

MEDICAL OFFICE SPACE FOR LEASE

40th St Office Park

4045 E UNION HILLS DR #107

Phoenix, AZ 85050

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

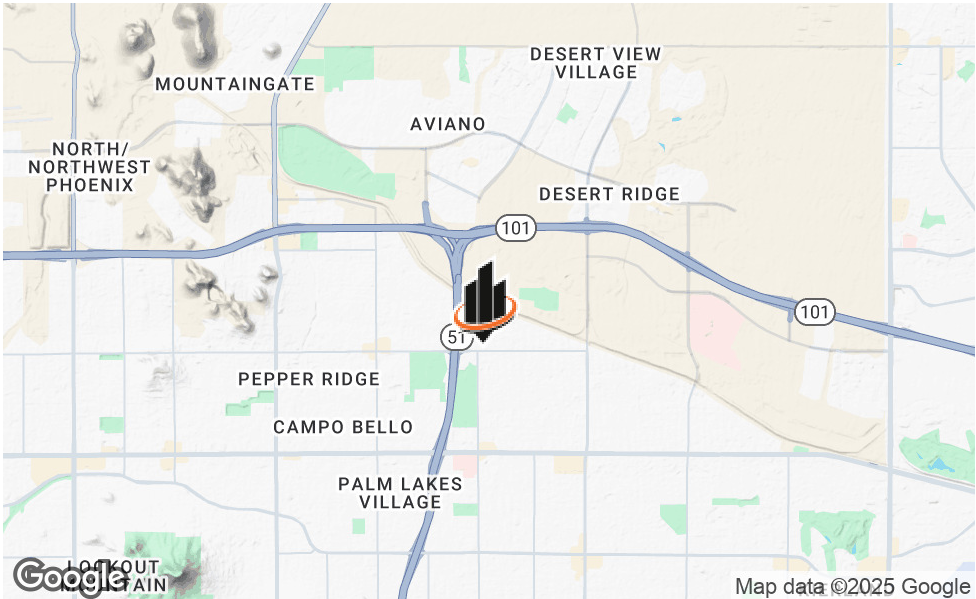
OFFERING SUMMARY

SALE PRICE	\$600,000
ASKING RENT	\$2,500/month (±\$22.81 PSF NNN)
UNIT SIZE	1,315 SF
APN	215-15-181C
EST. NNN EXPENSES	\$666/month *includes HOA and property taxes
YEAR BUILT	2002
PARKING	2 Reserved

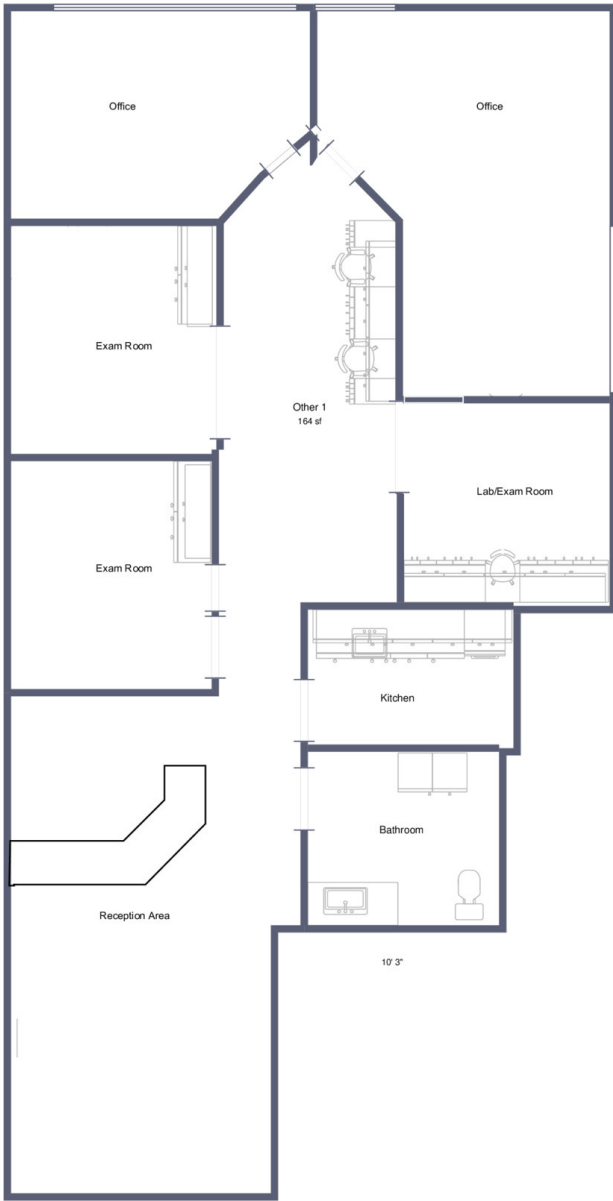


PROPERTY HIGHLIGHTS

- Built Out Medical Space in Move-In Ready Condition
- Multiple Exam Rooms with Sinks
- Between Mayo Clinic and Abrazo Scottsdale Campus
- Minutes to Desert Ridge, High Street, and Scottsdale 101
- Immediate Access to the 51 Freeway
- Short Drive Times Throughout the Valley



FLOOR PLAN



INTERIOR PHOTOS



PROPERTY AERIAL



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,064	116,463	260,515
AVERAGE AGE	42	40	41
AVERAGE AGE (MALE)	40	39	40
AVERAGE AGE (FEMALE)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,426	46,659	109,518
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$127,273	\$131,699	\$128,092
AVERAGE HOUSE VALUE	\$496,011	\$540,738	\$554,288

Demographics data derived from AlphaMap

