



600 E University Dr

600 E University Dr, Mesa, AZ 85203



**COOPER PREMIER
PROPERTIES**
YOUR NEXT MOVE



Jon Cooper

Cooper Premier Properties
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600 E University Dr

\$15.43 /SF/YR

PRICE REDUCED (ONLY \$5475 PER MONTH/NNN)FOR IMMEDIATE OCCUPANCY!BEST DENTAL OR MEDICAL USE! Former dental office in high traffic location. Completely remodeled like new, very clean, light and bright and ready for immediate occupancy and located in prime DENTAL ROW! Some of the new improvements: new landscaping with gravel and plants, flooring, paint (interior and exterior), lighting, toilets, security cams and much more! Intended use is for a dental office--9 patient rooms, waiting room, large front reception desk/ office, 2nd reception desk with private office and another private office in the back room. Other features include: 3 restrooms, large kitchen, large workroom, 2nd bonus room and office in the back room. This place is very big and can accomodate...

- Remodeled
- Light and bright
- Lots of parking spaces

For more information visit:

<https://www.loopnet.com/Listing/600-E-University-Dr-Mesa-AZ/35763259/>



Rental Rate: \$15.43 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: C

Rentable Building Area: 4,256 SF

Year Built: 1970

Walk Score ®: 68 (Somewhat Walkable)

Transit Score ®: 48 (Some Transit)

Taxes: \$0.33 USD/SF/MO

Operating Expenses: \$0.18 USD/SF/MO

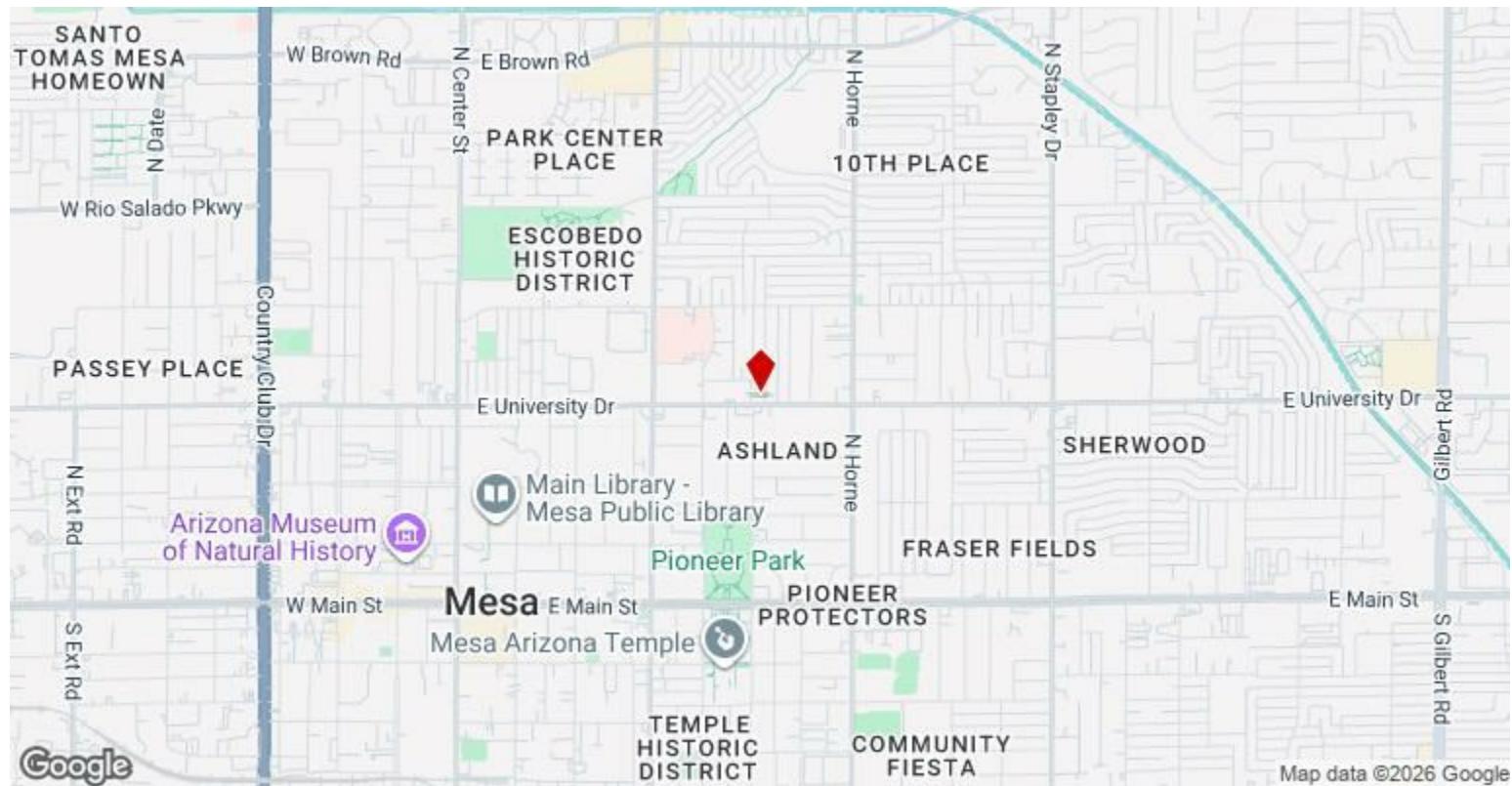
Rental Rate Mo: \$1.29 /SF/MO



1

1st Floor

Space Available	4,256 SF
Rental Rate	\$15.43 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Dental
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable



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Property Photos



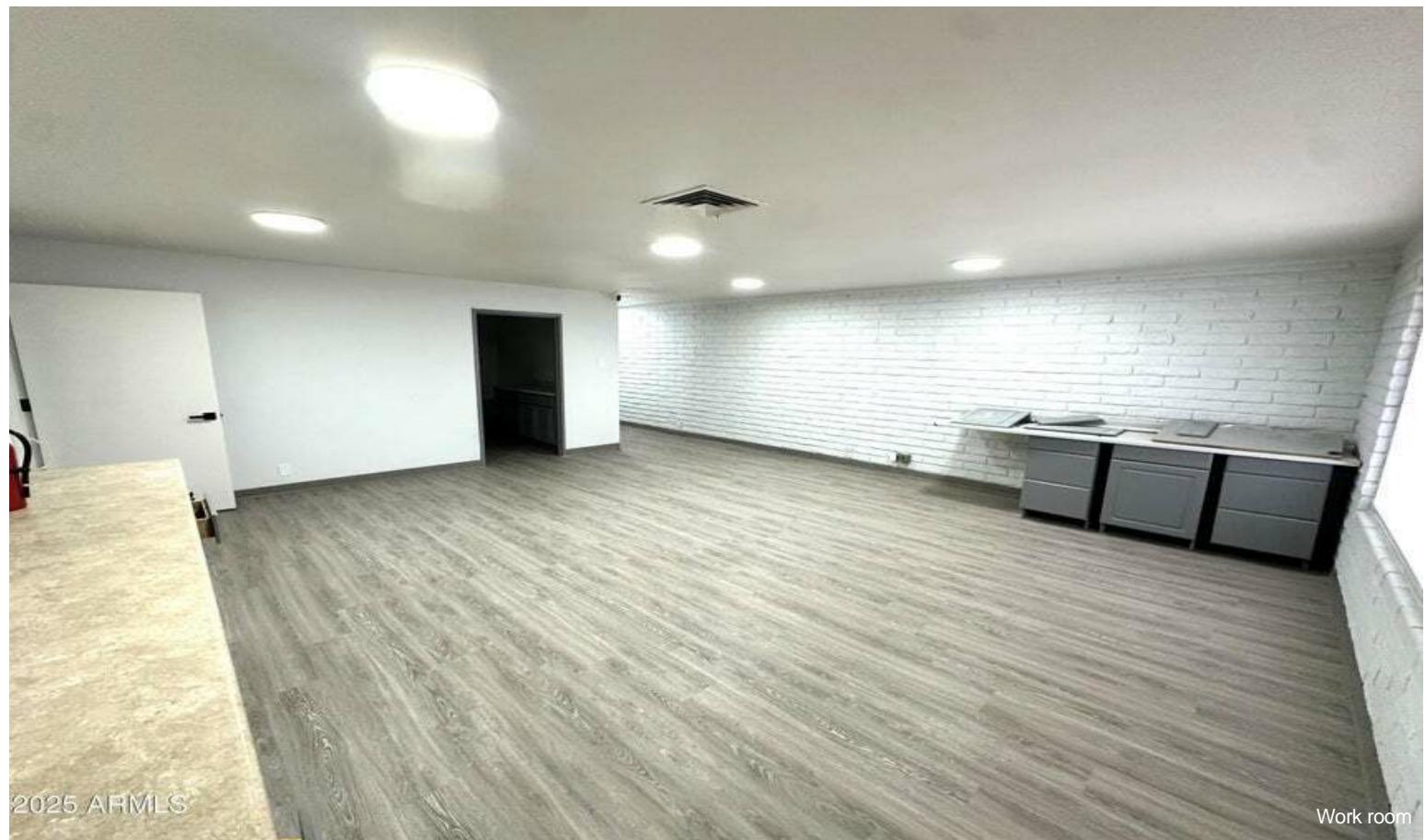
Property Photos



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Property Photos



Property Photos



2025 ARMLS

Patient room



2025 ARMLS

Back work room

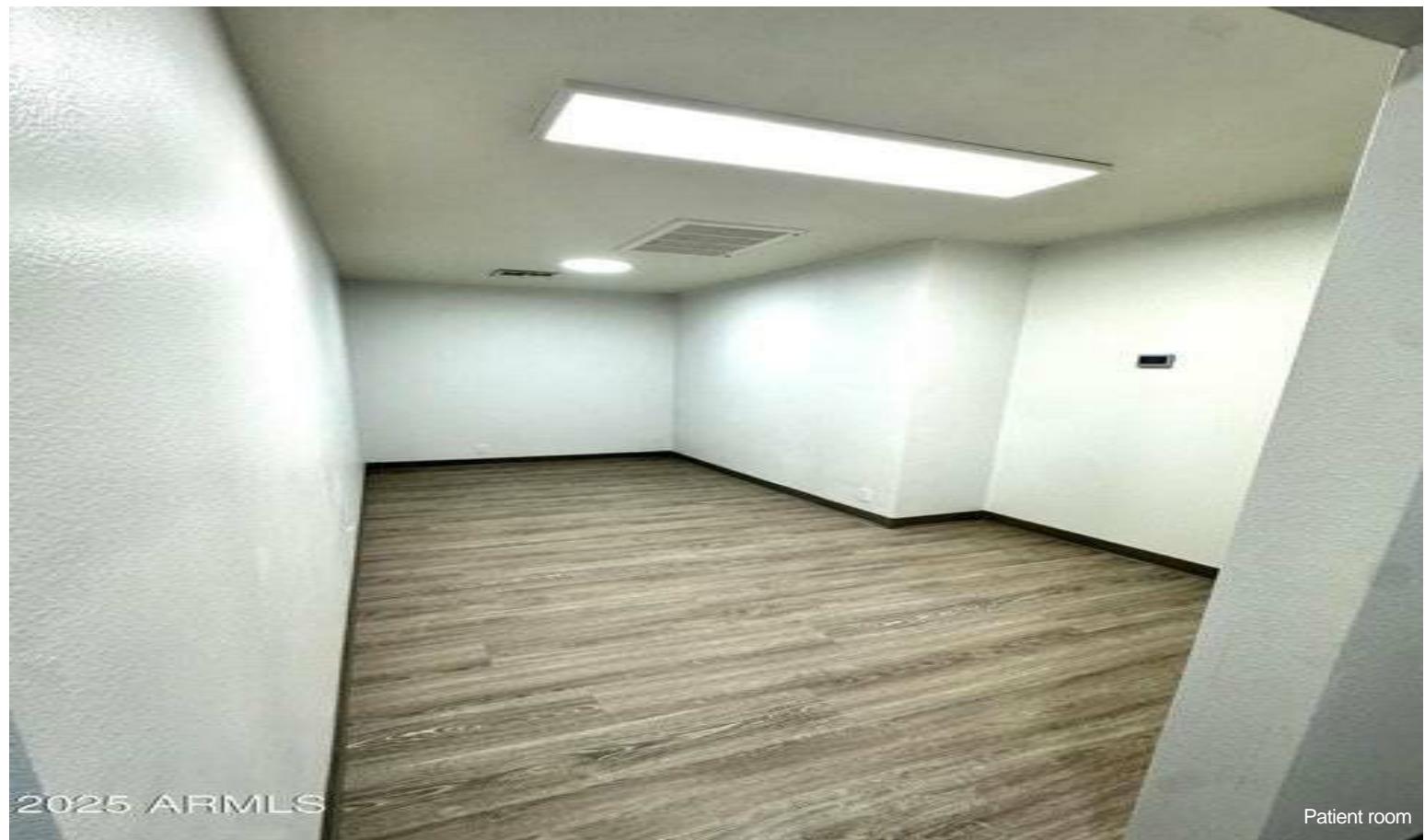
Property Photos



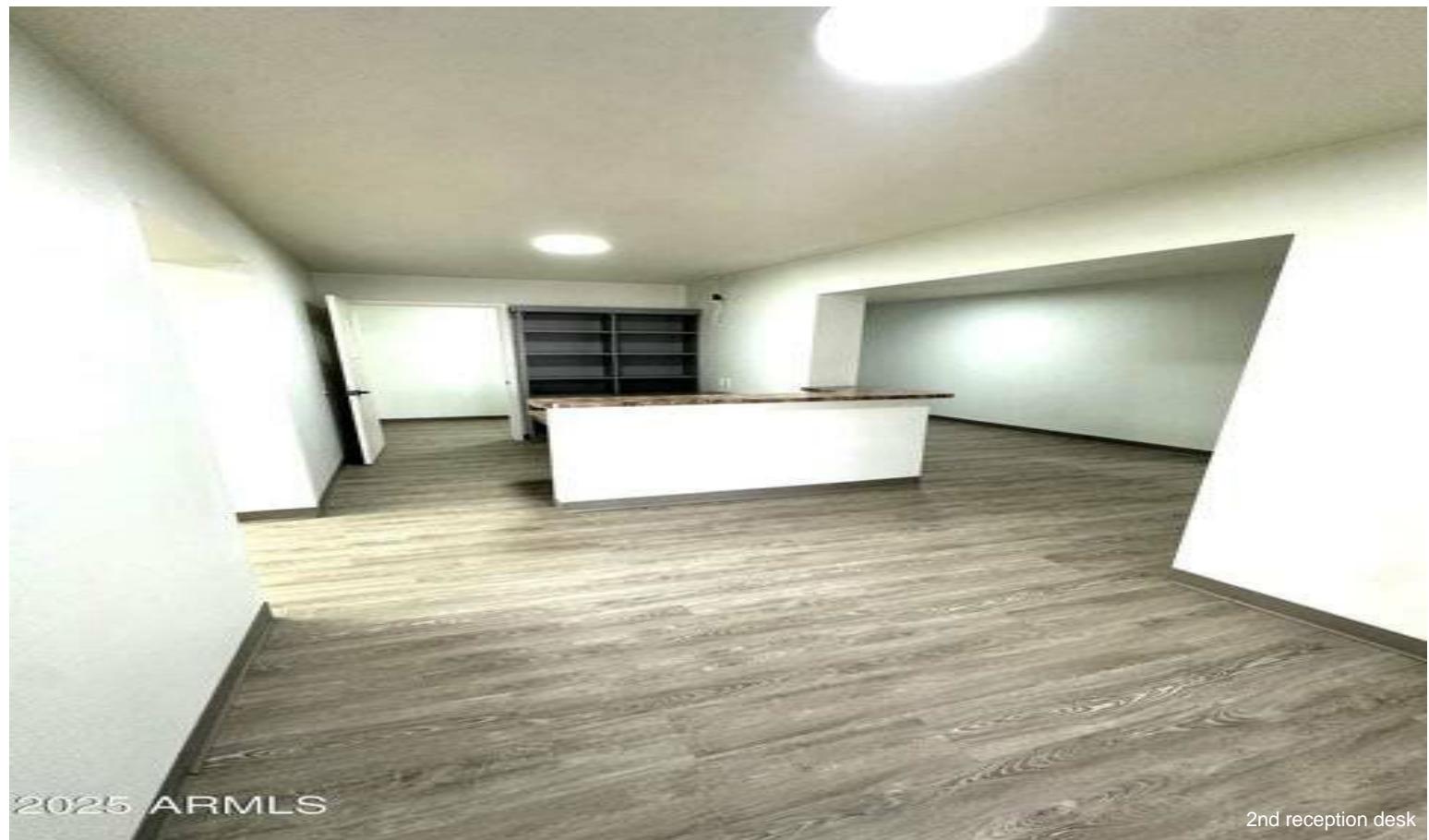
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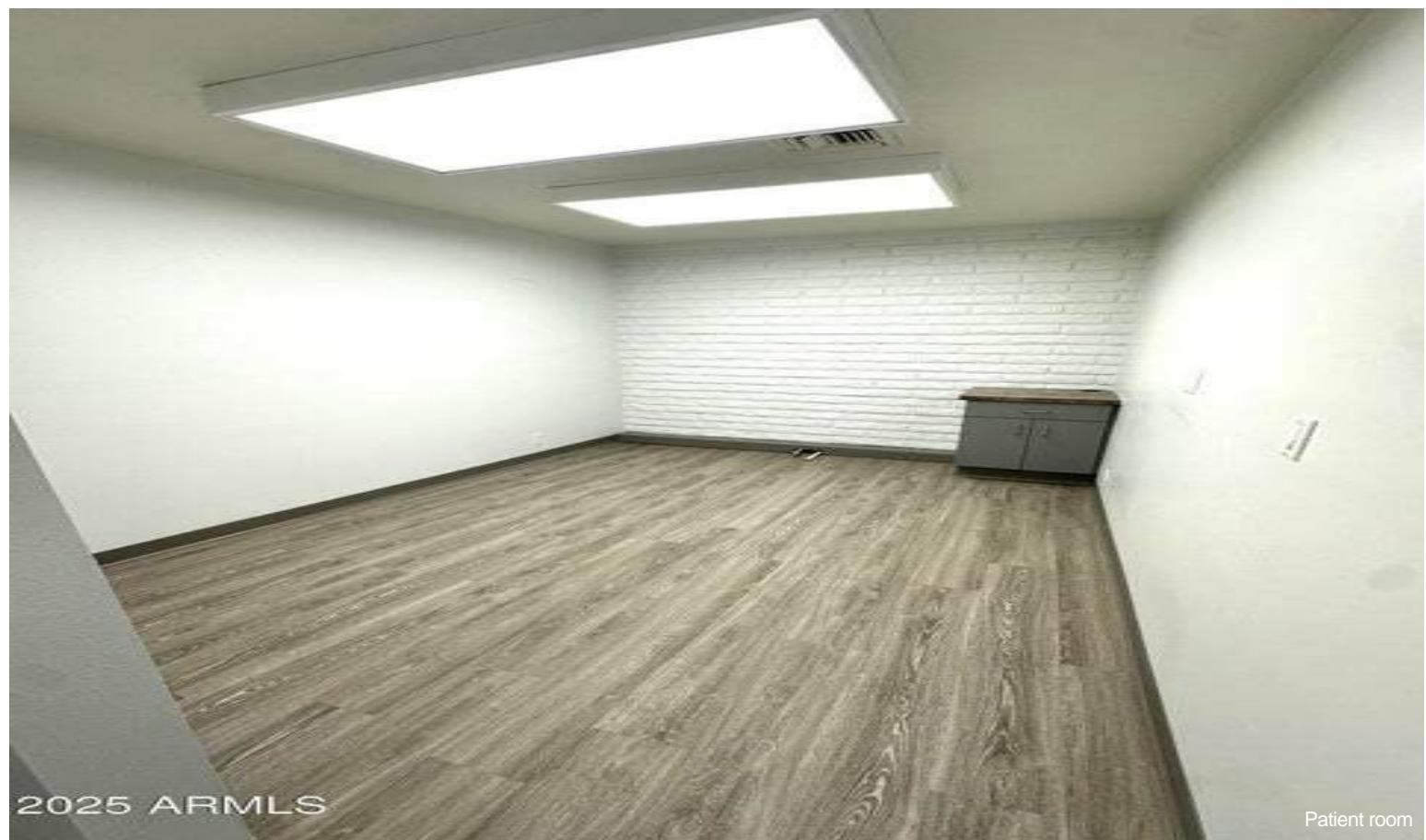
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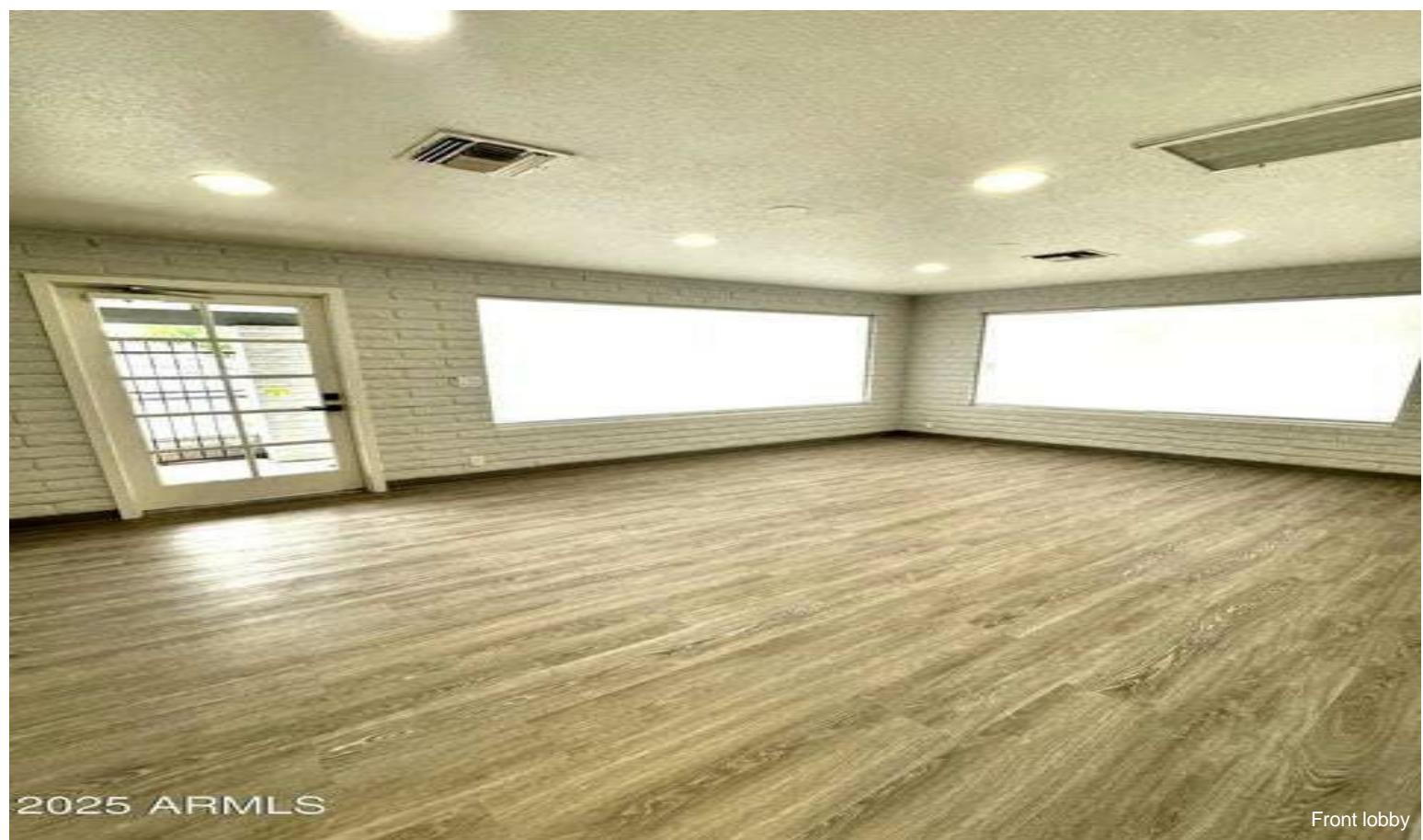
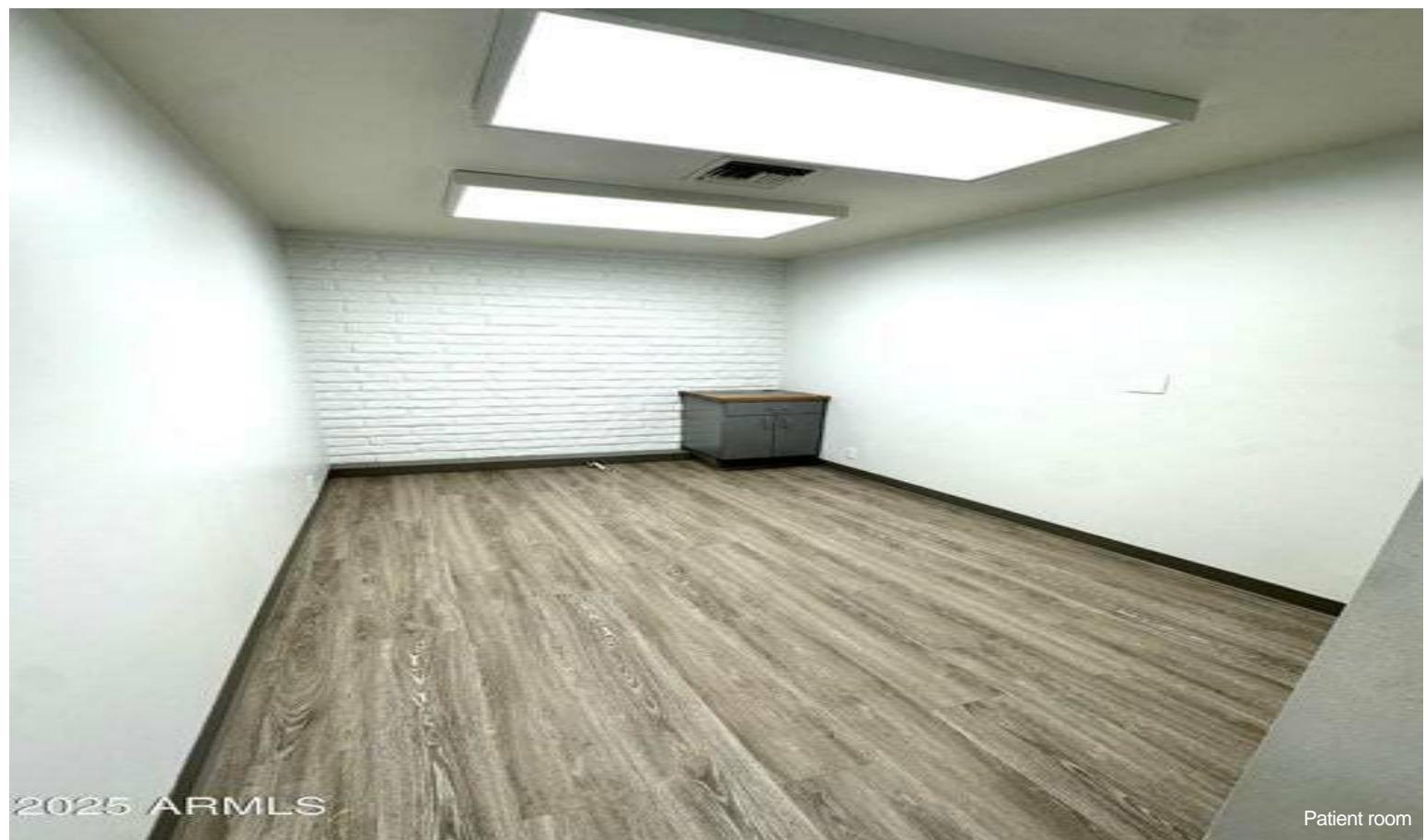
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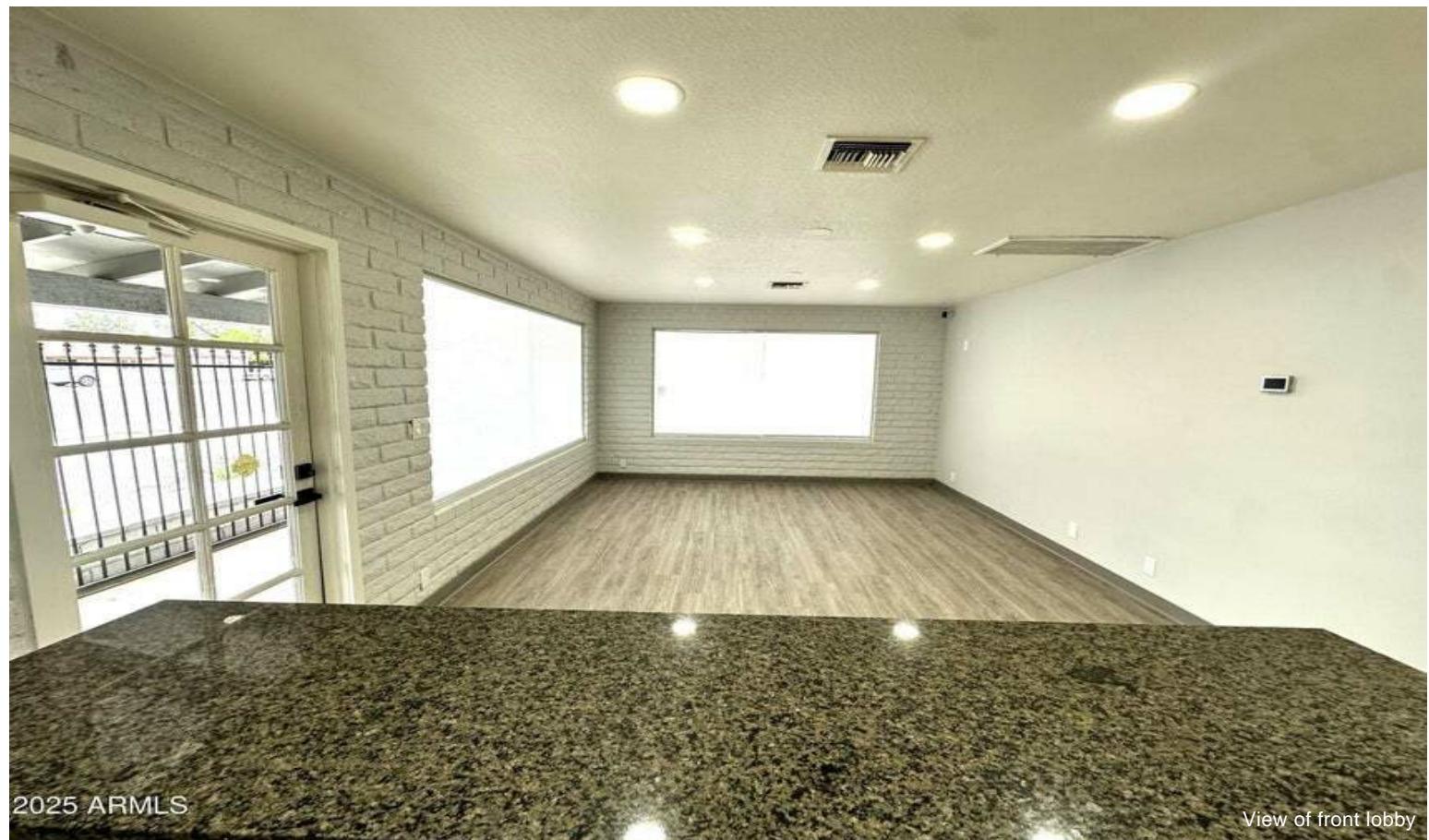
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Back office



Front building

Property Photos



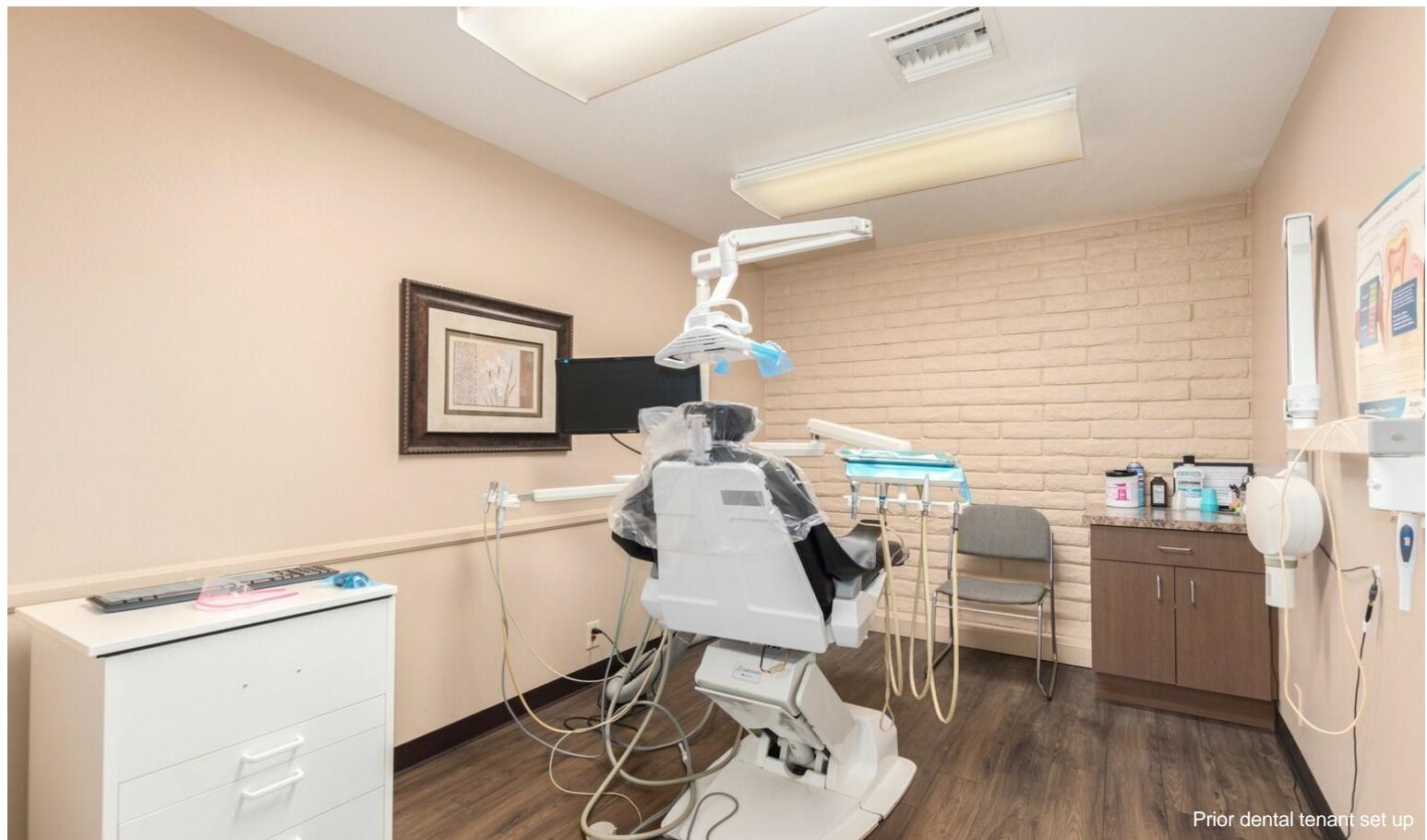
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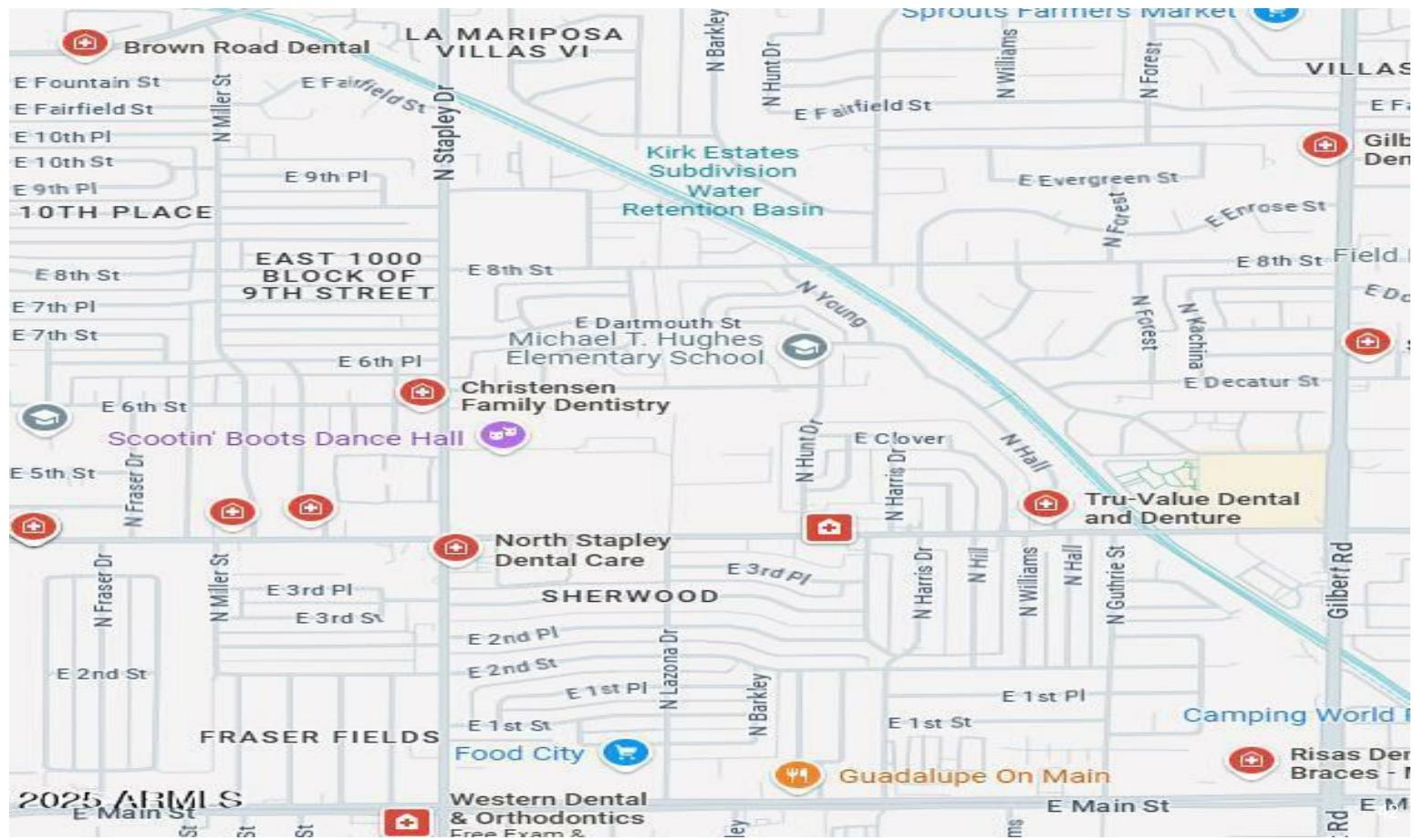


Parking lot



Prior dental tenant set up

Property Photos



46	4	26	29	26	26	26	26
47	10	25	10	28	7	27	27
48	11	24	11	27	6	27	27
49	12	23	12	27	5	28	28
50	13	22	13	26	4	29	29
51	14	21	14	25	3	29	29
52	15	20	15	24	2	30	30
53	16	19	17	23	2	PLACE	PLACE
54	17	18	18	22	2	31	31
55	18	19	19	22	2	32	32
56	19	20	20	23	2	33	33
57	20	21	21	24	2	34	34
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88	51	52	52	55	2	65	65
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90	53	54	54	57	2	67	67
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92	55	56	56	59	2	69	69
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98	61	62	62	65	2	75	75
99	62	63	63	66	2	76	76
100	63	64	64	67	2	77	77
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112	75	76	76	79	2	89	89
113	76	77	77	80	2	90	90
114	77	78	78	81	2	91	91
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116	79	80	80	83	2	93	93
117	80	81	81	84	2	94	94
118	81	82	82	85	2	95	95
119	82	83	83	86	2	96	96
120	83	84	84	87	2	97	97
121	84	85	85	88	2	98	98
122	85	86	86	89	2	99	99
123	86	87	87	90	2	100	100

UNIVERSITY DR

Property Photos



TOTAL: 4124 sq. ft

FLOOR 1: 4124 sq. ft

EXCLUDED AREAS: WALLS: 165 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.