



Menlo Group
COMMERCIAL REAL ESTATE



9014 S CENTRAL AVE, PHOENIX, AZ
South Mountain Medical Building
Freestanding Office/Medical Building

Available for Sale or Lease

Exclusively listed by:

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PROPERTY SUMMARY

LEASE RATE &
PURCHASE PRICE

Contact Broker for
Pricing

LEASE TYPE

NNN

APN

300-45-225G

BUILDING SIZE

9,950 SF

LOT SIZE

1.66 Acres

BUILDING CLASS

B

YEAR BUILT

1992

YEAR LAST
RENOVATED

2019

PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- Freestanding Building with Fenced Lot
- Medical/Office/Education Uses Allowed
- Owner/User Opportunity
- Building: +/- 9,950 SF
- 3,650 SF, 6,300 SF Available to Lease Separately
- 10,200 SF Fenced recreation/storage yard
- 59 Parking Spaces
- High Visibility with Prominent Signage Available
- Current buildout includes 20+ individual exam rooms, three group rooms and two conference rooms

Floor Plan

3650 SF





Available to Lease



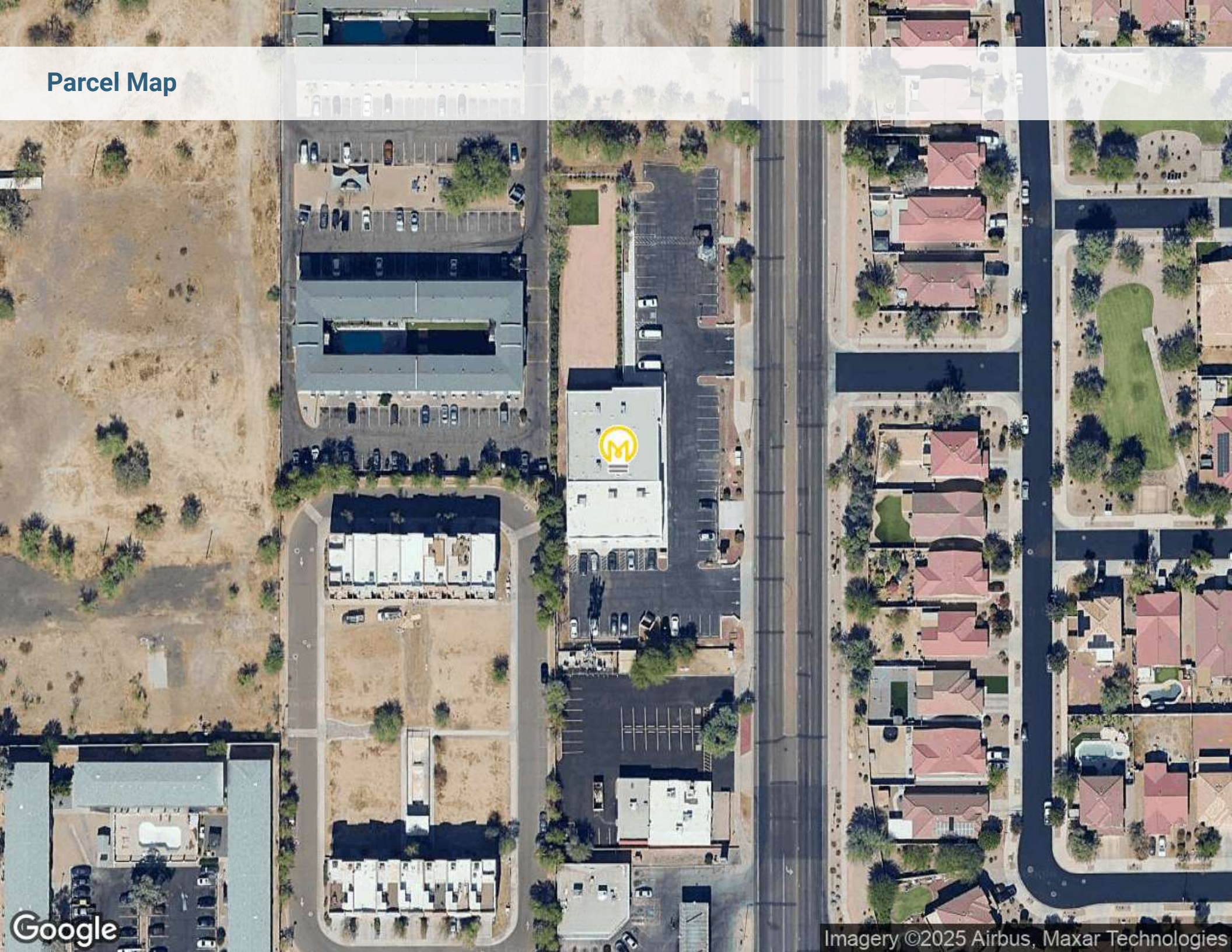
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,650 - 9,950 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	SIZE (SF)
South Mountain Medical Building	9,950 SF
Suite A	3,650 SF
Suite B	6,300 SF

Parcel Map



SOUTHWEST
ACRES
Regional Map

