

1345 E MCKELLIPS RD

MESA, AZ 85203

SHELL PROFESSIONAL/MEDICAL OFFICE FOR LEASE



REECE ELLERTSON

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MOB
MEDICAL OFFICE BROKERS

EXECUTIVE SUMMARY

1345 E MCKELLIPS RD
MESA, AZ 85203

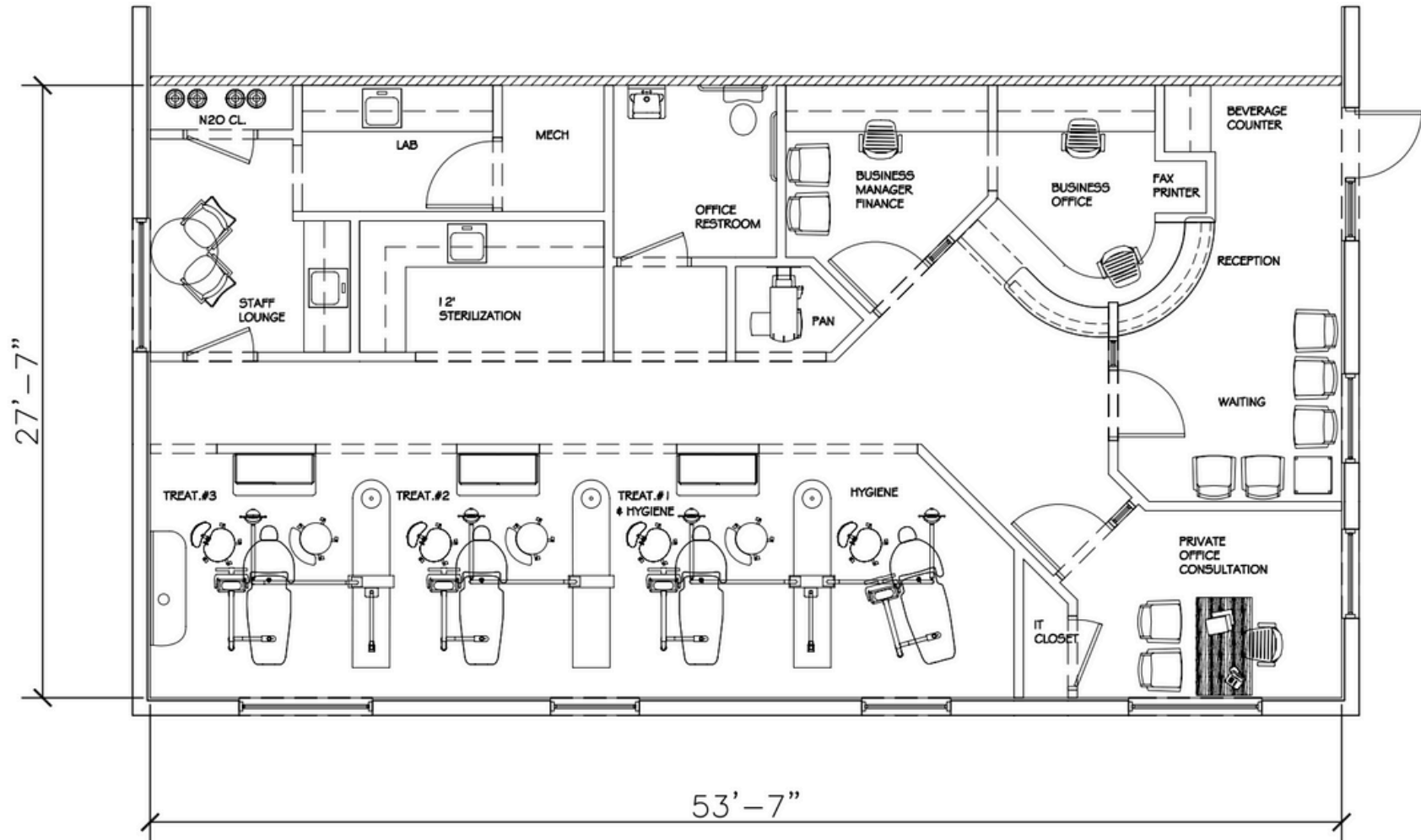
Situated along the high-traffic McKellips Road corridor, this shell space offers an excellent opportunity for medical or professional office users seeking visibility and convenience. Located directly adjacent to established providers such as SimonMed Imaging, Viva Diagnostic Imaging, and Semken Physical 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



The floor plan for 1345 McKellips is a rectangular building layout. On the left side, there is a waiting area (10) with four chairs and a restroom (10) with a toilet and sink. Adjacent to the restroom is a reception area (10) with a desk and chair. The central part of the plan features an admin area (10) with a desk and chair, and a physical therapy room (10) with a large open space. The right side of the plan includes a hallway (10) and a physical therapy room (10) with a large open space. The plan also shows various dimensions, such as 10'-0" and 10'-4", and labels for existing and new elements. A north arrow is located in the bottom right corner.

PROPERTY OVERVIEW

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E MCKELLIPS RD



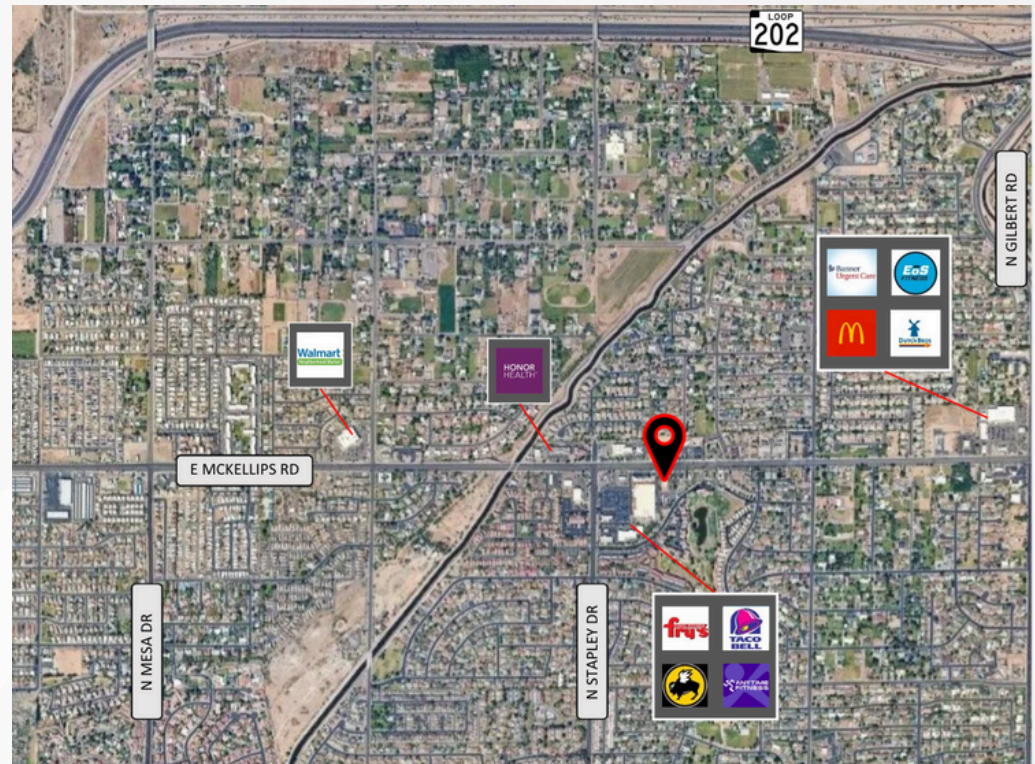
**1,372 SF Vacant
Shell Space**

**Semken Physical
Therapy**

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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