

± 1,650 SF MEDICAL/GENERAL OFFICE BUILDING FOR LEASE

1760 E FLORENCE BLVD

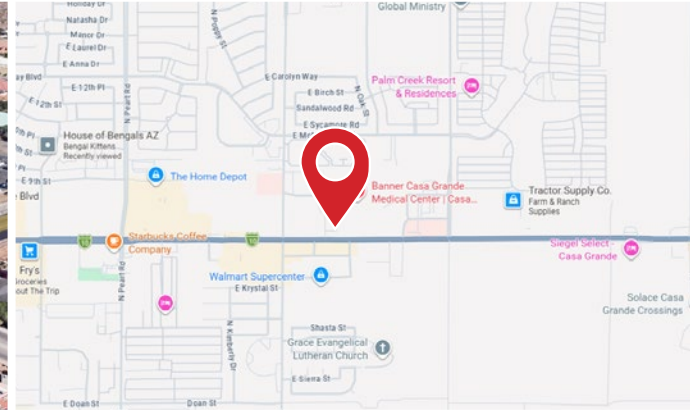
CASA GRANDE, AZ 85122
AVAILABLE FOR LEASE

SUITE 250

LEASE RATE

\$3,987.50/MO

(MODIFIED GROSS)



SUITE SIZE ±1,650 SF

USAGE MEDICAL/GENERAL OFFICE

DATE AVAILABLE NOW

LEASE RATE \$3,987.50/MO MG

ABOUT THE PROPERTY

This modern space offers a versatile floor plan, abundant natural light, and high ceilings, ideal for a variety of businesses. The property boasts excellent visibility and easy access, making it convenient for customers and clients.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRFAC

The listing agent has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 14 26

TOBY CAMPBELL

Owner/Agent

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M: 602.561.2946

tcampbell@cpiaz.com

± 1,650 SF MEDICAL/GENERAL OFFICE BUILDING FOR LEASE



BUILDING LAYOUT

- MONUMENT SIGN
- RECEPTION AREA
- CONFERENCE ROOM
- 4 EXAM ROOMS
- BREAK ROOM
- 2 OFFICES
- 2 RESTROOMS
- IT ROOM
- STORAGE ROOM
- POTENTIAL NURSES STATION

SUITE 250 (ELEVATOR ACCESS)

LOT SIZE ± 8,276 SF

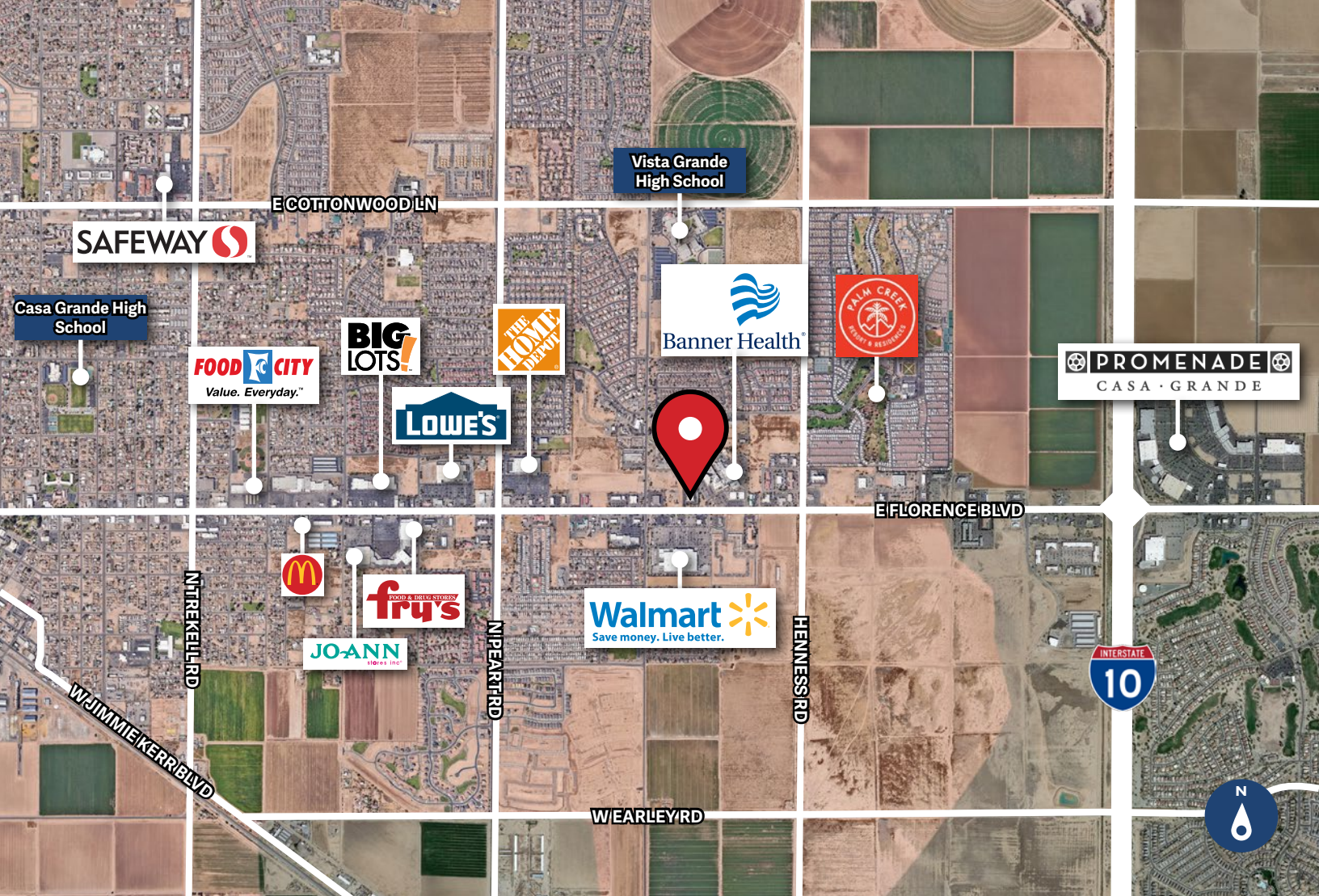
TENANCY MULTIPLE

FRONTAGE FLORENCE BLVD

NEXT DOOR TO BANNER CASA GRANDE MEDICAL CENTER

± 1,650 SF MEDICAL/GENERAL OFFICE BUILDING FOR LEASE





DEMO- GRAPHICS

5-Mile Radius (2024)

Take Advantage of Casa Grande's Unprecedented Growth!



69,017
Population



25,965
Households



\$79,536
Average HH Income



41.3
Median Age



+4.8%
'20-'24 Pop. Growth



18%
Bach. Degree or Higher



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