

2,955 SF MEDICAL OFFICE AVAILABLE  
FOR SUBLEASE



## BANNER DESERT HOSPITAL CAMPUS

1520 S DOBSON RD, STE 217  
MESA, ARIZONA 85202

EXCLUSIVELY LISTED BY:

**BRETT RANTA**

M (602) 686-4049

D (480) 739-6945

[brett.ranta@orionprop.com](mailto:brett.ranta@orionprop.com)

**JORDAN TENNANT**

M (785) 231-9243

D (480) 739-6940

[jordan.tennant@orionprop.com](mailto:jordan.tennant@orionprop.com)





# PROPERTY OVERVIEW

## ABOUT SUITE 217

The recently renovated 2,955 SF medical office is available for sublease on the Banner Desert campus. The property is centrally located in the East Valley with convenient access to the US-60 and Loop-101 freeways. The suite includes two oversized procedure rooms and four wet exam rooms.

SUBLEASE RATE

CALL FOR PRICING

AVAILABLE SPACE

2,955 SF

ZONING

HOSPITAL CAMPUS

PARKING RATIO

5.0/1,000

YEAR RENOVATED

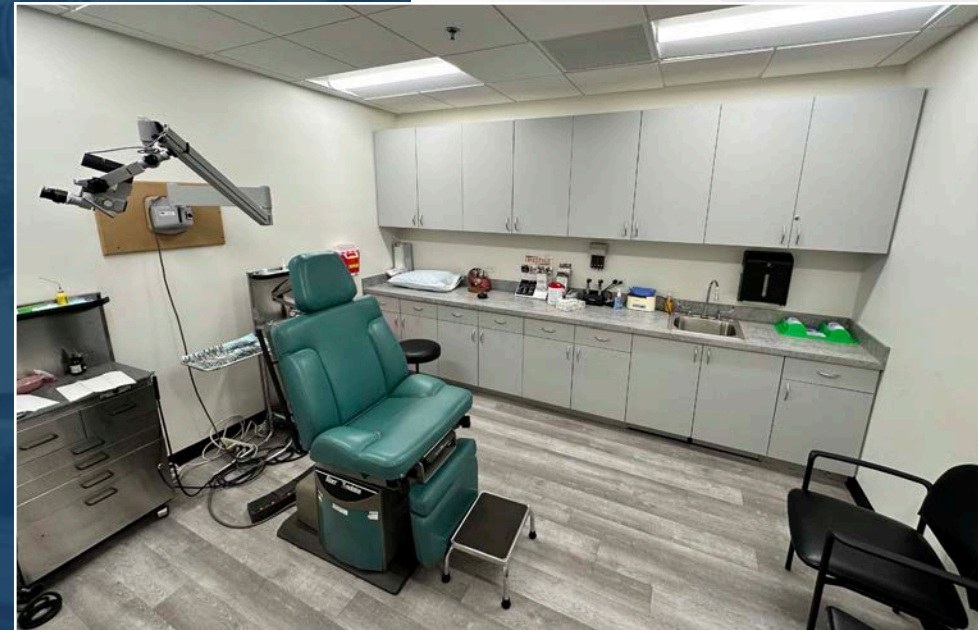
2022

CROSS STREETS

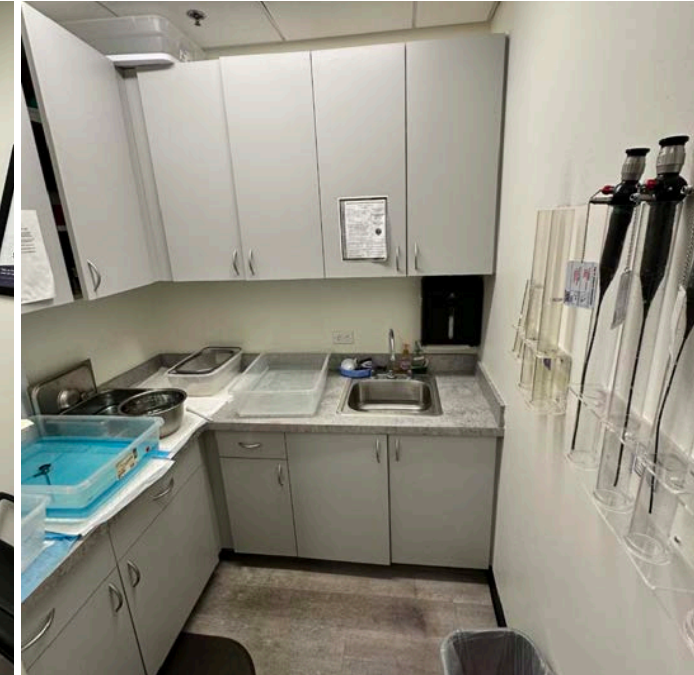
DOBSON & SOUTHERN

*\*TENANT OCCUPIED, DO NOT DISTURB*

*\*CONTACT BROKER FOR SHOWINGS*







## PROPERTY HIGHLIGHTS



ON CAMPUS AT  
BANNER DESERT HOSPITAL



COVERED STAFF &  
PATIENT PARKING



WALKING DISTANCE TO  
ON-CAMPUS CAFE



ADA ACCESSIBLE

✓ WAITING ROOM

✓ CHECK IN/OUT

✓ BREAK ROOM

✓ PRIVATE STAFF RESTROOM

✓ FOUR WET EXAM ROOMS

✓ LAB PHYSICIANS OFFICE

✓ NURSE STATION

✓ RECORDS STORAGE

✓ COMMON RESTROOMS

✓ 2 OVERSIZED PROCEDURE ROOMS

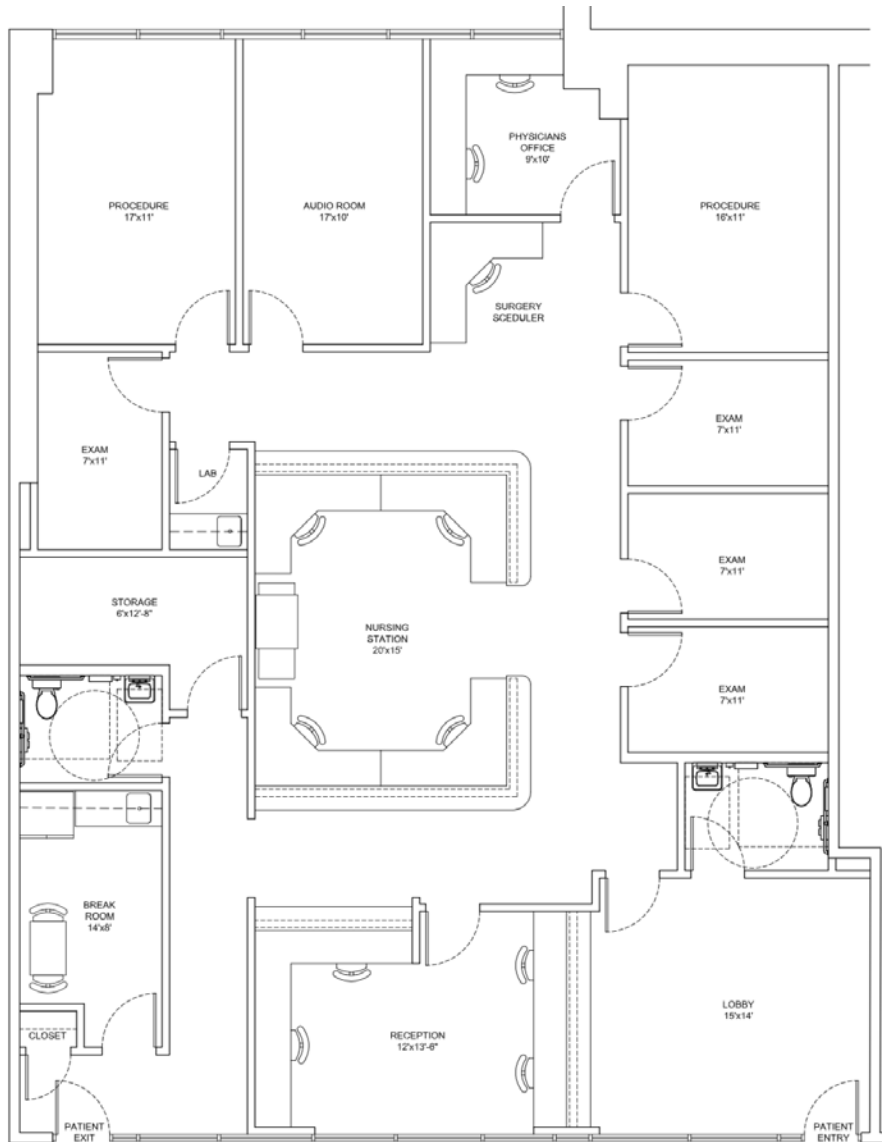
✓ JANITOR'S CLOSET

✓ ATTRACTIVE COMMON COURTYARD



# SITE PLAN - SUITE 217

2,955 SF AVAILABLE



## NORTH SIDE DIRECTORY

- #202 METRO VEIN CENTERS
- #203 BMG DESERT CARDIOLOGY
- #205 LILLIBRIDGE HEALTHCARE SERVICES
- #206 BANNER DESERT NEUROLOGY
- #210 AZ CENTER FOR HAND TO SHOULDER
- #212 EAST VALLEY PULMONARY ASSOC.
- #213 GERALD L. YOSPUR, MD
- #213A SUNRISE PSYCHIATRY
- ★ **#217 AVAILABLE FOR SUBLEASE**
- #220 TOP FUEL CAFE
- RESTROOMS

### COVERED STAFF & PATIENT PARKING





# LOCATION HIGHLIGHTS

## ► PREMIER EAST VALLEY LOCATION

LOCATED OFF U.S. 60 WITH IMMEDIATE ACCESS TO LOOP 101 AND MAJOR ARTERIALS SERVING MESA, TEMPE, GILBERT, AND CHANDLER

## ► HIGH PATIENT DRAW

SERVES AS THE LEADING TERTIARY HOSPITAL IN THE EAST VALLEY WITH 615+ BEDS, LEVEL 1 TRAUMA DESIGNATION, AND CARDON CHILDREN'S MEDICAL CENTER ON SITE

## ► PRIME VISIBILITY & MODERNIZED CAMPUS

A TRUSTED REGIONAL HEALTHCARE HUB WITH STRONG BRAND RECOGNITION AND COMMUNITY PRESENCE, JUST UNDERWENT MULTIMILLION DOLLAR RENOVATIONS



5 MILE DAYTIME POPULATION

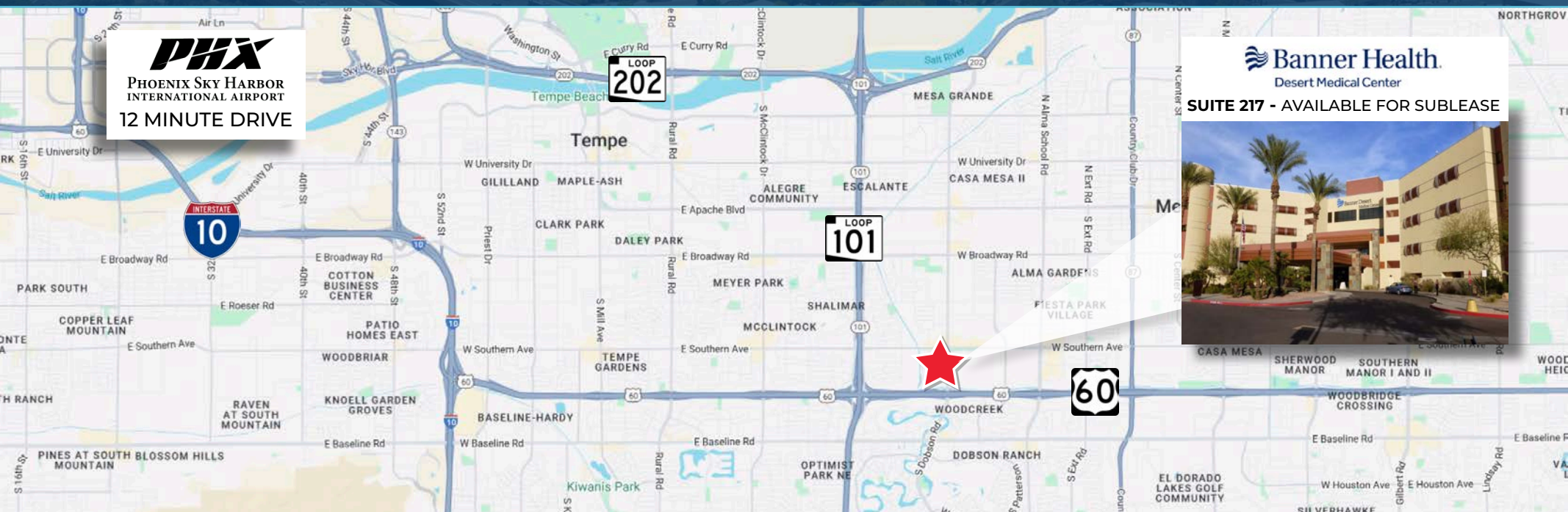
**594,470**



5 MILE AVG HOUSEHOLD INCOME

**\$103,123**

POPULATION:	1- MILE	3-MILE	5-MILE
2025 estimate:	<b>19,665</b>	<b>169,823</b>	<b>406,672</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
2025 estimate:	<b>8,828</b>	<b>71,705</b>	<b>165,431</b>
INCOME:	1-MILE	3-MILE	5-MILE
2025 Avg Household Income:	<b>\$90,166</b>	<b>\$101,018</b>	<b>\$103,123</b>





2,955 SF MEDICAL OFFICE AVAILABLE  
FOR SUBLEASE



## BANNER DESERT HOSPITAL CAMPUS

1520 S DOBSON RD, STE 217  
MESA, ARIZONA 85202

### CONTACT FOR MORE INFORMATION:

#### BRETT RANTA

M (602) 686-4049  
D (480) 739-6945  
[brett.ranta@orionprop.com](mailto:brett.ranta@orionprop.com)

#### JORDAN TENNANT

M (785) 231-9243  
D (480) 739-6940  
[jordan.tennant@orionprop.com](mailto:jordan.tennant@orionprop.com)

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



**ORION Investment Real Estate**  
7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251