

# 1345 E MCKELLIPS RD

MESA, AZ 85203

**SHELL PROFESSIONAL/MEDICAL OFFICE FOR LEASE**



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**MOB**  
MEDICAL OFFICE BROKERS

# EXECUTIVE SUMMARY

1345 E MCKELLIPS RD  
MESA, AZ 85203

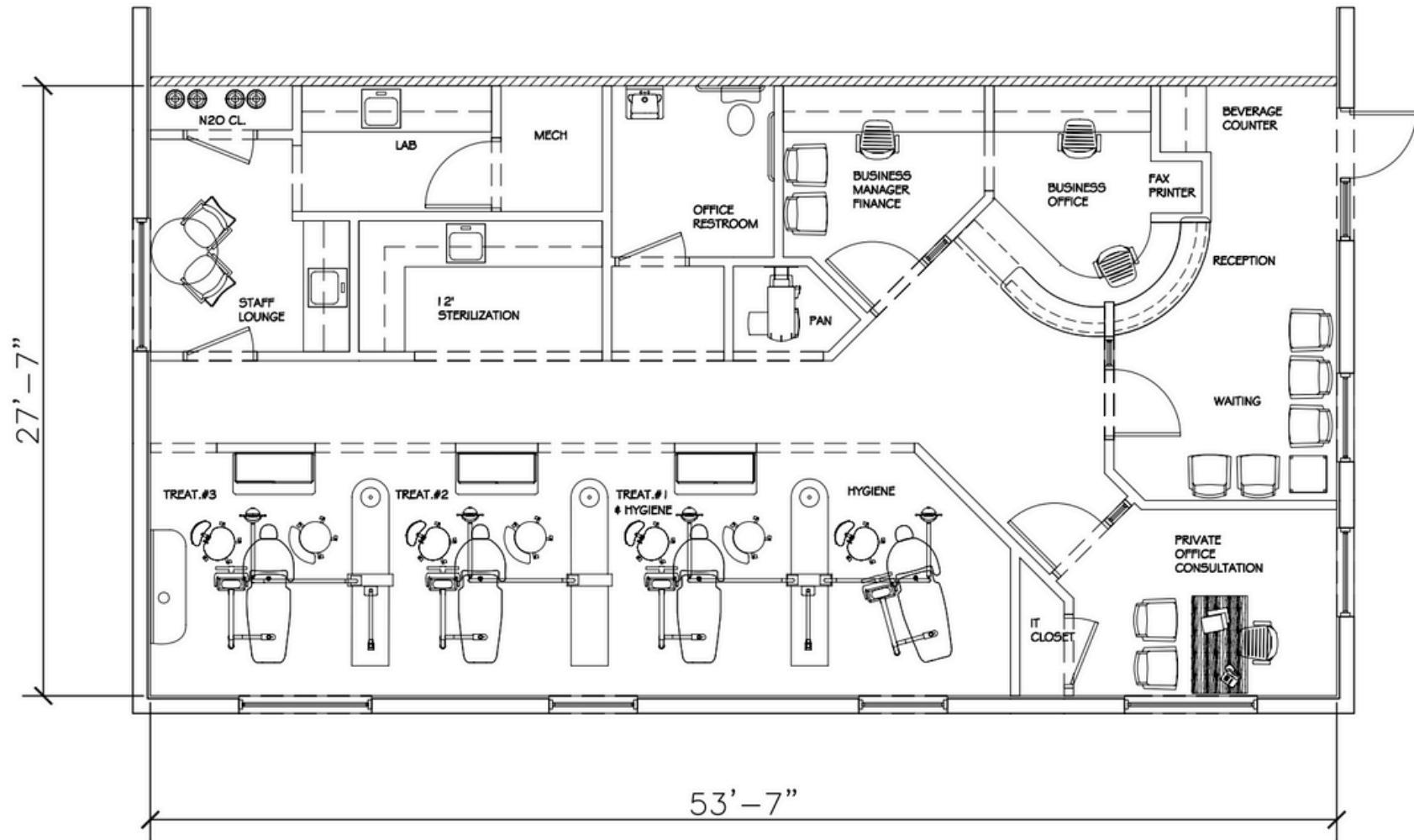
Situated along the high-traffic McKellips Road corridor, this shell space offers an excellent opportunity for medical or professional office users seeking visibility and convenience. Located directly adjacent to established providers such as SimonMed Imaging, Viva Diagnostic Imaging, and Semken Physical Therapy, the site benefits from built-in referral potential and patient foot traffic. The property offers easy access to Loop 202 and is positioned just minutes from Banner Baywood Medical Center, making it ideal for healthcare practices looking to serve the East Valley community.

## PROPERTY HIGHLIGHTS

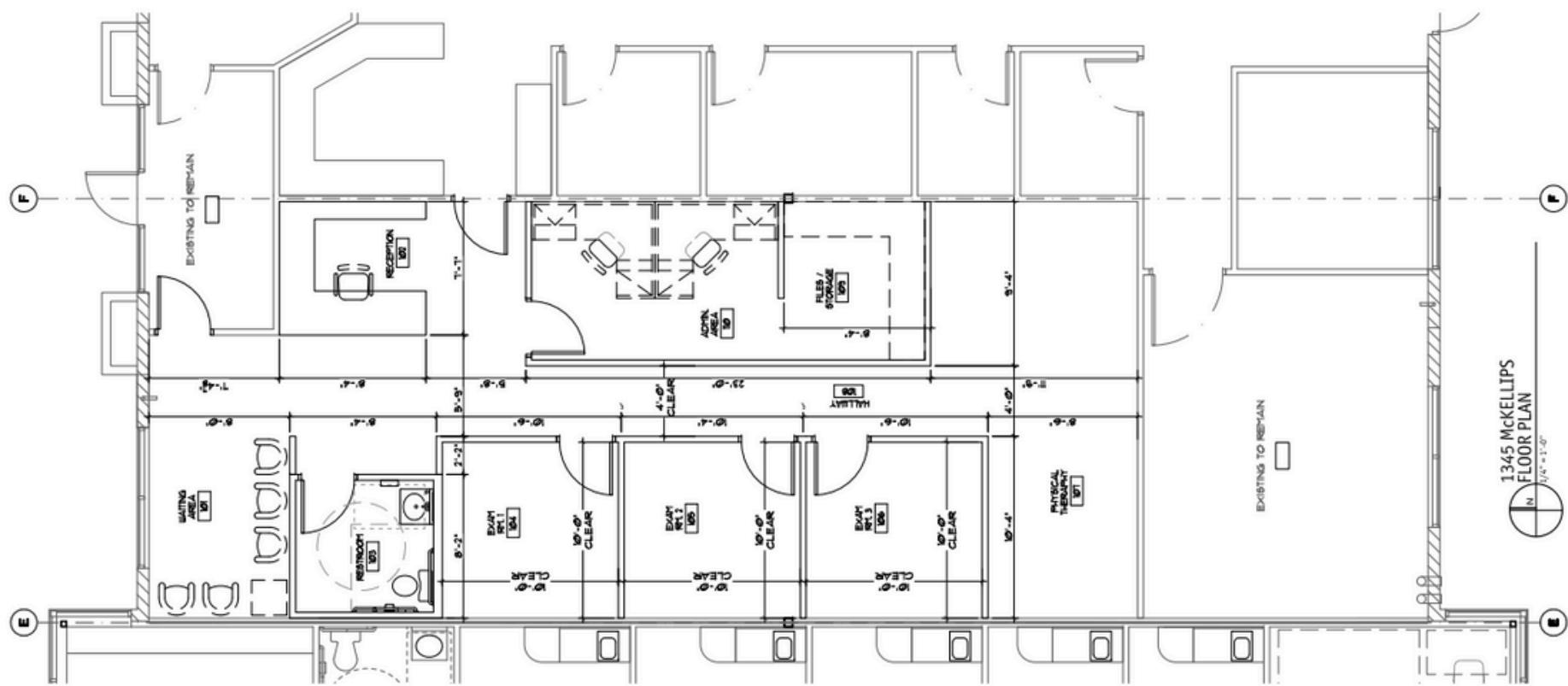
- Shell condition – ready for tenant build-out
- 1,372 RSF
- Tenant Improvement (TI) allowance available – terms negotiable based on lease structure and tenant use
- Ample surface parking with convenient patient access
- Close proximity to Loop 202 and major arterial roads



# CONCEPTUAL TEST FIT – DENTIST OFFICE



# CONCEPTUAL TEST FIT – GENERAL OFFICE



# PROPERTY OVERVIEW

1345 E MCKELLIPS RD  
MESA, AZ 85203

E MCKELLIPS RD



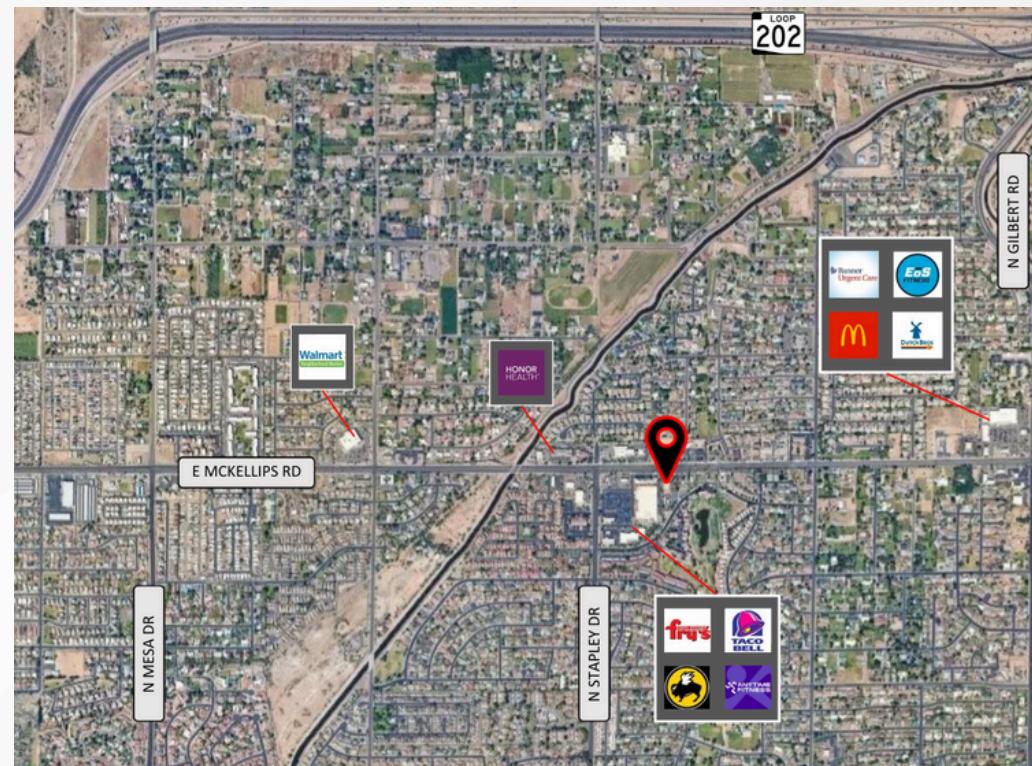
Semken Physical  
Therapy

1,372 SF Vacant  
Shell Space

# DEMOGRAPHICS

1345 E MCKELLIPS RD  
MESA, AZ 85203

Population	1 Mile	3 Mile	5 Mile
Residential Population	12,228	106,732	248,693
Average Age	37.5	34.9	35.3
Total Businesses	460	3,071	9,010
Households			
Total Households	4,222	37,607	90,590
# of Persons per HH	2.8	2.7	2.6
Income			
Average HH Income	\$107,661	\$87,692	\$80,134





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