

ROYAL PALM PROFESSIONAL PLAZA

SALE OR LEASE OPPORTUNITY

8618 N 35TH AVE | PHOENIX, AZ 85051

±10,470 SF MEDICAL OFFICE BUILDING



LEASE RATE
STARTING AT
\$14.50 NNN

Medical Office Suites Near Four Major Hospitals
Owner User or Investment Opportunity

SALE PRICE
\$1,875,000

EXCLUSIVE CONTACT:

Craig Trbovich

D 480.522.2799

M 602.549.4676

ctrbovich@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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BUILDING SIZE	±10,470 SF
BUILD OUT	Medical Office
ZONING	C-O, City of Phoenix
YEAR BUILT	1986
PARKING RATIO	4.8/1,000
LEASE AVAILABILITY	Suite 1: ±2,984 SF (divisible)
LEASE RATE	\$14.50 NNN
SALE PRICE	\$1,875,000 Owner User or Investment Sale



FEATURES

Easy Access to I-17 & US-60 Freeway

Covered Parking Available

Close Proximity to Four Major Hospitals: John C. Lincoln North Mountain, Thunderbird Samaritan Hospital, Phoenix Baptist Hospital, and John C. Lincoln Deer Valley

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2020 Population	26,085	197,410	483,492
2020 Households	8,696	70,559	172,025
Median HH Income	\$48,377	\$48,185	\$47,967



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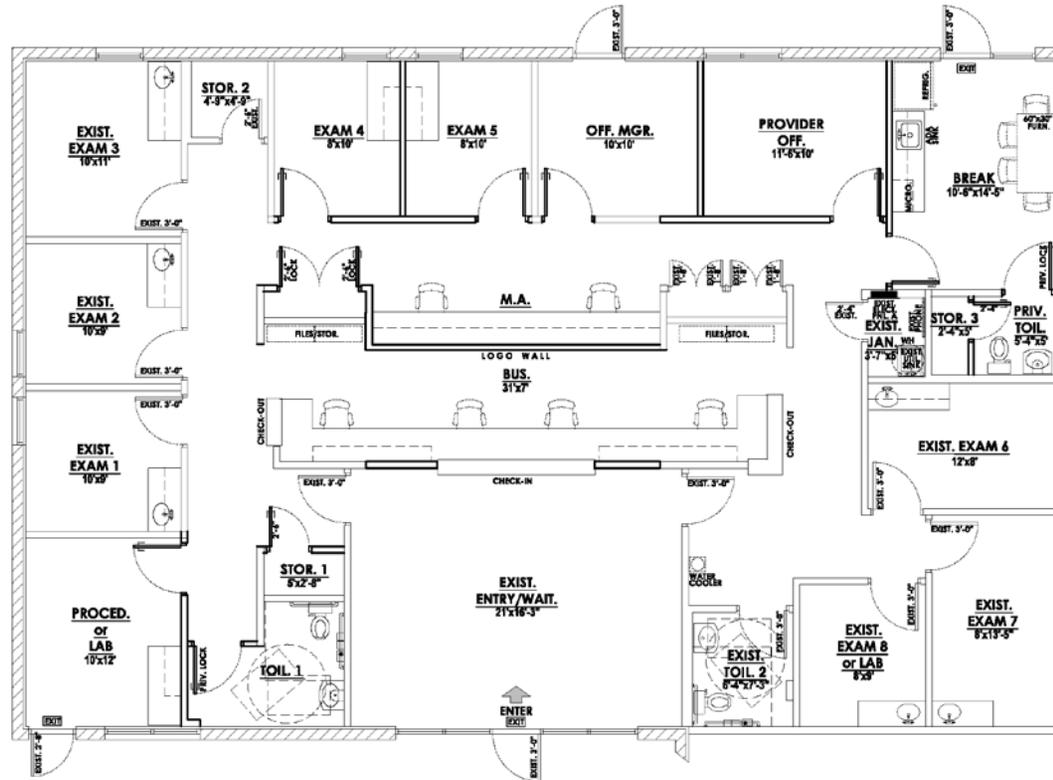
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±2,984 SF (divisible)

CONCEPTUAL MEDICAL LAYOUT
FOR LEASE OR OWNER/USER

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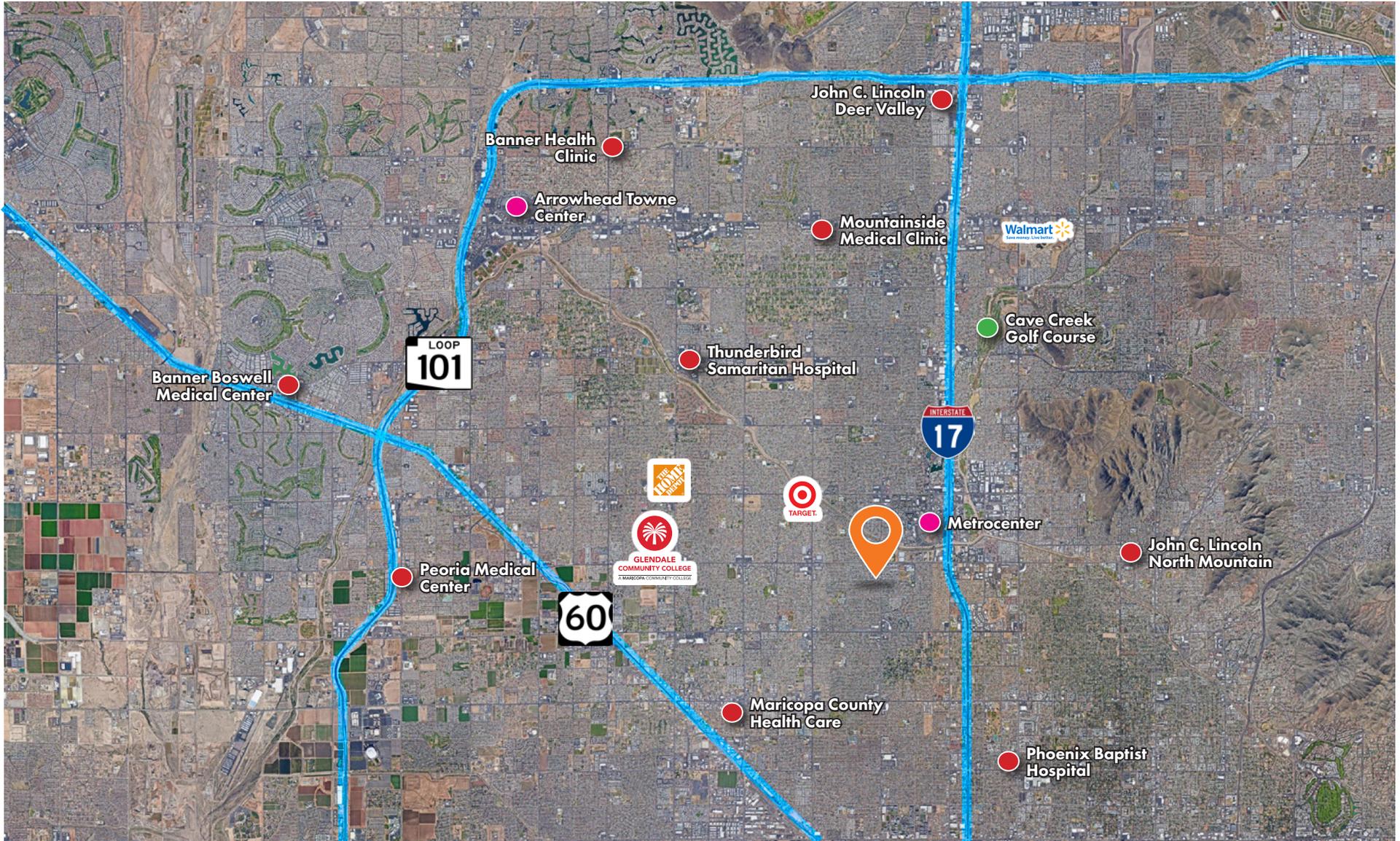
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