



\$28.00

LEASE PRICE



2,265 SF

SQUARE FEET



MEDICAL

OFFICE

SPECIFICATIONS:

PROPOSED USE	Commercial, Office
OFFICES	10 - Outpatient Rooms
ZONING	C-O
TAX PARCEL NO.	<u>163-32-282</u>

1986

Year Built

2024

Renovated

Avail. SF 2,265

Asking Rent \$28/SF

NNN Approx. \$10/SF

HANNAH HAMMOND
BROKER

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4105 N 20TH ST, SUITE 130, PHOENIX, AZ 85016



PROPERTY HIGHLIGHTS

- Prime Phoenix location near the 51, I-10, and Loop 202 Freeways
- 10 Outpatient Offices, Reception, Break Room, Storage, and Utility Room
- Medically Coded with Fire Sprinklers
- 2 ADA Restrooms
- Medical Grade Electrical System

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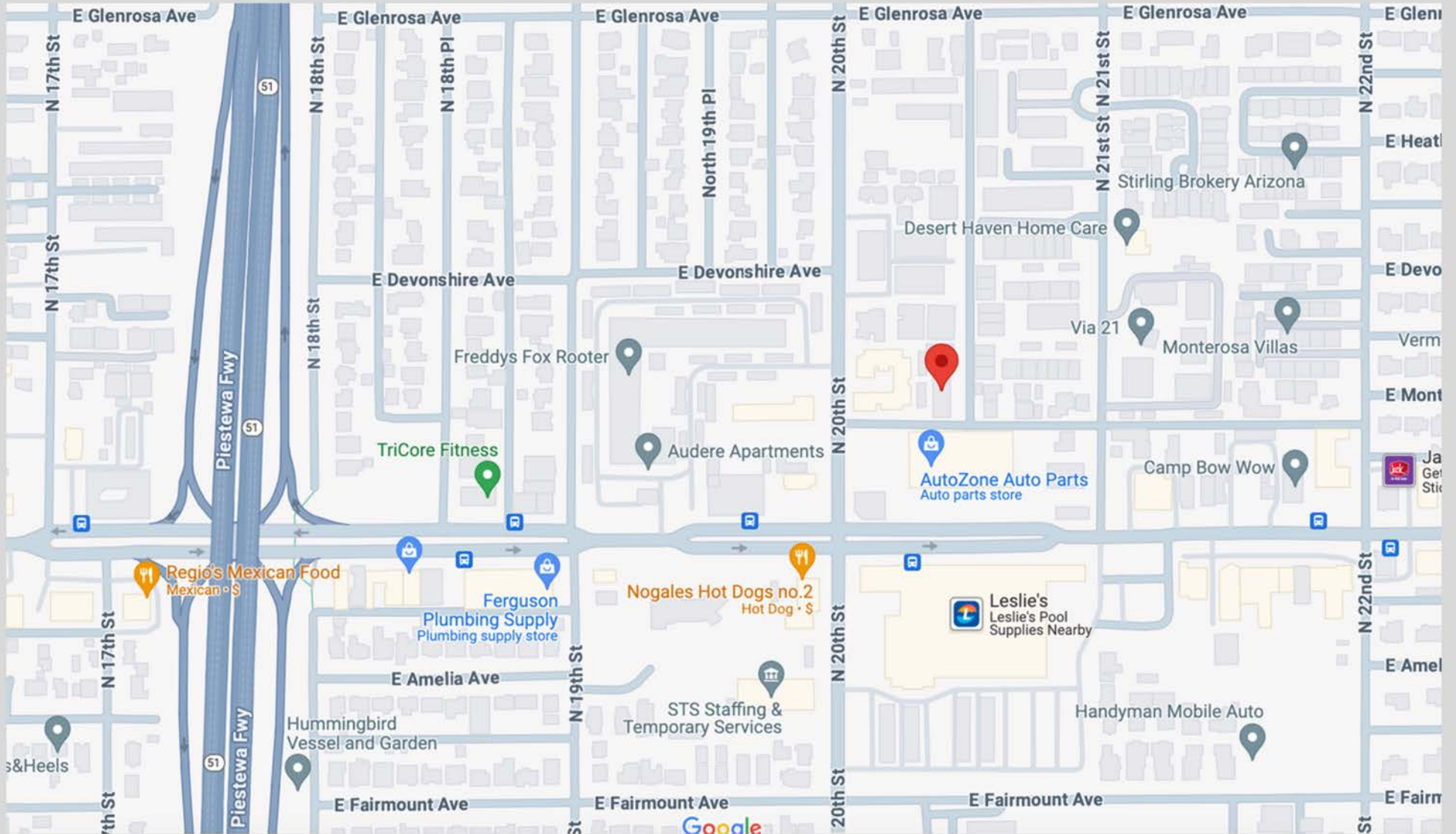
Discover this beautiful, newly built-out 2,265 square foot medical office in a prime Phoenix location. Just blocks from the 51 Freeway, it offers quick access to the entire valley via the I-10 and 202 Loop, and is only a mile from the Esplanade, Phoenix's premier office hub.

The office is fully medically coded with fire sprinklers, features two ADA-compliant restrooms, and has updated medical-grade electrical systems. This space is designed to meet all safety regulations and support advanced medical equipment, providing an ideal environment for a thriving medical practice. Strategically located to provide unparalleled access to major highways and nearby amenities, enhancing convenience for both staff and patients.

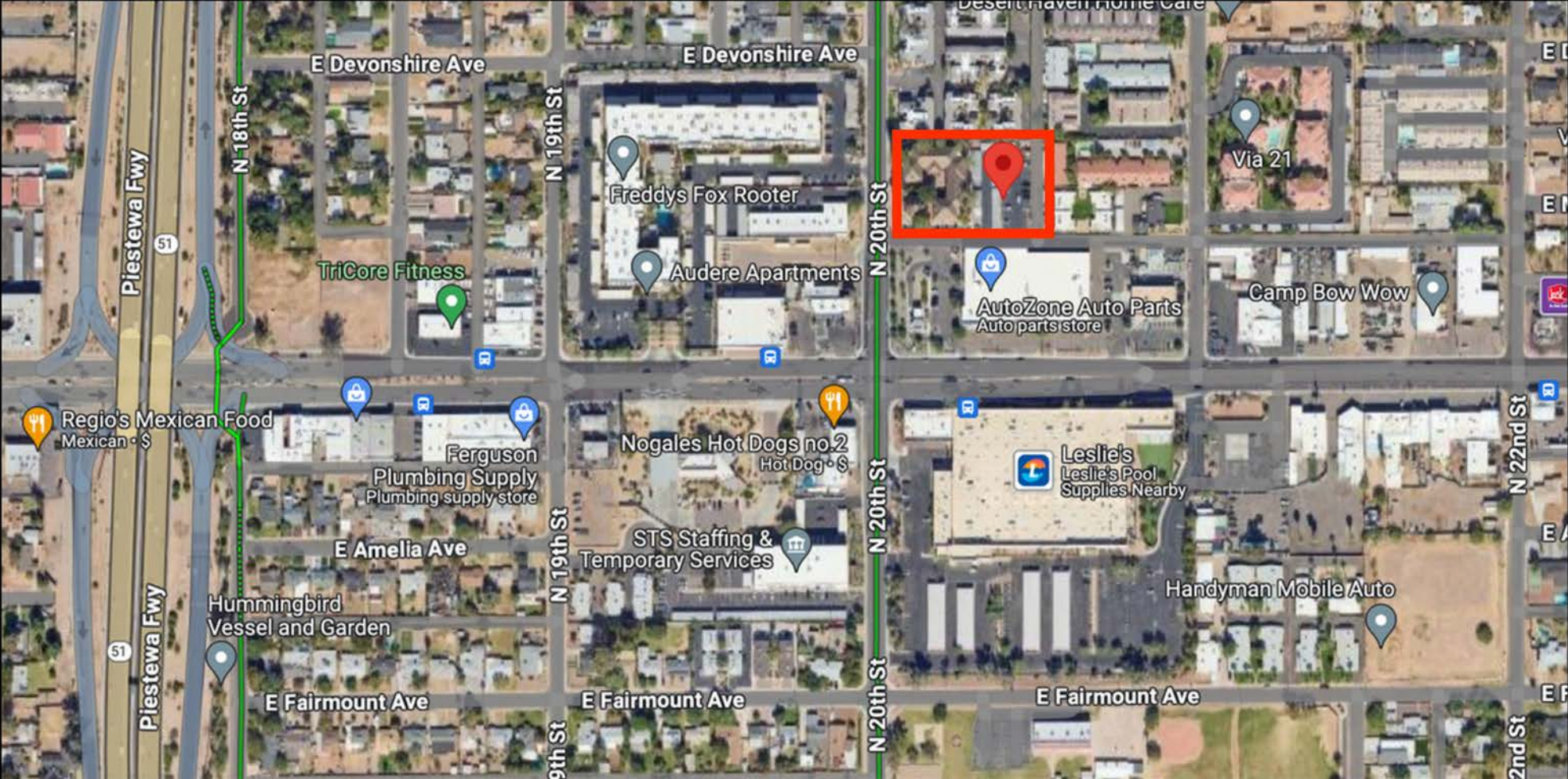
Contact us today to schedule a viewing and take the first step toward elevating your practice in this premier Phoenix location!



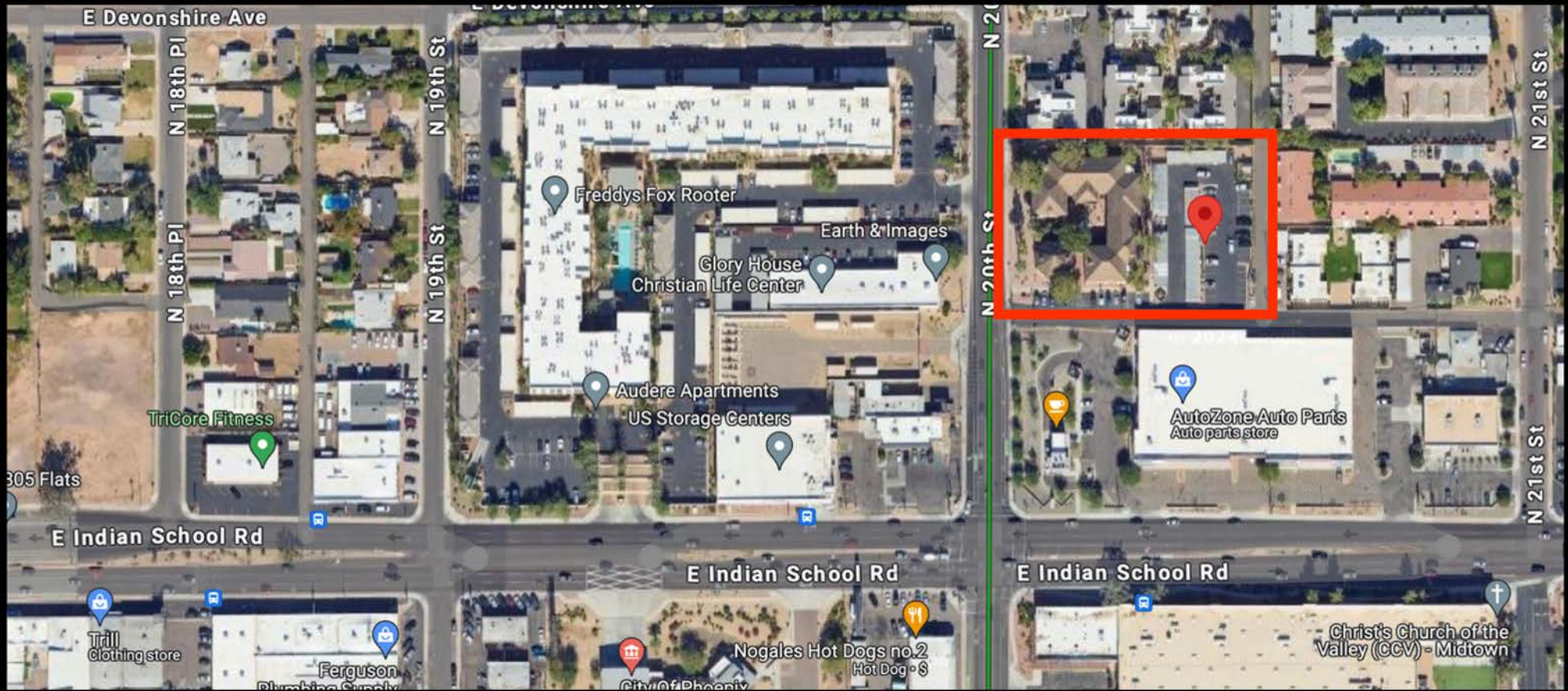




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PRESENTED BY:

Hannah is a third generation native to Arizona and has spent her entire career as a real estate broker and investor. She specializes in commercial assets ranging from multifamily and health care to retail and industrial. As an owner of a portfolio of her own investment properties, she takes pride in identifying and negotiating the very best deals for her clients, whether they are selling, purchasing, or leasing.



FOR INQUIRIES, CONTACT:

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