

4812



S MILL AVE | TEMPE, AZ

For Lease | Medical



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Premier space options designed for healthcare providers seeking a modern, efficient environment in one of Tempe's most accessible medical corridors. Located at 4812 S Mill Avenue, this medical office building offers move-in-ready suites tailored for clinical workflow, providing a professional setting in the heart of the East Valley.

The property delivers strong medical synergy, anchored by a fully operational surgery center on the first floor. This creates immediate referral potential and complementary patient flow, making it an ideal choice for physicians and wellness providers who value collaboration and connectivity within a thriving healthcare community.

With newly built-out spec suites designed for optimal medical workflow, the building accommodates a wide range of clinical and wellness users with minimal upfront buildout required. Positioned along the well-traveled Mill Avenue corridor, it offers excellent visibility and accessibility for outpatient practices and healthcare professionals ready to expand or establish operations in a central, high-demand location.

Property Summary

TYPE:	Medical Office
PROJECT SF:	±15,536 SF
AVAILABLE SF:	Suite 200 ±5,609 RSF Suite 210 ±1,201 RSF Contiguous ±6,810 RSF
RATE:	\$32.50/NNN
NNN'S:	TBD
YEAR BUILT:	1988
YEAR RENOVATED:	2025
SIZE AREA:	1.17 AC
ZONING:	GID, City of Tempe
NO. OF STORIES:	2-story
PARKING RATIO:	5.20 : 1,000 SF
SIGNAGE:	Suite Entry, Directory

Property Highlights

- Medical office building for lease with fully built-out, turnkey spec suites ready for immediate occupancy
- Ideal for one larger medical user or divisible to accommodate two separate tenants
- Strong synergy and referral opportunities from the first-floor surgery center tenant
- Modern clinical layouts with exam rooms, procedure rooms, private offices, and reception areas
- ADA-compliant with professional common areas, upgraded finishes, and efficient patient circulation
- Ample on-site parking with easy access for patients and providers

Floor Plans

2ND FLOOR

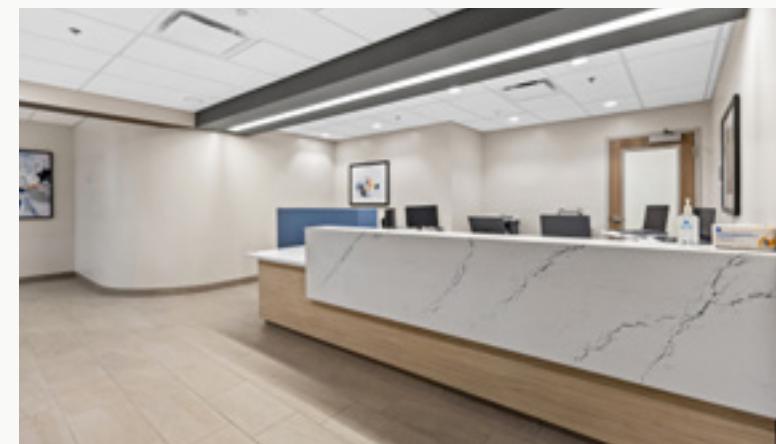
Suite 200
±5,609 RSF

Suite 210
±1,201 RSF

Contiguous
±6,810 RSF



Photos



Location Highlights

Population

WITHIN 2 MILES	67,547
WITHIN 5 MILES	333,178
WITHIN 10 MILES	1,151,804

Median Household Income

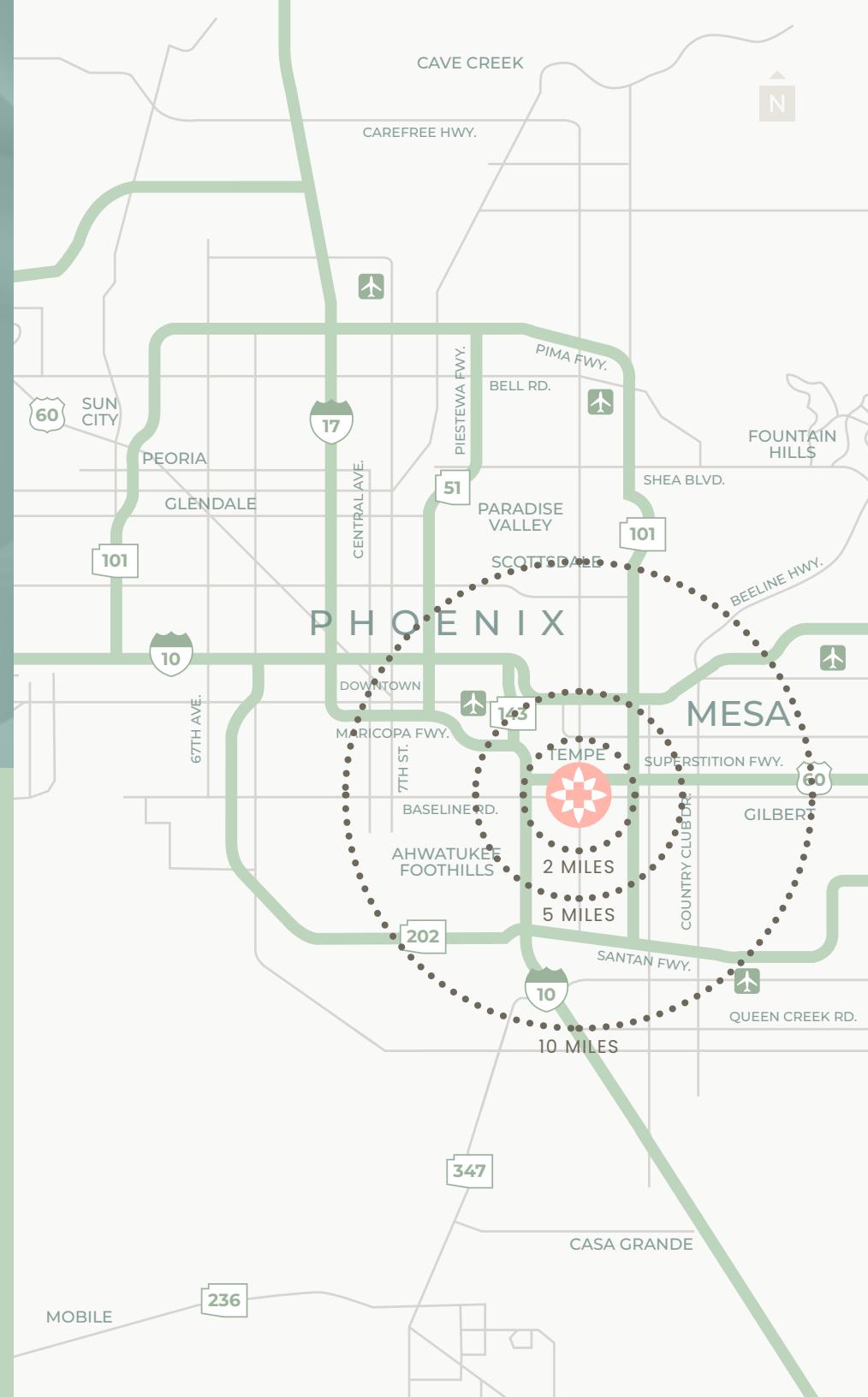
WITHIN 2 MILES	\$80,326
WITHIN 5 MILES	\$81,850
WITHIN 10 MILES	\$84,301

SOURCE: ESRI

Traffic Counts

ON S MILL AVE	23,958 vehicles per day
ON BASELINE RD	34,891 vehicles per day

SOURCE: ADOT



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