

For Lease

# West 101 Business Center

**NAI** Horizon

**1830-1850 N. 95th  
Ave.**

Phoenix, AZ 85037

## Property Features

- 118,000+/- SF flex office space
- Minimal load factor
- Exterior access to suites
- High quality tenants including Aetna, ITT, Arizona West Endoscopy
- Freeway visibility/access from I-10& Loop 101
- High-end image and functionality
- 18' clear heights/grade-level access
- Spec suites available
- 4:1,000 parking ratio (expandable)
- Covered/reserved parking available

**For Lease: \$23.00 SF/yr (Full Service)**

## Tyler Smith

+1 602.393.6785 • [tyler.smith@naihorizon.com](mailto:tyler.smith@naihorizon.com)

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NAI Horizon  
2944 N 44th St  
Phoenix, AZ 85018  
+1 602 955 4000  
[naihorizon.com](http://naihorizon.com)



Additional  
**Photos**

Office For Lease

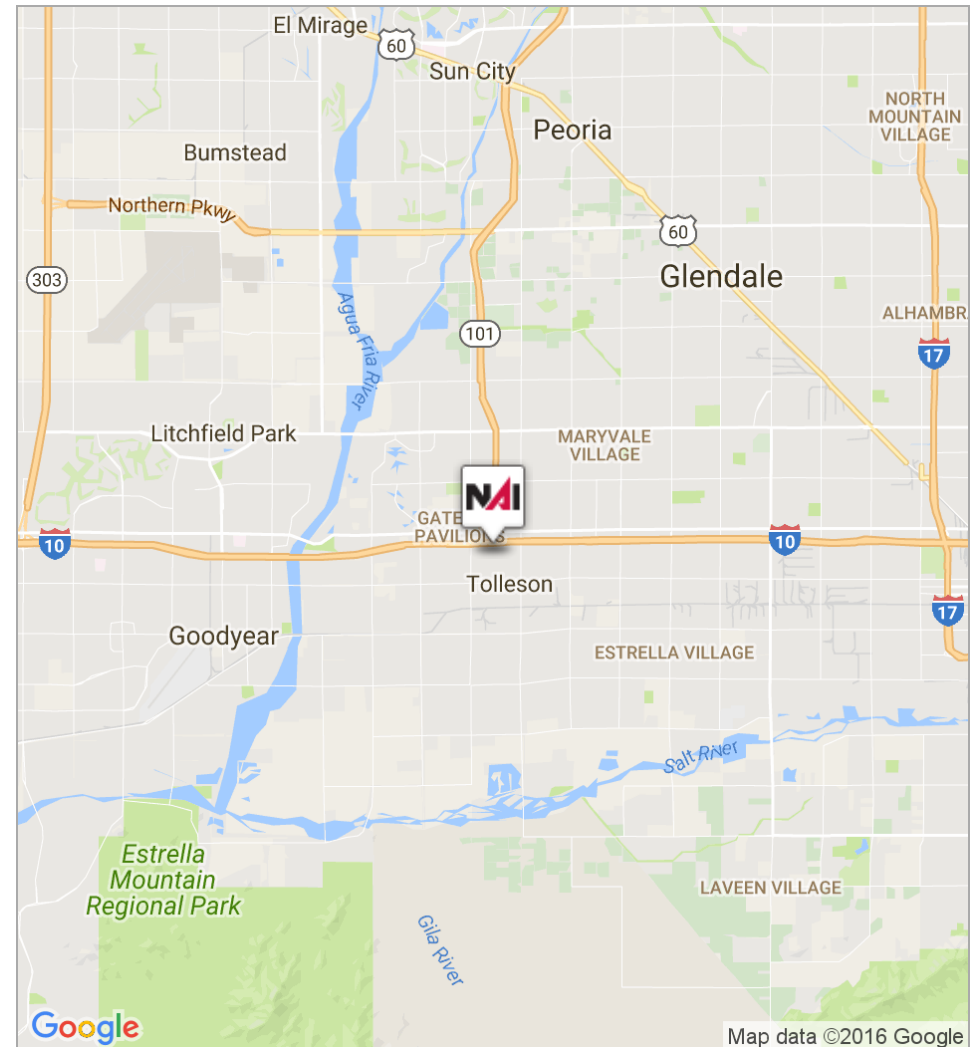
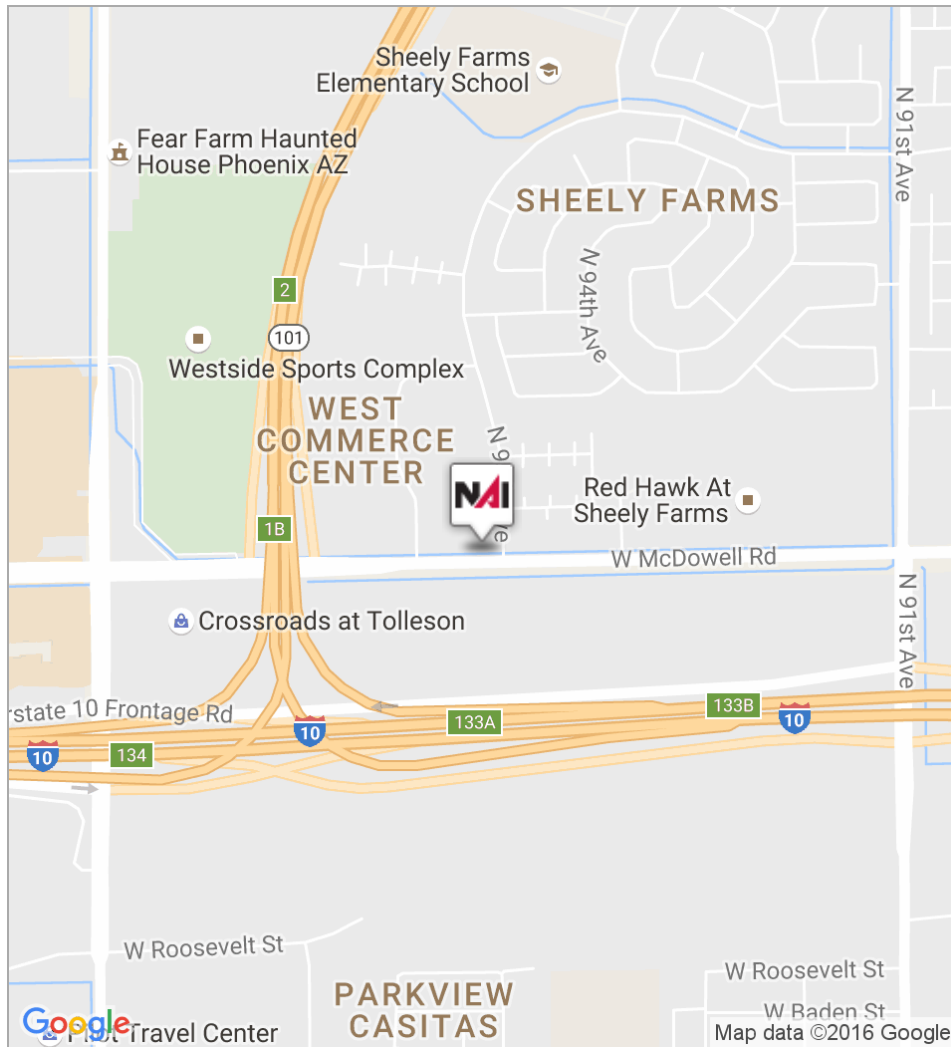
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# Location Maps

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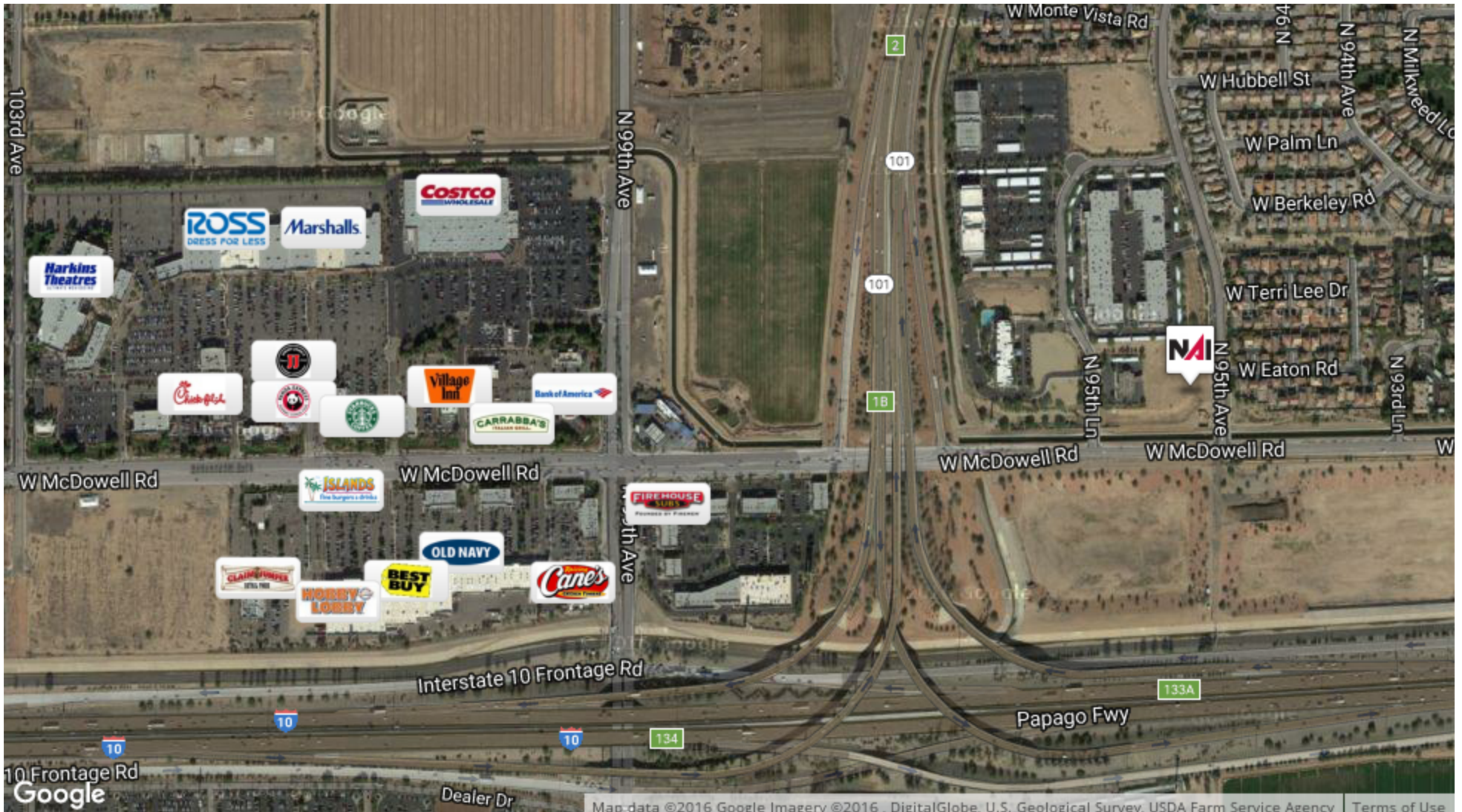




# Retailer Map

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# Demographics Map

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	9,612	96,599	265,766
MEDIAN AGE	25.9	26.7	26.8
MEDIAN AGE (MALE)	23.4	25.4	25.8
MEDIAN AGE (FEMALE)	27.1	27.5	27.5

<b>Housholds &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	2,661	27,761	76,046
# OF PERSONS PER HH	3.6	3.5	3.5
AVERAGE HH INCOME	\$64,235	\$60,229	\$60,079
AVERAGE HOUSE VALUE	\$185,143	\$192,658	\$194,154

<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% WHITE	76.4%	74.1%	72.5%
% BLACK	9.4%	8.7%	8.2%
% ASIAN	3.3%	2.1%	2.1%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.2%	0.9%	1.2%
% OTHER	6.8%	10.6%	13.0%

<b>Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% HISPANIC	58.4%	61.1%	61.3%

