

# For Lease | Medical/Dental Opportunity

1701 E Thomas Rd, Suite 204 & 205, Phoenix, AZ 85016

## Executive Summary

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### BUILDING DETAILS:

|                       |                 |
|-----------------------|-----------------|
| Building Size:        | 6,465 SF        |
| Available Suite Size: | 2,522 SF        |
| Parking Ratio:        | 5.00/1,000 SF   |
| Elevators:            | 1               |
| Year Built:           | 2004            |
| Building Stories      | 2               |
| Zoning:               | R-5/RI, Phoenix |

### PROPERTY OVERVIEW

Discover the perfect space for your medical or dental office at 1701 E Thomas Rd in Phoenix, AZ. This modern property offers a highly visible location on E Thomas Rd, right next to a large pediatric dentist. Boasting a sleek and attractive exterior, the building provides approximately 2,522 SF of versatile space for lease. With ample parking for clients and staff, this property is designed to accommodate your medical practice's needs. Contact the broker for pricing and don't miss out on this excellent leasing opportunity. Elevate your dental practice with this prominent and contemporary commercial space.

### PROPERTY HIGHLIGHTS

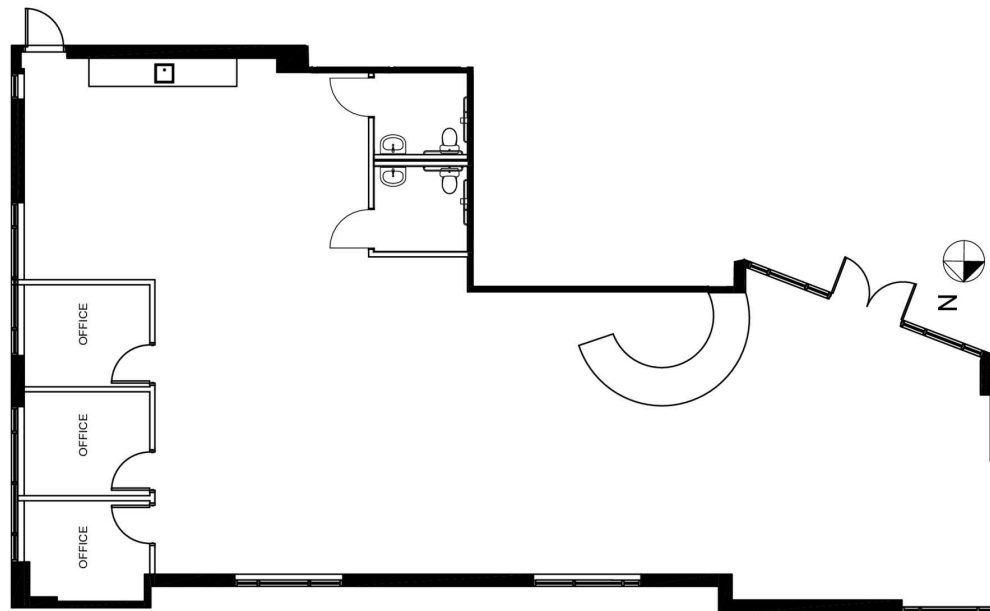
- Contact Broker for Pricing
- For Lease
- +/- 2,522 SF
- High visibility on E Thomas Rd
- Modern and attractive exterior
- Ample parking for clients and staff

# 1701 E Thomas Rd

Phoenix, AZ 85016

## Floor Plans

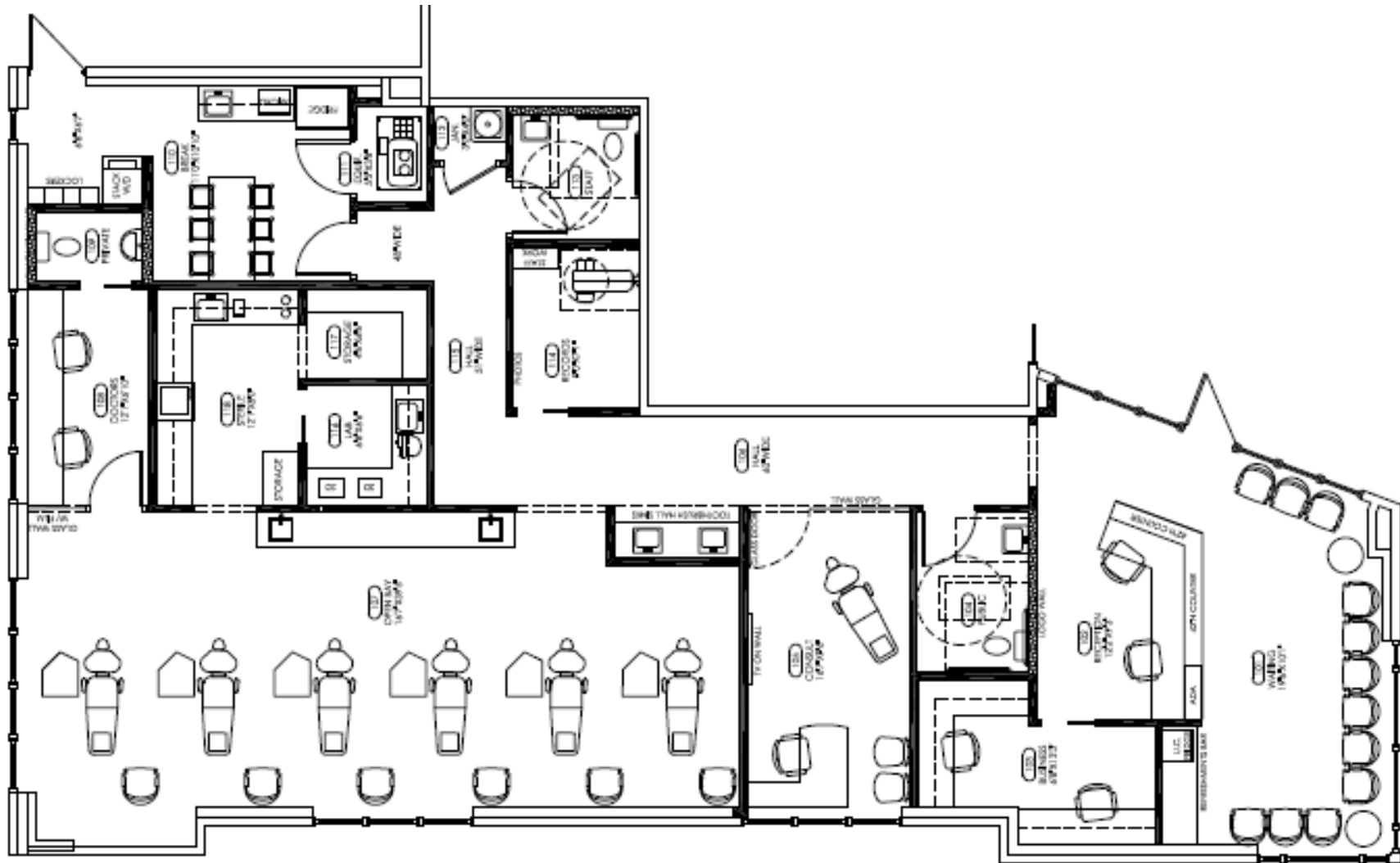
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## Potential Ortho Floor Plan

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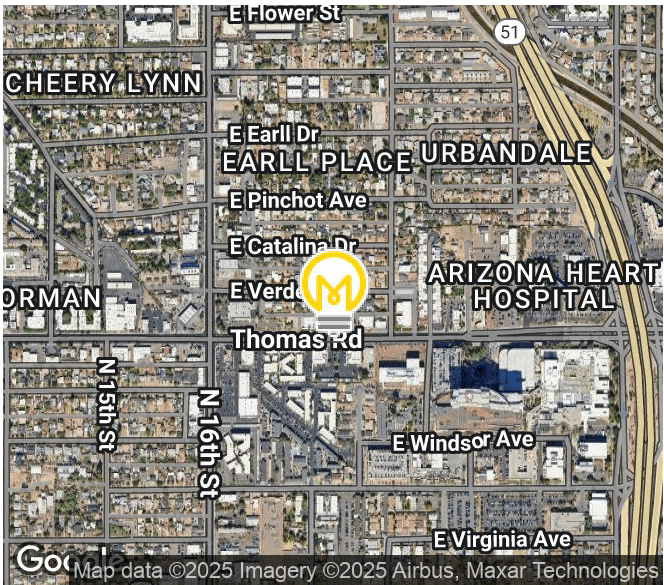
**Menlo Group**  
COMMERCIAL REAL ESTATE



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## Site Details



| DEMOGRAPHICS       | 0.3 Miles | 0.5 Miles | 1 Mile   |
|--------------------|-----------|-----------|----------|
| Total Households:  | 658       | 1,584     | 7,417    |
| Total Population:  | 1,374     | 3,564     | 17,752   |
| Average HH Income: | \$58,467  | \$68,461  | \$85,527 |