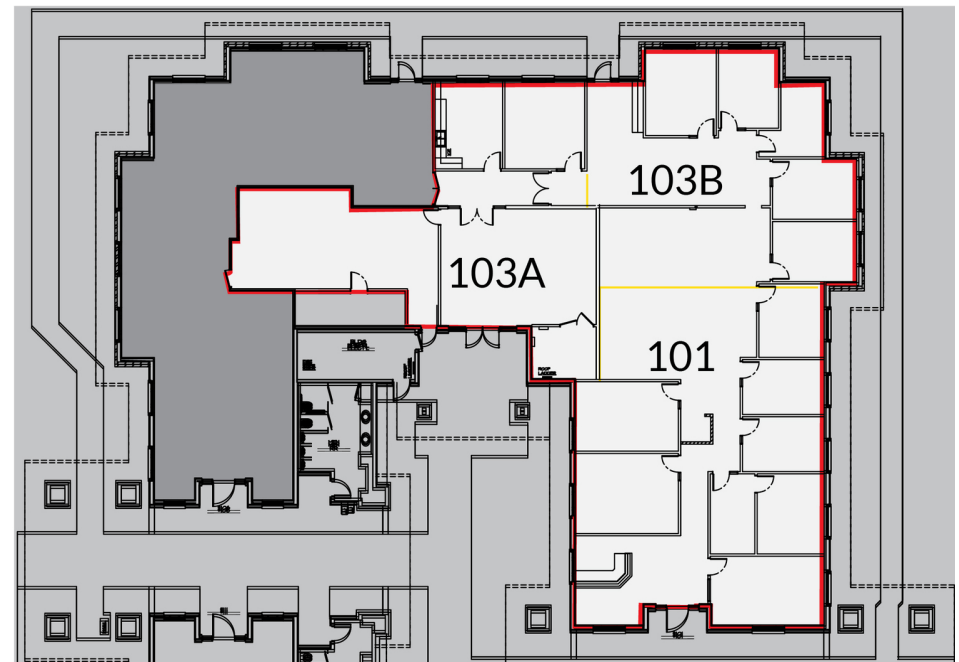
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Suite 101/103: 7672 SF- Demisable

Lease Rate: 19.95/SF Full Service

Reception, 11 Offices, 2 Conference Rooms,
Bullpen & Breakroom



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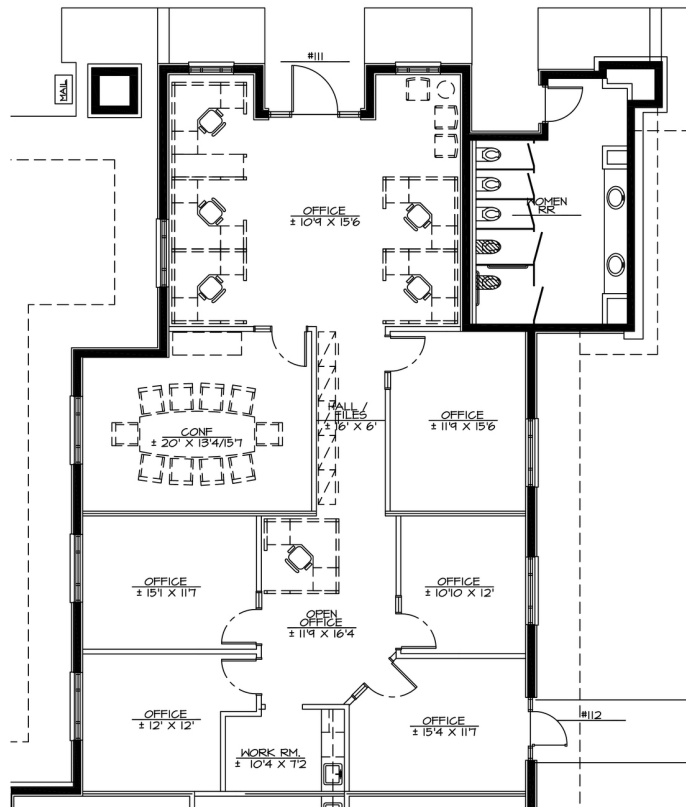
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Suite 111: 2,337 SF - Spec Suite

Lease Rate: 19.95/SF Full Service

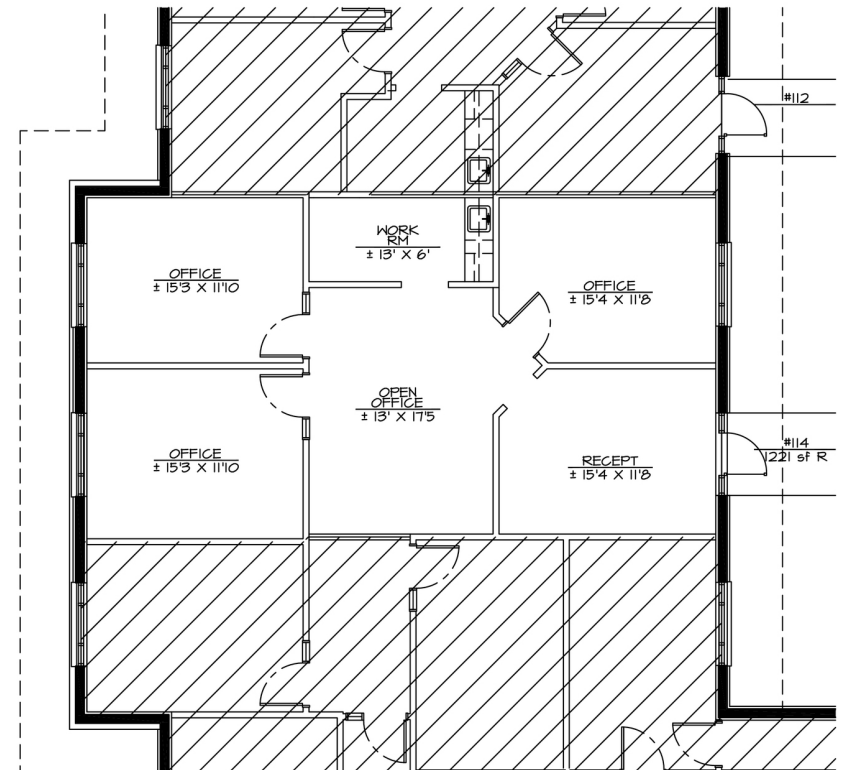
Buildout Includes: Reception, 5 Offices, Bullpen, Storage, Conference Room



Suite 114: 1221 SF - Spec Suite

Lease Rate: 19.95/SF Full Service

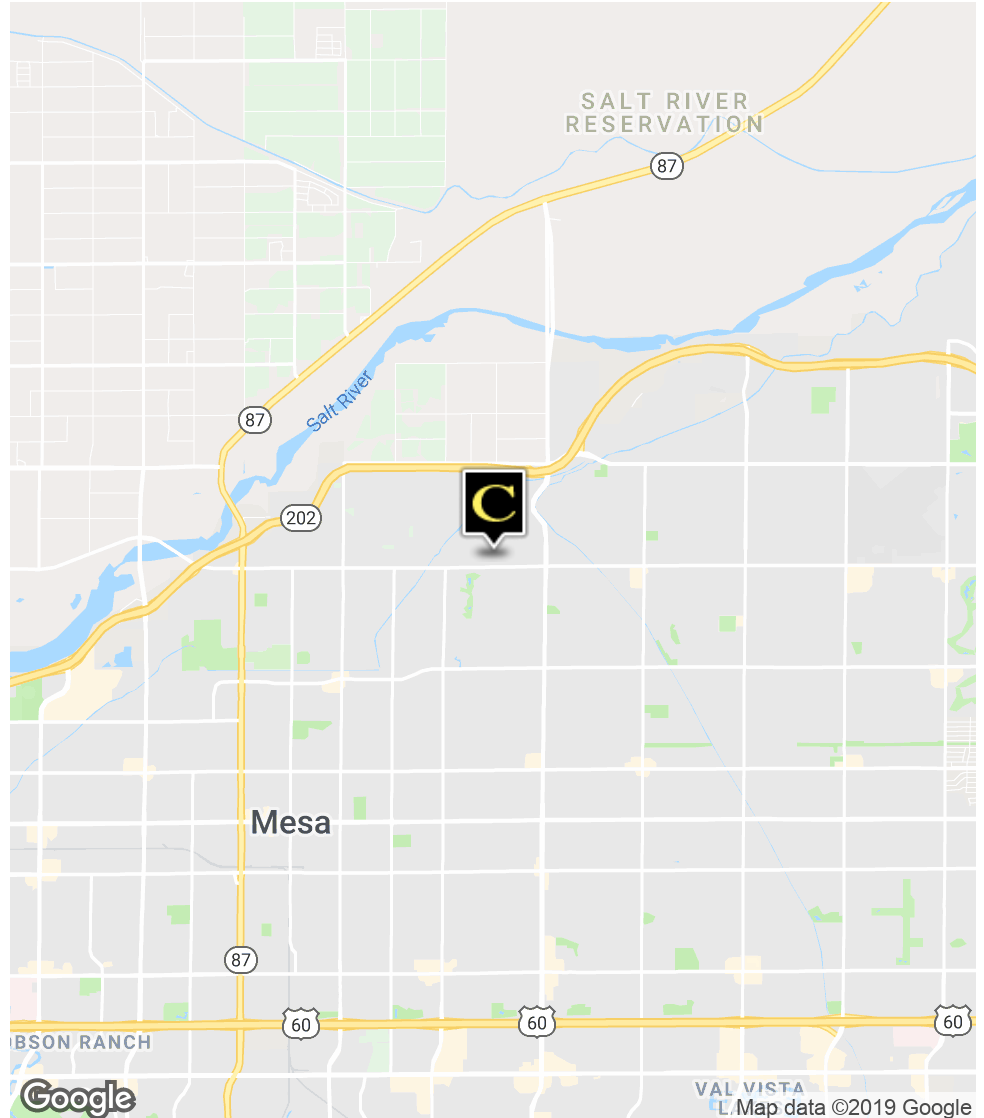
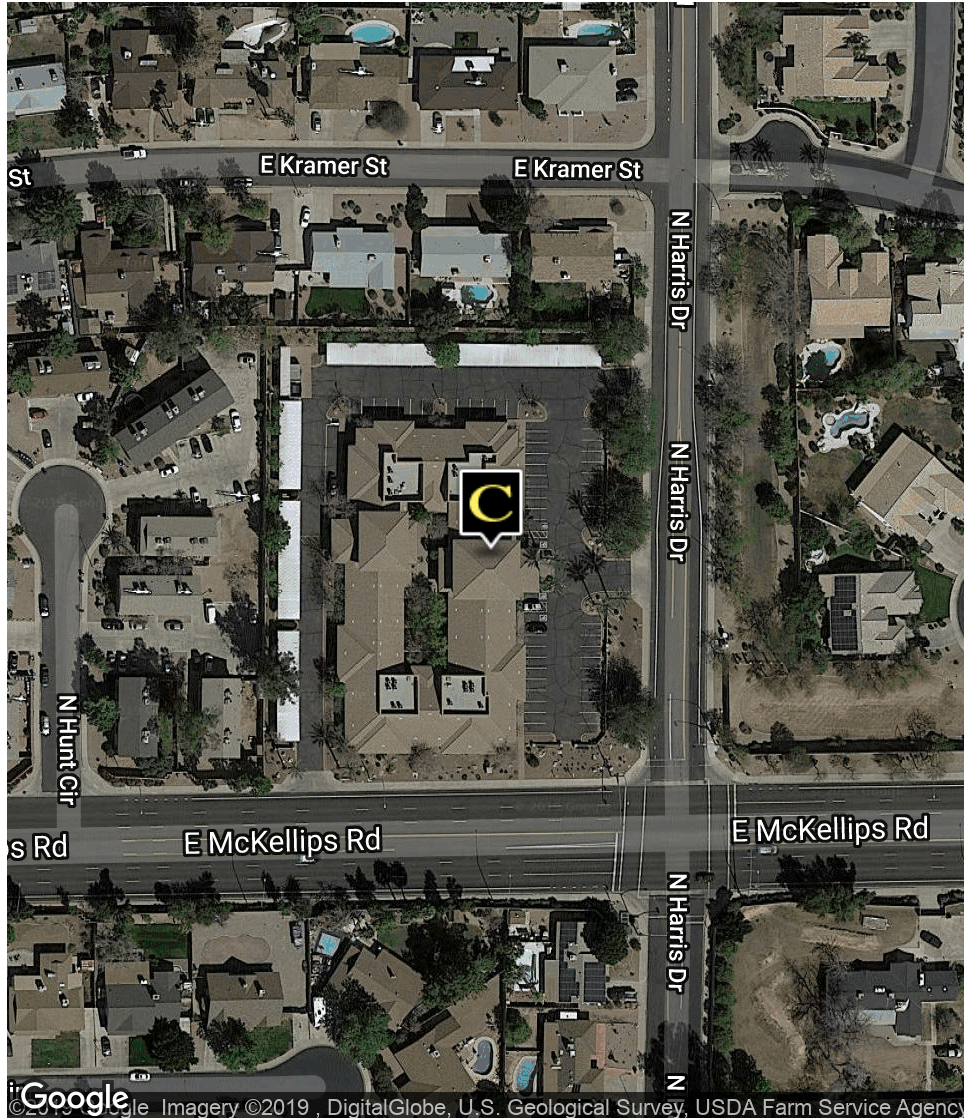
Buildout Includes: Reception, 4 Offices, Bullpen



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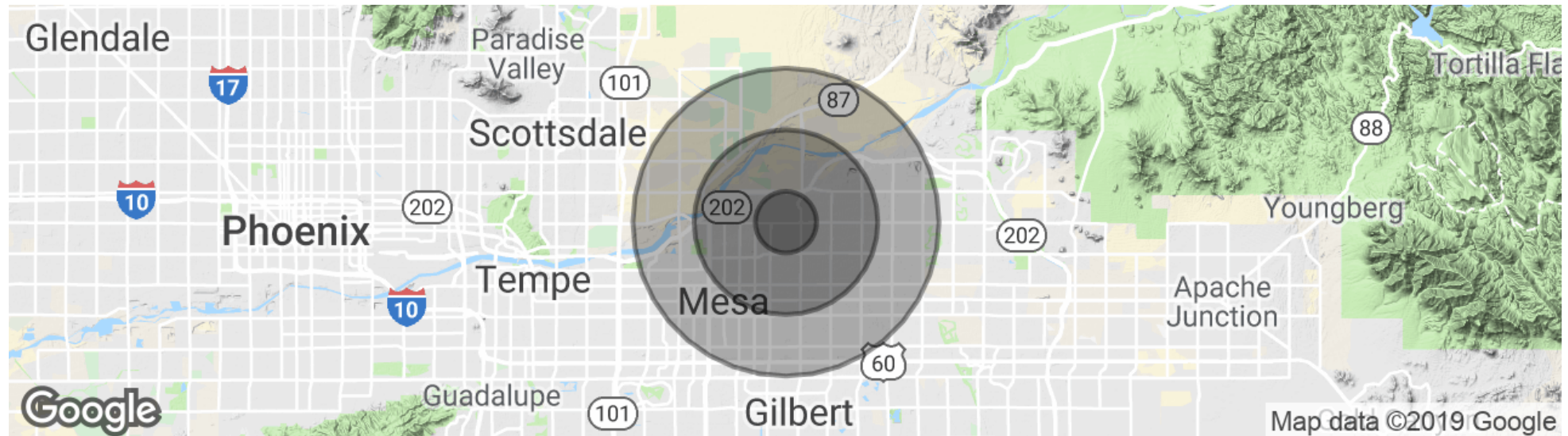
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,464	90,654	229,143
Median age	37.5	33.4	33.4
Median age (Male)	34.5	32.1	32.4
Median age (Female)	41.0	35.0	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,673	31,970	81,283
# of persons per HH	2.8	2.8	2.8
Average HH income	\$91,250	\$68,359	\$59,975
Average house value	\$389,410	\$277,268	\$213,263

* Demographic data derived from 2010 US Census

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