



SALE LEASEBACK

2222 S DOBSON ROAD

BUILDING 10 | MESA, AZ 85202

Sale Leaseback Offering

ASKING PRICE:

\$1,695,000

CAP RATE:

6.52%

LEASE RATE:

\$21.07

TERM:

Through May 30, 2029

RENEWAL OPTIONS:

(4) 5-year renewals with 3% annual increases

TENANT:

Noble Hospice





Sale Leaseback Features

TOTAL BUILDING SIZE

5,248 SF

OFFICES

10

CONFERENCE ROOMS

2

EXTERIOR

Patio with lake view



Property Highlights

**SITUATED IN DOBSON RANCH
PROFESSIONAL VILLAGE**

EASY ACCESS TO LOOP 101 & US 60

**PROXIMITY TO BANNER DESERT
MEDICAL CENTER, MAJOR
CORPORATE CAMPUSES, & MESA
COMMUNITY COLLEGE**

**FULLY OCCUPIED BY CURRENT
TENANT WITH FLEXIBLE
FLOORPLAN**



Amenities Map





NOBLE HOSPICE & PALLIATIVE CARE PROVIDES COMPASSIONATE, PATIENT-CENTERED SUPPORT TO INDIVIDUALS WITH LIFE-LIMITING ILLNESSES ACROSS THE PHOENIX METRO AREA.

Established in 2019 and Medicare Certified in 2020, Noble has grown into one of the top ten largest hospice providers in the region while achieving Medicare's highest star rating for clinical excellence. With more than 120 full-time team members, Noble offers hospice, palliative, and respite care with 24/7 availability, a low nurse-to-patient ratio, and specialized veteran programs, delivering comfort and dignity when it matters most.





Property Photos





Thank you

BEN LEAVITT

858.386.8092

bleavitt@ikecre.com

CLINT HARDISON

480.228.4646

chardison@ikecre.com

Ike Commercial Real Estate • 410 N. Scottsdale Rd #1000 • Tempe, AZ 85281 • www.ikecre.com

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