



Menlo Group  
COMMERCIAL REAL ESTATE



**740 East Highland Avenue Phoenix, AZ 85014**

Income Producing Medical Office  
Opportunity

*Exclusively listed by:*

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## PROPERTY SUMMARY

PRICE	\$3,600,000
PROPERTY TYPE	Medical
BUILDING SIZE	18,678 SF
PRICE PSF	\$192.74
	155-21-050
APN	155-21-058 (Shared Easement)
ZONING	C-2, Phoenix

## PROPERTY HIGHLIGHTS

- Great MOB Investment Potential
- Owner/User Opportunity
- Multi Tenant Building with One Small Vacancy
- \$3,600,000
- Building: /- 18,678
- Three Strong medical tenants
- Current NOI: \$240,180.97
- Cap Rate 6.67%
- Current CAMS billed to Tenant's: \$106,123.68
- Vacant Medical/Office Suite: 2,460 SF
- Lease Rate: \$19.00 NNN



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# Rent Roll

## 740 E Highland Ave. Phoenix, Az Rent Roll



Menlo Group

NWTH ST



■ = Shared Easement Parcel



## Tenant Lease Details

### ULTRASOUND INSTITUTE MEDICAL GROUP- SUITE 100

Square Footage	3,075
Lease Commencement	June 1, 2020
Lease Expiration	October 31, 2030
Current Rent PSF	\$18.99
Current Monthly Rent	\$4,868.75
Security Deposit	\$4,865.75
Annual Escalations	2%
Website	<a href="https://uimg.org/about/">https://uimg.org/about/</a>

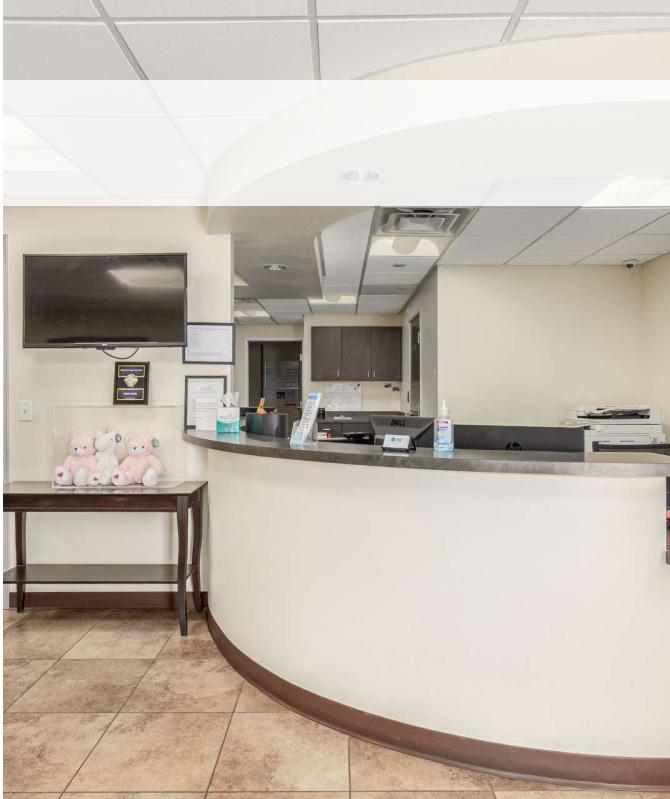
Square Footage	3,075
Lease Commencement	April 1, 2022
Lease Expiration	March 31, 2029
Current Rent PSF	\$21.36
Current Monthly Rent	\$5,473.71
Annual Escalations	2%
Website	<a href="https://mb2dental.com/about/">https://mb2dental.com/about/</a>



**UIMG**  
Community Health Clinic



## Suite 100 Photos



## Suite 200 Photos



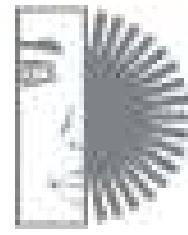
## Tenant Lease Details

### ADCS CLINICS - SUITE 101

Square Footage	4,200
Lease Commencement	April 1, 2015
Lease Expiration	March 31, 2026
Current Rent PSF	\$21.51
Current Monthly Rent	\$7,529.00
Annual Escalations	2%
Website	<a href="http://www.advancedderm.com/about-us">www.advancedderm.com/about-us</a>

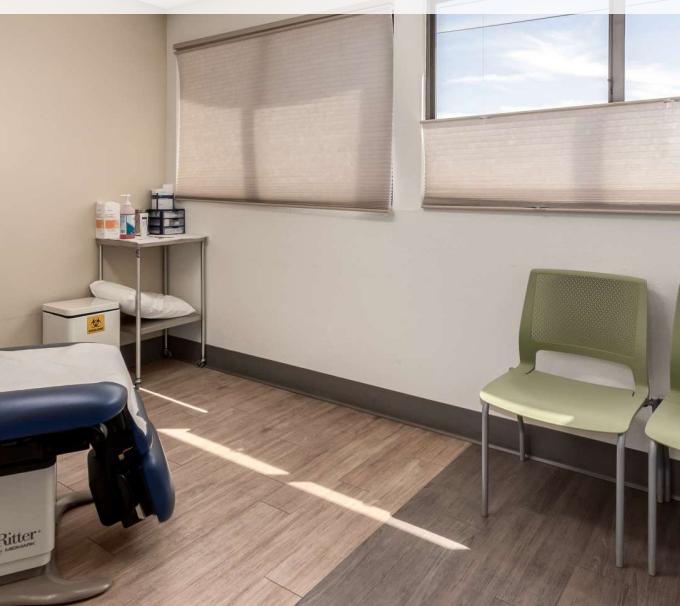
### ADCS CLINICS - SUITE 203

Square Footage	1,809
Lease Commencement	August 1, 2016
Lease Expiration	July 31, 2027
Current Rent PSF	\$13.78
Current Monthly Rent	\$2,077.97
Annual Escalations	2%

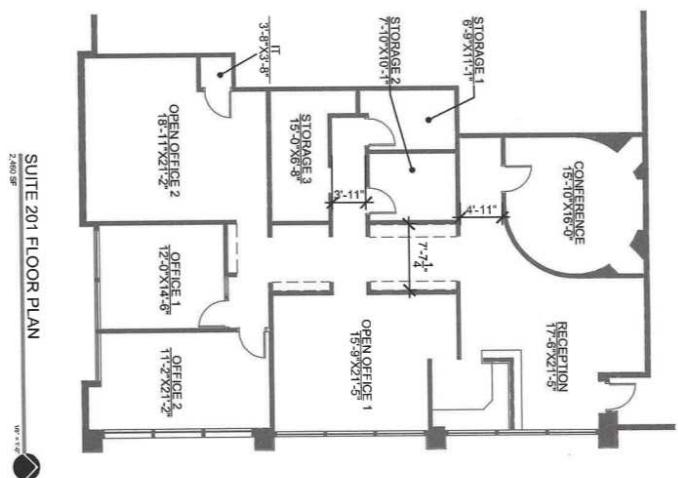


**ADVANCED  
DERMATOLOGY**  
*and Cosmetic Surgery*

## Suite 101 and 203 Suite Photos



## Vacant Suite 201 Details and Photos



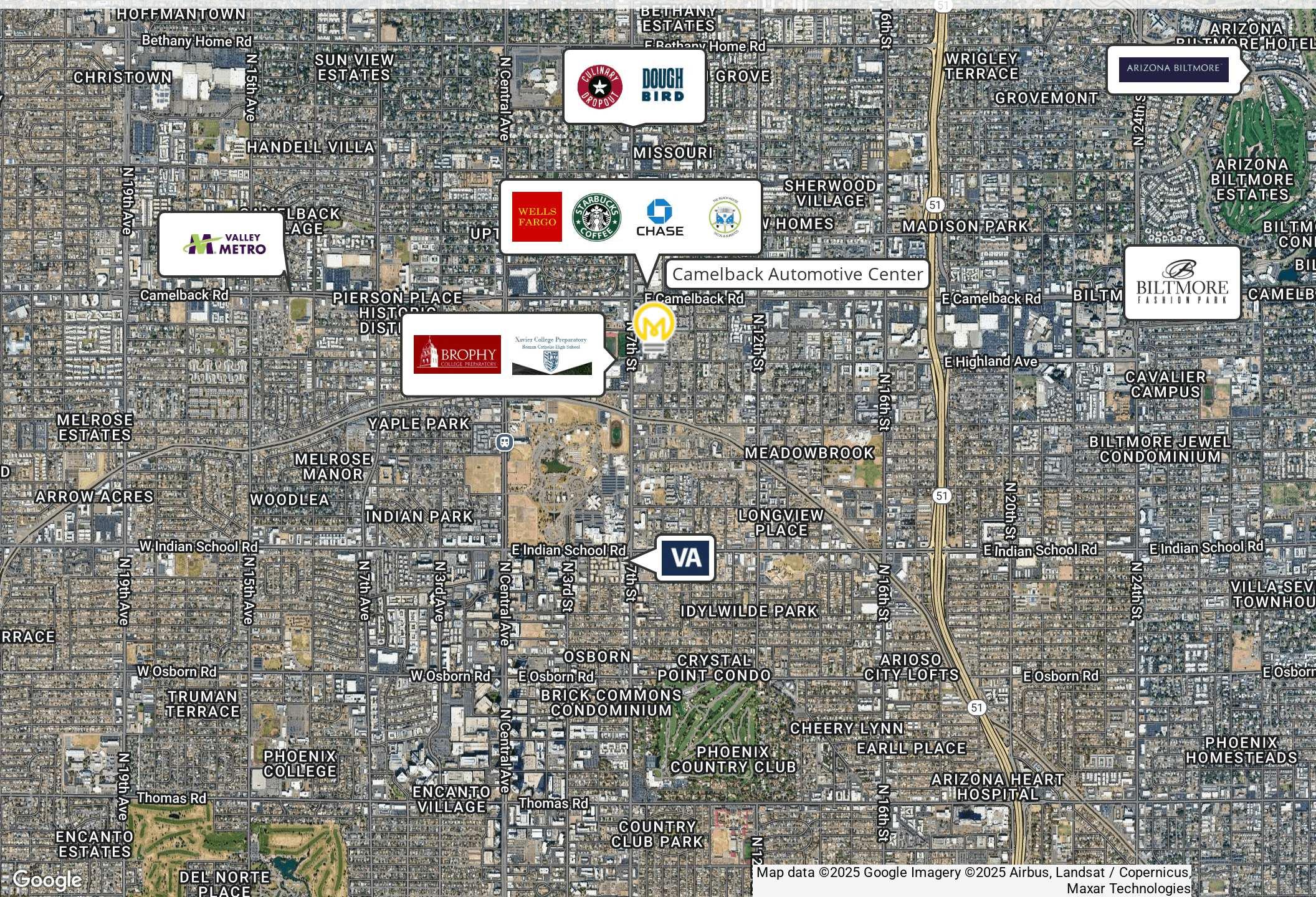
Approximately 2,460 Sf vacant medical or office space. Flooring has been removed and walls primed so the space is ready for the finishing touches to occupy asap! Current asking rental rate of \$19.00 NNN with monument signage available, great window line and beautiful second floor views.

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## EAST ORANGEWOOD

# Retailer Map



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