



1106 N Beeline Hwy

1106 N Beeline Hwy, Payson, AZ 85541



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1106 N Beeline Hwy

\$20.50 /SF/YR

Prime Medical Office Building for Lease – Beeline Highway, Payson, Arizona,, Positioned on the highly visible Beeline Highway in Payson, Arizona, this 8,744 sq ft medical office building is situated on a ½-acre lot with abundant parking and excellent exposure. Main Level: The main level, accessible at ground level from the east, includes 15 exam rooms, two restrooms, a spacious waiting area, x-ray room, reception space, and five additional rooms ideal for offices or support functions. The upper level features six private offices, a workroom, and two more restrooms. Lower Level: Accessible from the north at ground level, this floor includes a dedicated customer entrance and waiting area, reception space, x-ray room, four exam rooms, two restrooms, a conference room, kitchen, and three multipurpose rooms. This well-appointed, flexible facility is perfectly suited for medical, dental, or other healthcare professionals seeking a high-traffic, growing community location....

- On Main Highway.
- Medical office In good condition.
- Situated along the main highway in town with great visibility.



Rental Rate:	\$20.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	8,744 SF
Year Built:	1988
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.71 /SF/MO

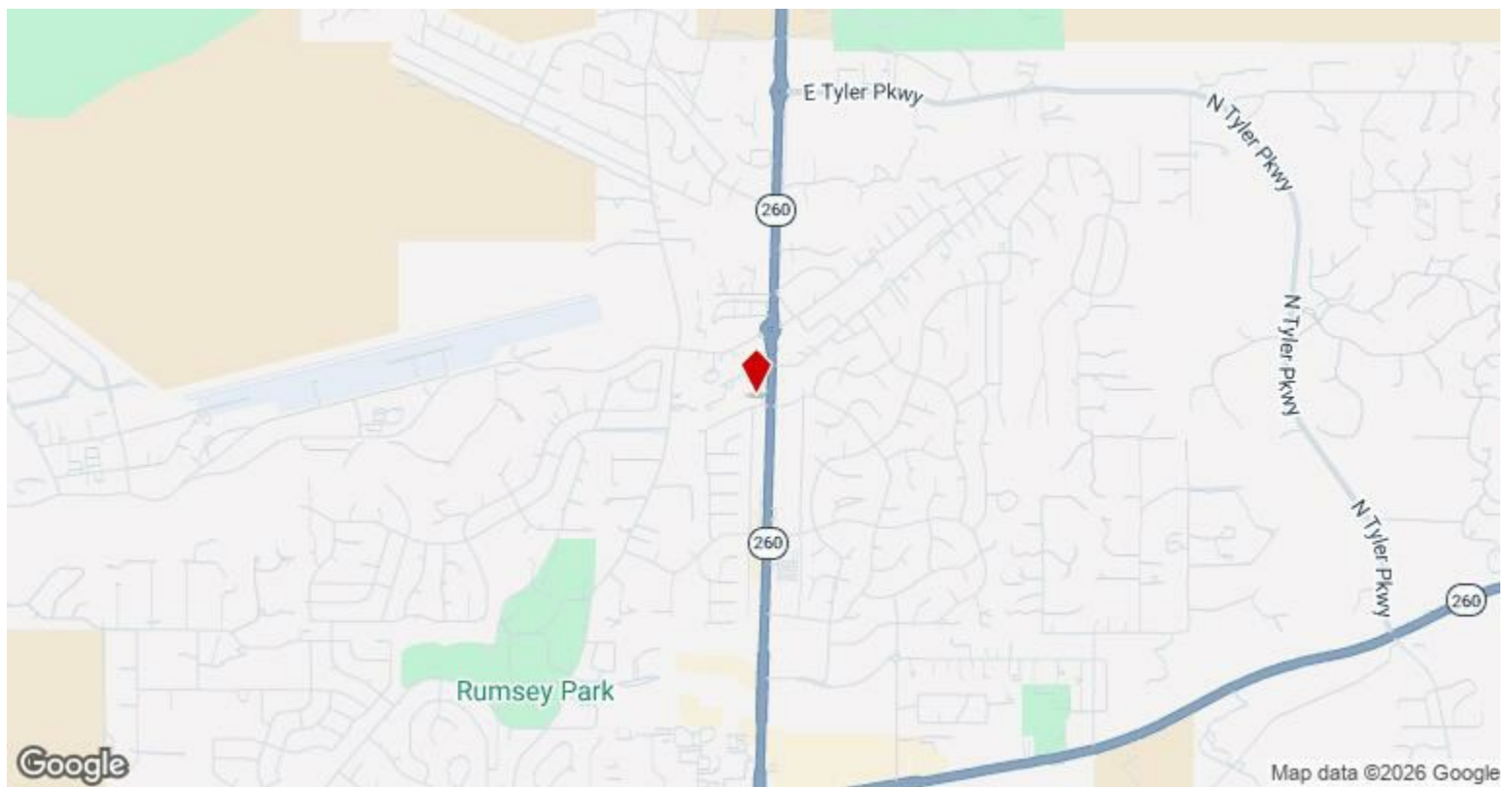
1st Floor Ste 1

Space Available	6,024 SF
Rental Rate	\$20.50 /SF/YR
Contiguous Area	8,744 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor Ste 2

Space Available	2,720 SF
Rental Rate	\$20.50 /SF/YR
Contiguous Area	8,744 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Prime Medical Office Building for Lease – High-Visibility Beeline Highway Location
Position your practice for success in this professional 2,720-square-foot medical office building located on highly traveled Beeline Highway in Payson, Arizona.? Situated on a ½-acre lot with abundant on-site parking, the property offers outstanding visibility, easy access, and excellent exposure to both local residents and visitors.? The main level features a dedicated patient entrance leading to a welcoming reception and waiting area, creating an efficient and comfortable experience for patients.? The thoughtfully designed floor plan includes an X-ray room, four exam rooms, two restrooms, a conference room, kitchen/break room, and three versatile multipurpose rooms that can accommodate physician offices, treatment rooms, laboratory space, billing, administrative offices, or additional clinical services.? Designed for efficient patient flow and day-to-day operations, this well-maintained, move-in-ready facility is ideally suited for a wide range of healthcare providers, including medical, dental, chiropractic, physical therapy, behavioral health, specialty practices, and other professional medical services.? Take advantage of this rare leasing opportunity in one of Payson's most prominent commercial corridors, offering exceptional visibility, convenient access, and a location that supports the continued growth of your practice.?



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Prime Medical Office Building for Lease – Beeline Highway, Payson, Arizona

Positioned on the highly visible Beeline Highway in Payson, Arizona, this 8,744 sq ft medical office building is situated on a ½-acre lot with abundant parking and excellent exposure.

Main Level:

The main level, accessible at ground level from the east, includes 15 exam rooms, two restrooms, a spacious waiting area, x-ray room, reception space, and five additional rooms ideal for offices or support functions. The upper level features six private offices, a workroom, and two more restrooms.

Lower Level:

Accessible from the north at ground level, this floor includes a dedicated customer entrance and waiting area, reception space, x-ray room, four exam rooms, two restrooms, a conference room, kitchen, and three multipurpose rooms.

This well-appointed, flexible facility is perfectly suited for medical, dental, or other healthcare professionals seeking a high-traffic, growing community location.

Property Photos



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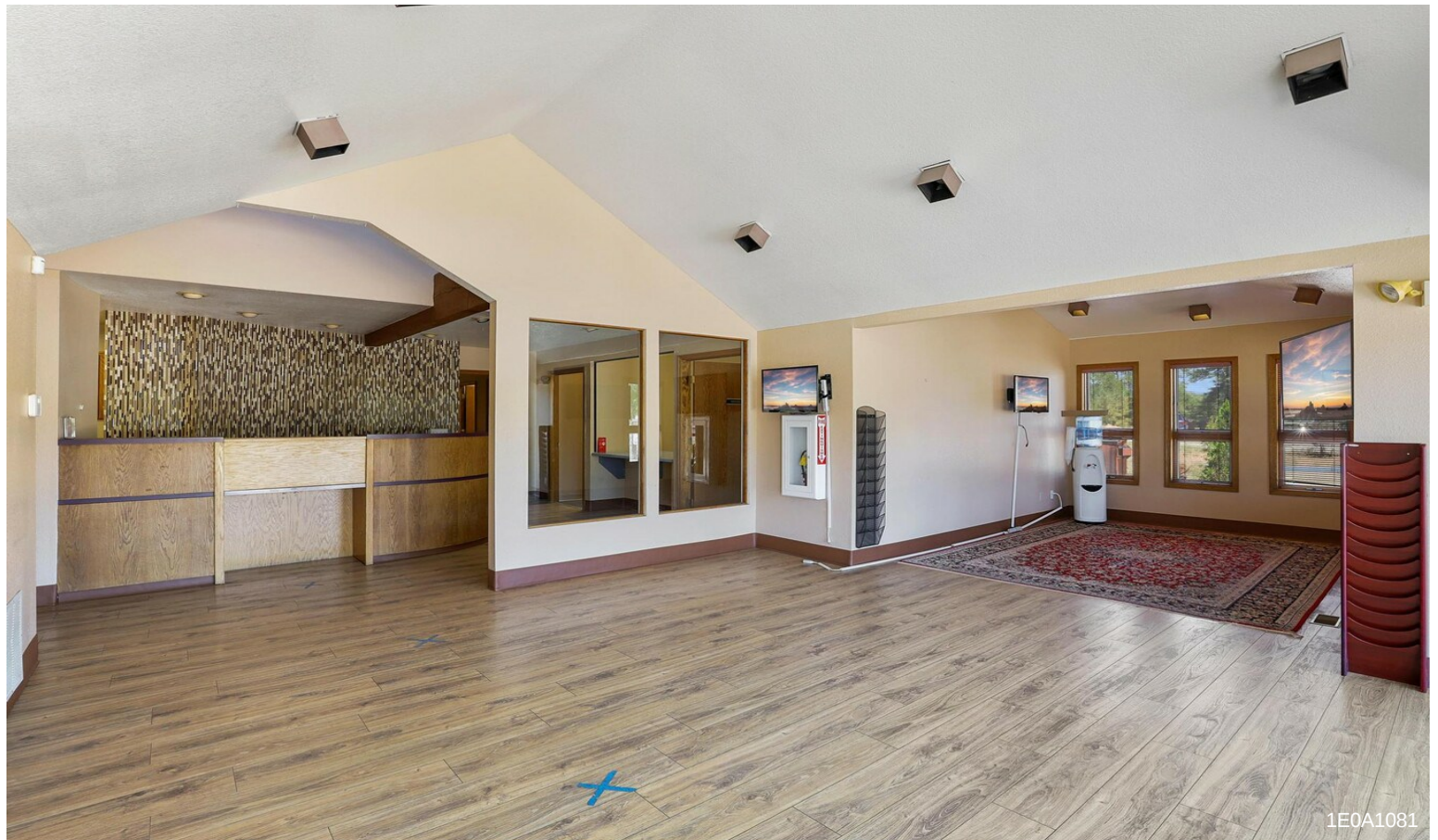


Building Photo

Property Photos



Property Photos



Property Photos



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Property Photos



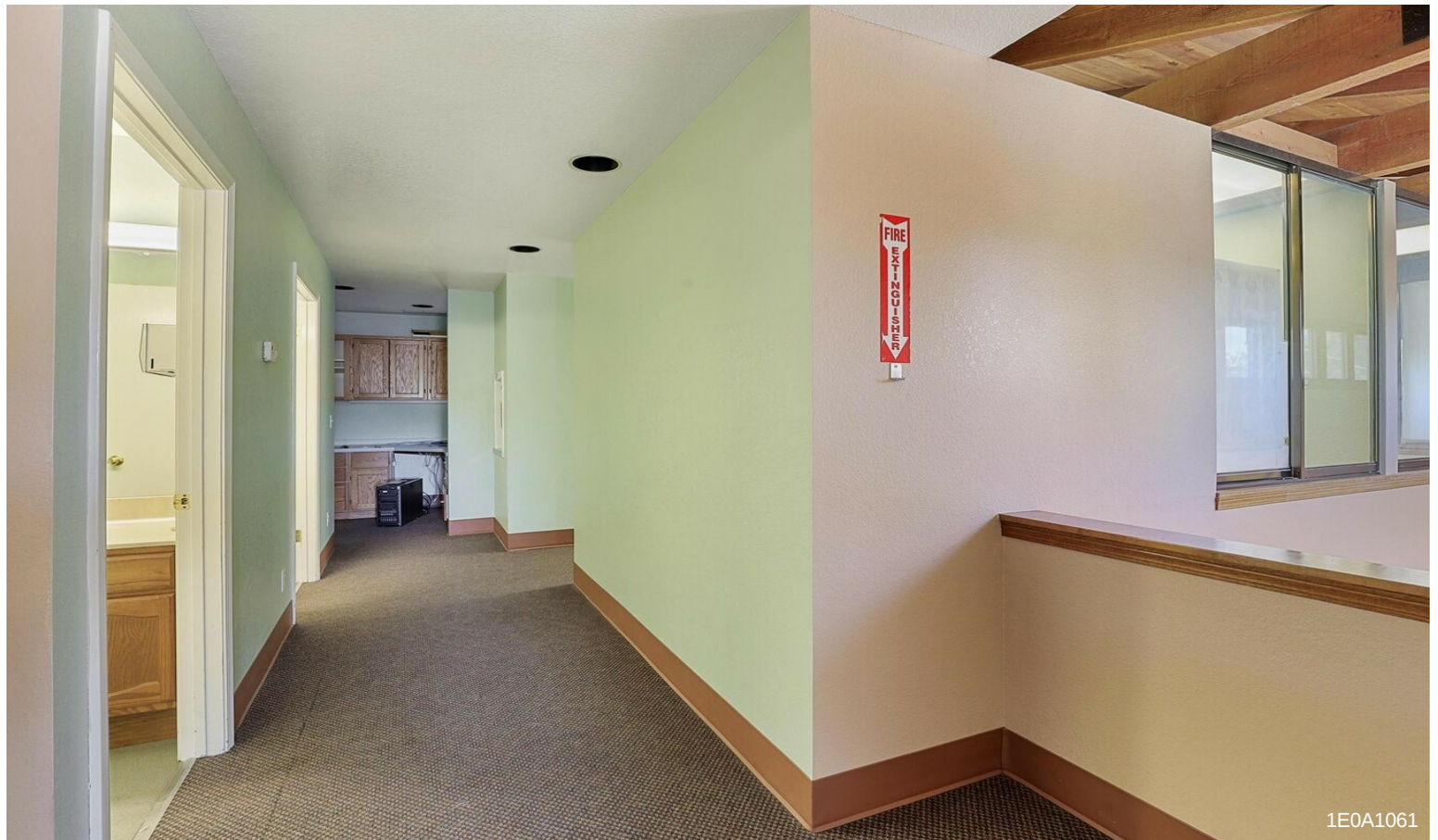
Property Photos



Property Photos



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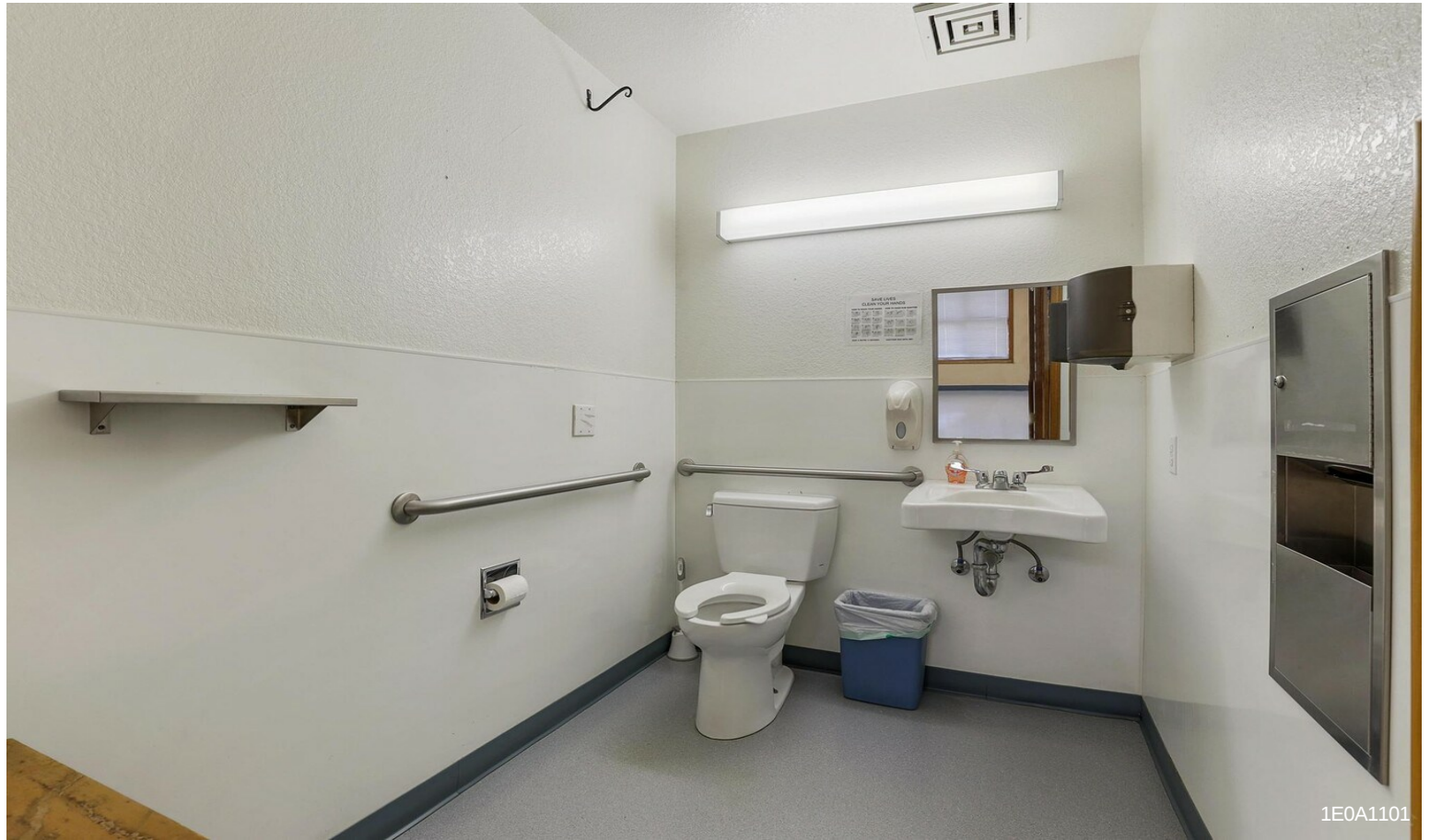
Property Photos



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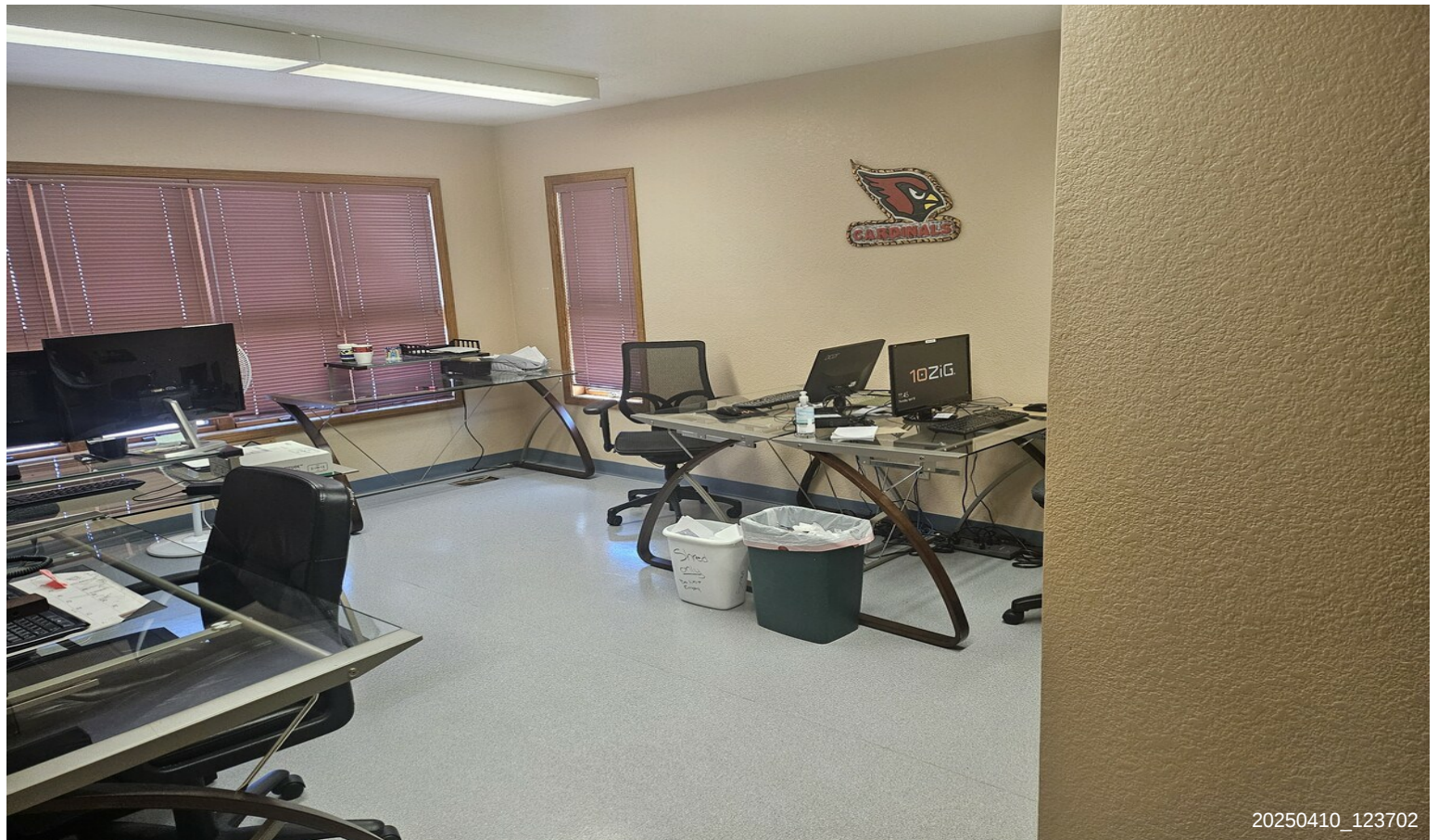
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Property Photos



Property Photos

PT W 1/2 SECTION 34
T 11 N R 10 E

SEE MAP 302-42 2 of 2

PAYSON NORTH UNIT TWO
Gila County Recorded Plat 400

SEE MAP 302-40 2 of 7

SEE MAP 302-64 1 of 2

W HOLLY CIRCLE

302-64
2 of 2
CODE 1053
UPDATED 5-05-15

SEE MAP 302-68 1 of 3

SEE MAP 302-66 1 of 9

SCALE = 1" = 100'
(C) = CALCULATED
(R) = RECORDED

"FOR INFORMATION ONLY, NO LIABILITY ASSUMED."

GILA COUNTY ASSESSOR