

RISE 24

REAL ESTATE

THE OFFERING AVAILABLE FOR RENT

Suite 139
2919 S Ellsworth Rd.
Bldg 9 Mesa, AZ 85212



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THE OFFERING

This turnkey primary care medical office presents an outstanding opportunity for healthcare users seeking immediate visibility along the highly trafficked Ellsworth Road corridor in Mesa. Located on the 1st Floor, Suite 139, the space offers 2,100 square feet of fully built-out medical space designed for efficient patient flow. The layout includes six exam rooms, two private offices, dedicated workstations, waiting and checkout areas, as well as a break room and restrooms. The space is in excellent condition, accommodates up to 33 occupants, and is ideal for primary care or specialty medical practices looking to expand in the East Valley.

The suite is offered for office or medical use with a preferred 5 year lease term at \$32.00 per square foot per year (NNN) and is delivered in full medical build-out condition, minimizing upfront tenant improvement costs. The property features prominent street frontage, available signage, and covered parking, enhancing visibility and accessibility for patients and staff. This move-in-ready medical space is available now, providing an efficient and cost-effective solution for medical users seeking a high-quality location in a growing Mesa submarket.

Available January 1st, 2026.

PROPERTY DESCRIPTION

Available Space:

- 1st Floor, Suite 139, 2,100 SQ/F

Space Type:

- Office / Medical, Full Medical Build-Out, Turnkey

Lease Terms:

- Rental Rate: \$32.00 / SF / YR
- Estimated NNN: \$4.75 PSF
- Terms: 5 Year Preferred
- Utilities: Paid by tenant

Space Configuration:

- Six (6) Exam Rooms, Two (2) Private Offices, Waiting and Checkout Area, Break Room, Two (2) Restrooms

Capacity & Condition:

- Fits Approximately 33 People, Excellent Condition, Finished Ceilings 8'-10'

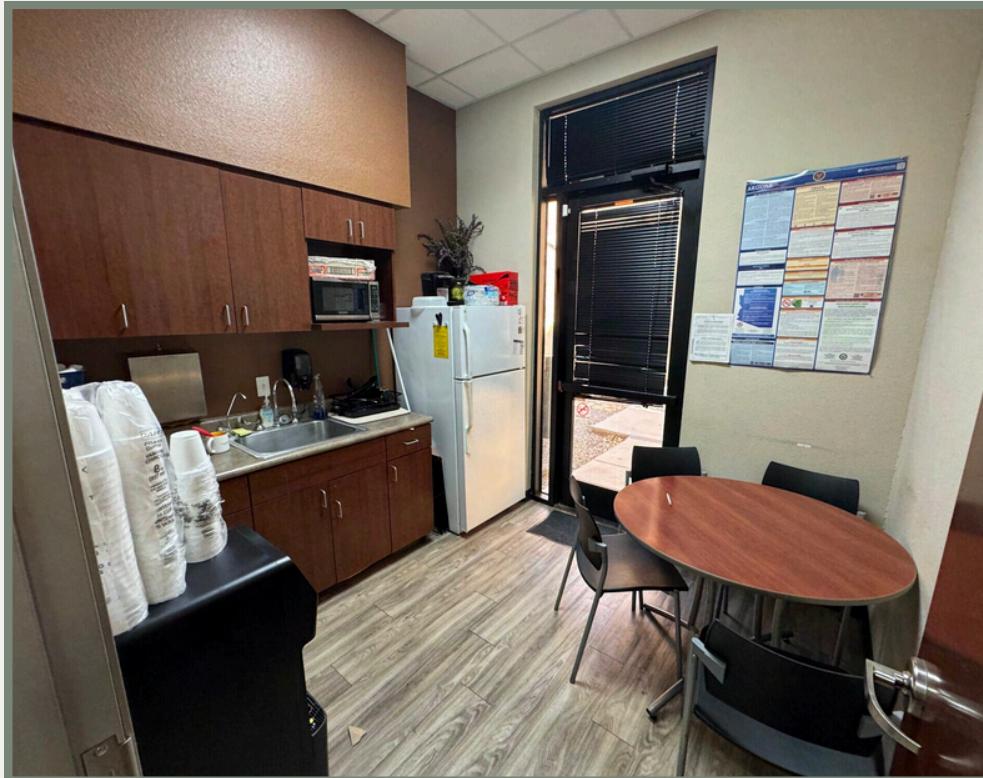
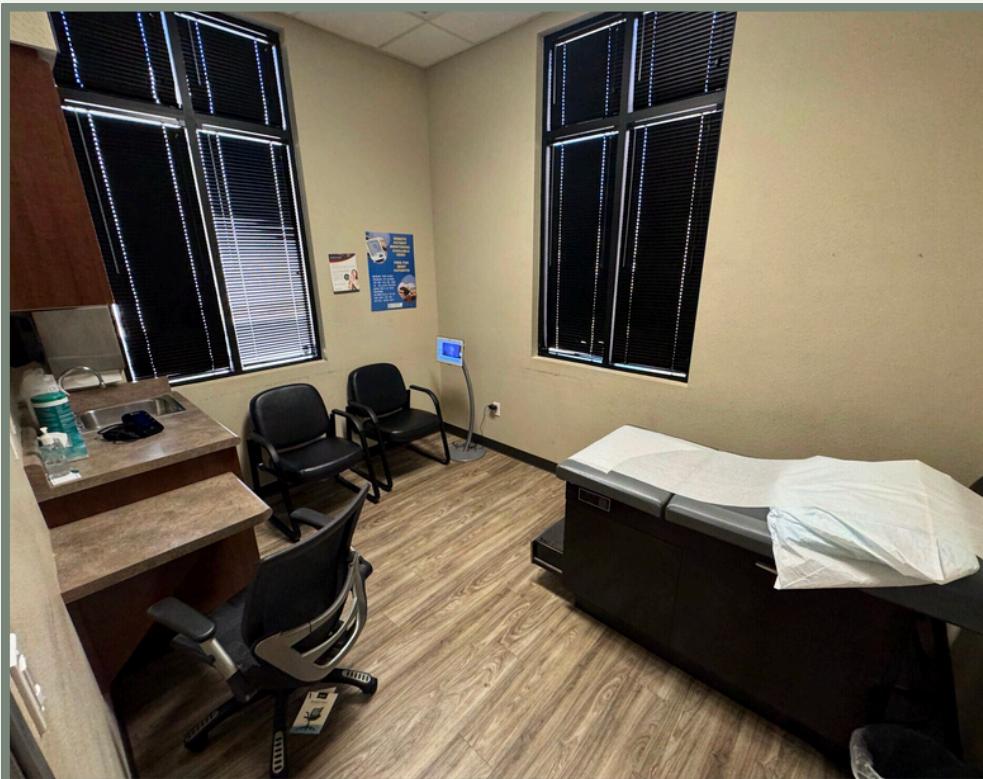
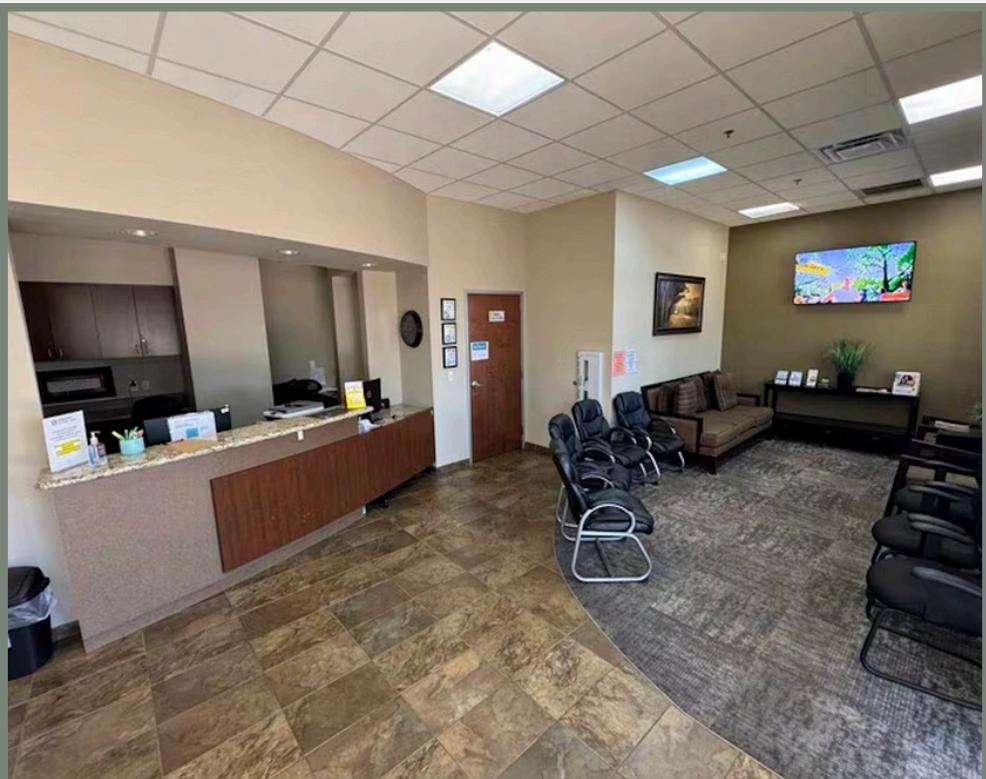
Building Information:

- Office Building, Class B, Built 2006, One (1) Story
- Parking: 12 surface parking spaces, 2 covered parking spaces
- Signage: Available

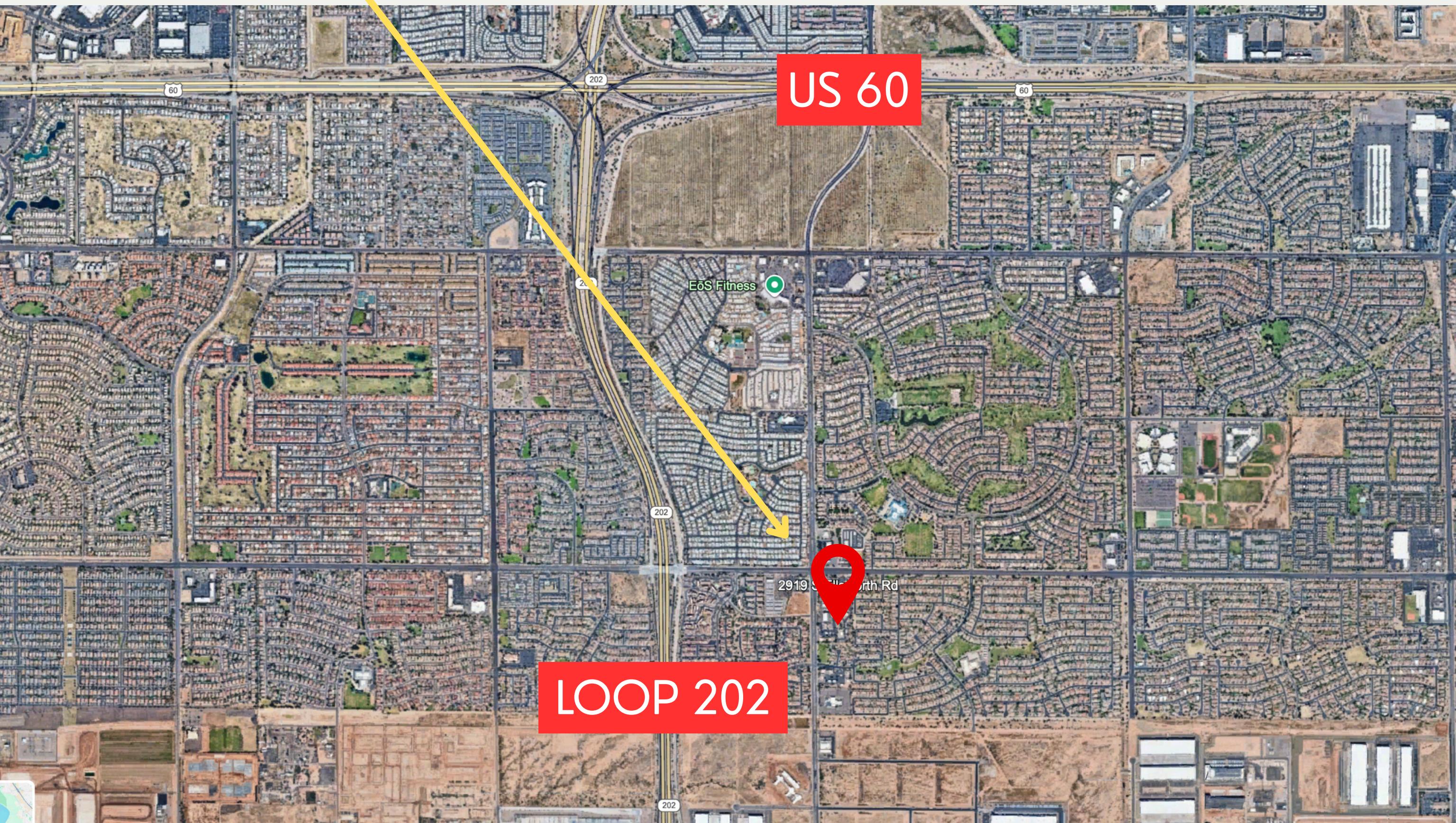
Availability:

- January 1, 2026

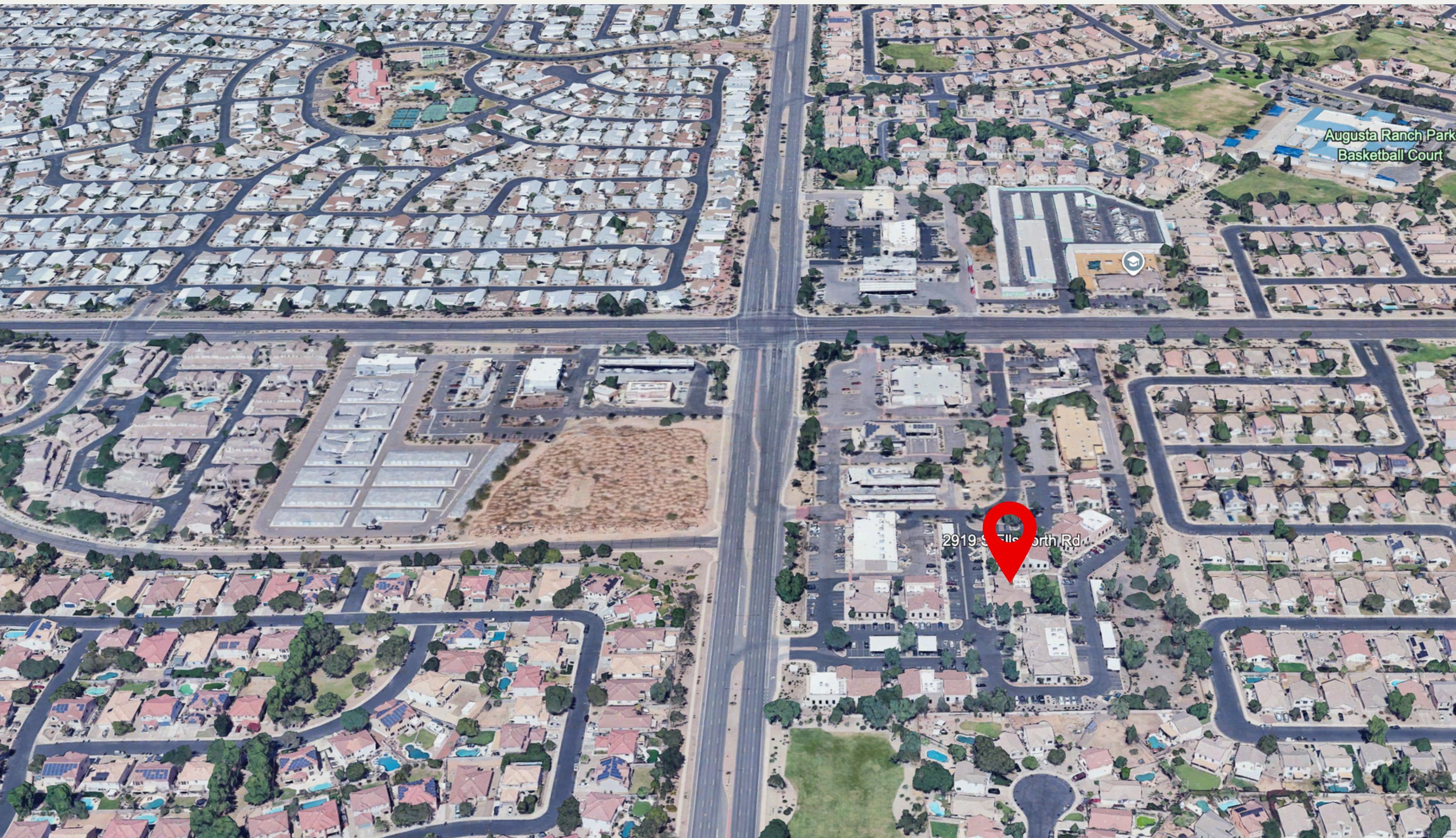
PROPERTY PHOTOS



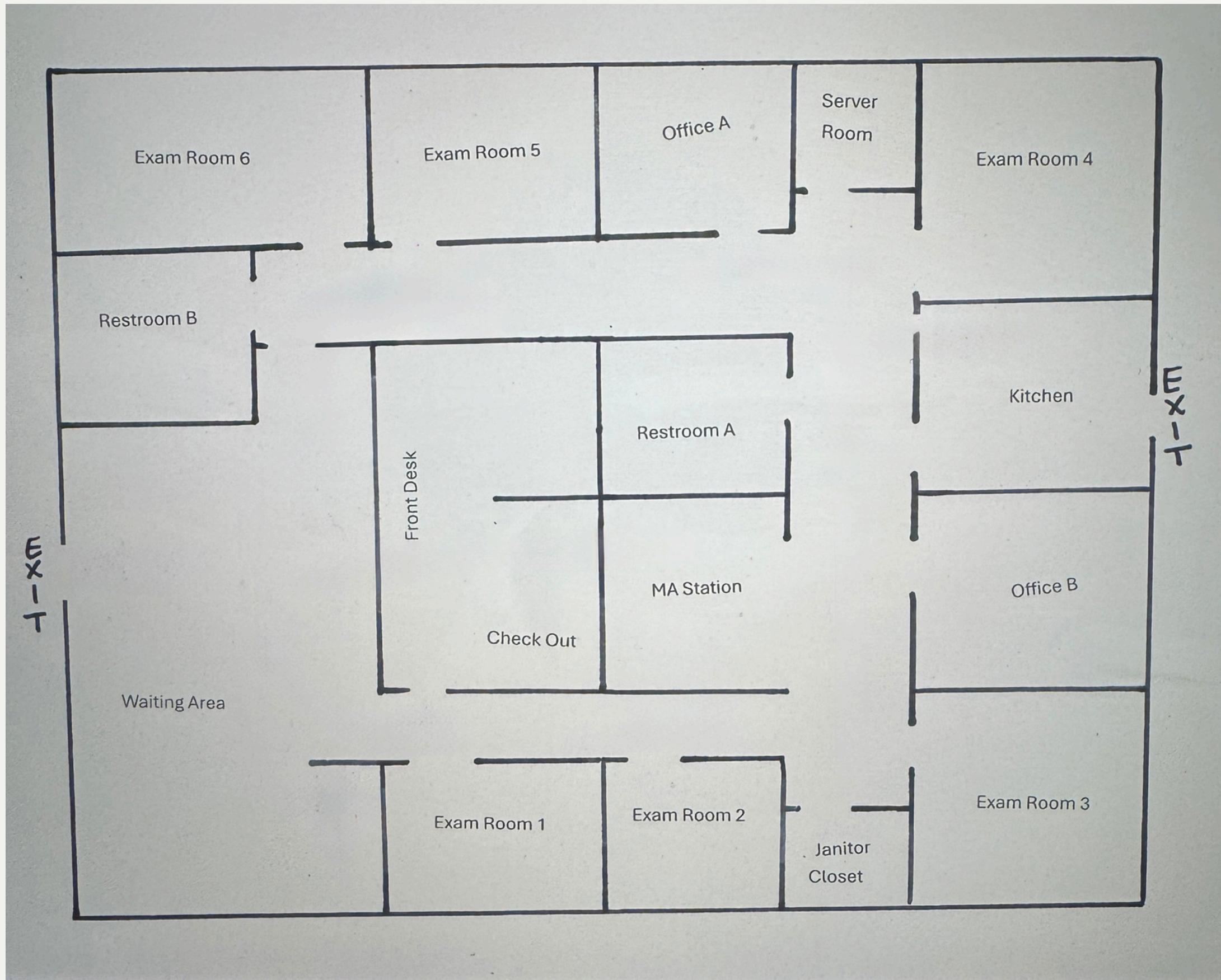
LOCATION



LOCATION



FLOOR PLAN



THE OFFERING

This offering presents a turnkey primary care medical office for lease located on the 1st Floor, Suite 139 along the highly visible Ellsworth Road corridor in Mesa, Arizona. The available space is 2,100 square feet and is fully built out as a medical suite, allowing for immediate occupancy with minimal tenant improvements. The layout includes six exam rooms, two private offices, workstations, and dedicated reception and patient areas, making the space well-suited for primary care or specialty medical users seeking expansion within the East Valley.

The property is offered at \$32.00 per square foot per year (NNN) with preferred lease terms of 5 years. Tenants benefit from strong street frontage, available signage, covered and surface parking, and convenient access to US 60 and Loop 202, enhancing visibility and accessibility for patients and staff. The suite is in excellent condition and provides a cost-effective, move-in-ready solution for medical or professional office users seeking a well-located space in a growing Mesa submarket.



Thank you!

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