

±2,157 SF STAND-ALONE MEDICAL OFFICE BUILDING

OWNER/USER OPPORTUNITY

2040 S Rural Rd | Tempe, AZ 85282

## OWN YOUR MEDICAL OFFICE ON RURAL RD

TURNKEY MEDICAL  
OFFICE BUILDING  
AVAILABLE FOR SALE

This owner/user opportunity in Tempe offers a well-equipped and versatile space ready for immediate occupancy or customization to fit your specific needs.

**\$852,015** Sale Price



Eric Butler | D 480.522.2813 | M 602.809.6570 | ebutler@cpiaz.com

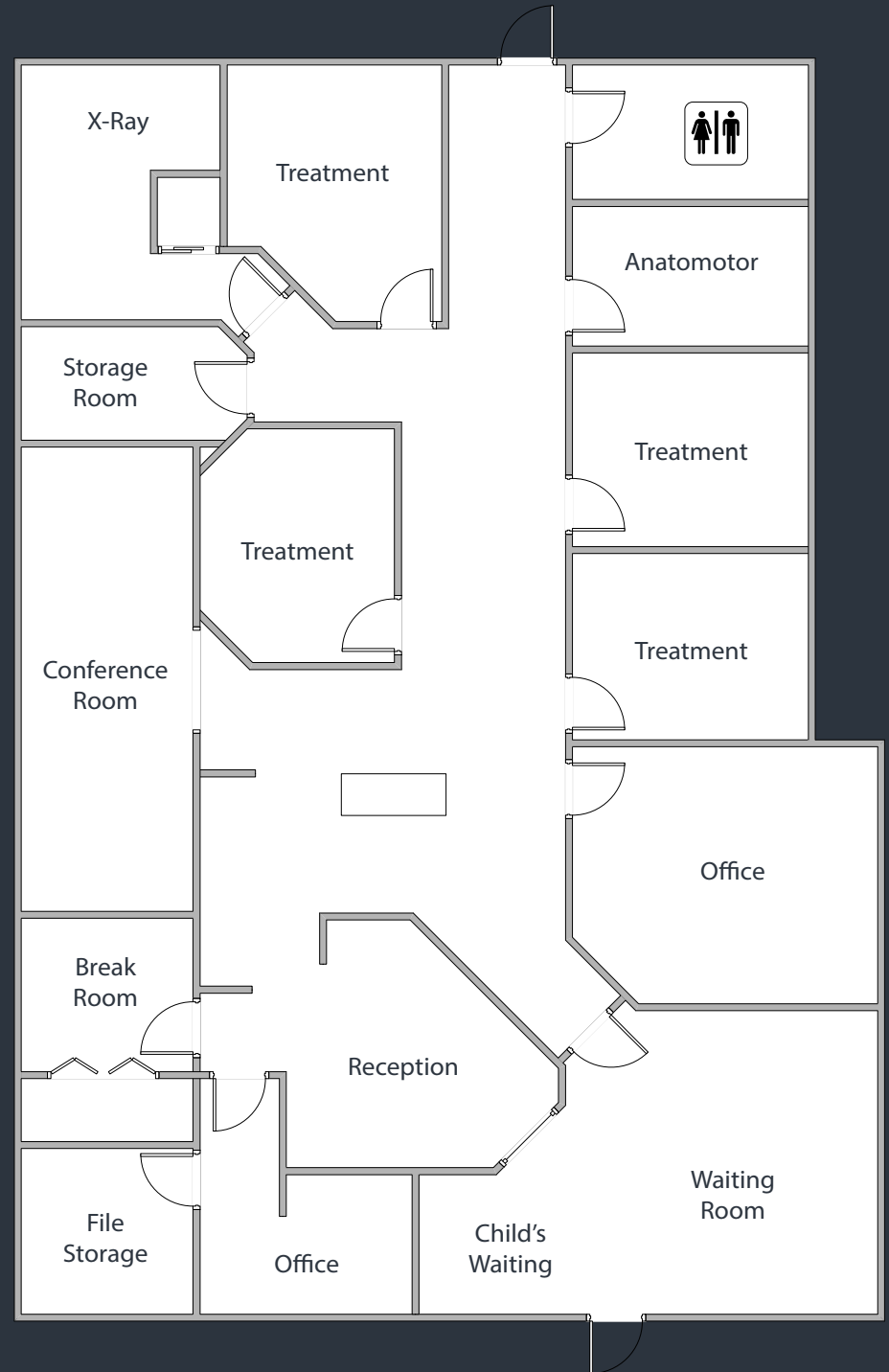
Phill Tomlinson | D 480.522.2800 | M 480.330.8897 | ptomlinson@cpiaz.com

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This 2,157 SF stand-alone medical office building, built in 2001, offers a well-designed layout adaptable for a variety of medical practices.

The current configuration includes a spacious reception and waiting area (with a dedicated children's section), offices, multiple exam rooms, x-ray facilities, and essential support spaces.

The property boasts excellent visibility on Rural Rd and sits on an 11,892 SF parcel with its own parking lot (includes one handicap space).





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### COMPLETE AUTONOMY

Enjoy full control and privacy in this stand-alone medical office building

### FAMILY FOCUS

Cater to patients of all ages with a dedicated children's waiting area

### ENHANCED DIAGNOSTICS

Offer comprehensive care with on-site X-ray capabilities

### EASY PATIENT ACCESS

Spacious lot provides stress-free parking for patients

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## Location & Accessibility

This stand-alone medical office building maximizes its prime location on Rural Rd, ensuring high visibility and easy accessibility for patients. Its proximity to Arizona State University offers a potential patient base and adds to the dynamic energy of the area.

The dedicated lot provides ample parking, creating a convenient and stress-free arrival experience. The building itself offers a functional footprint, allowing for efficient patient flow and potential for customized outdoor spaces within its generous lot.



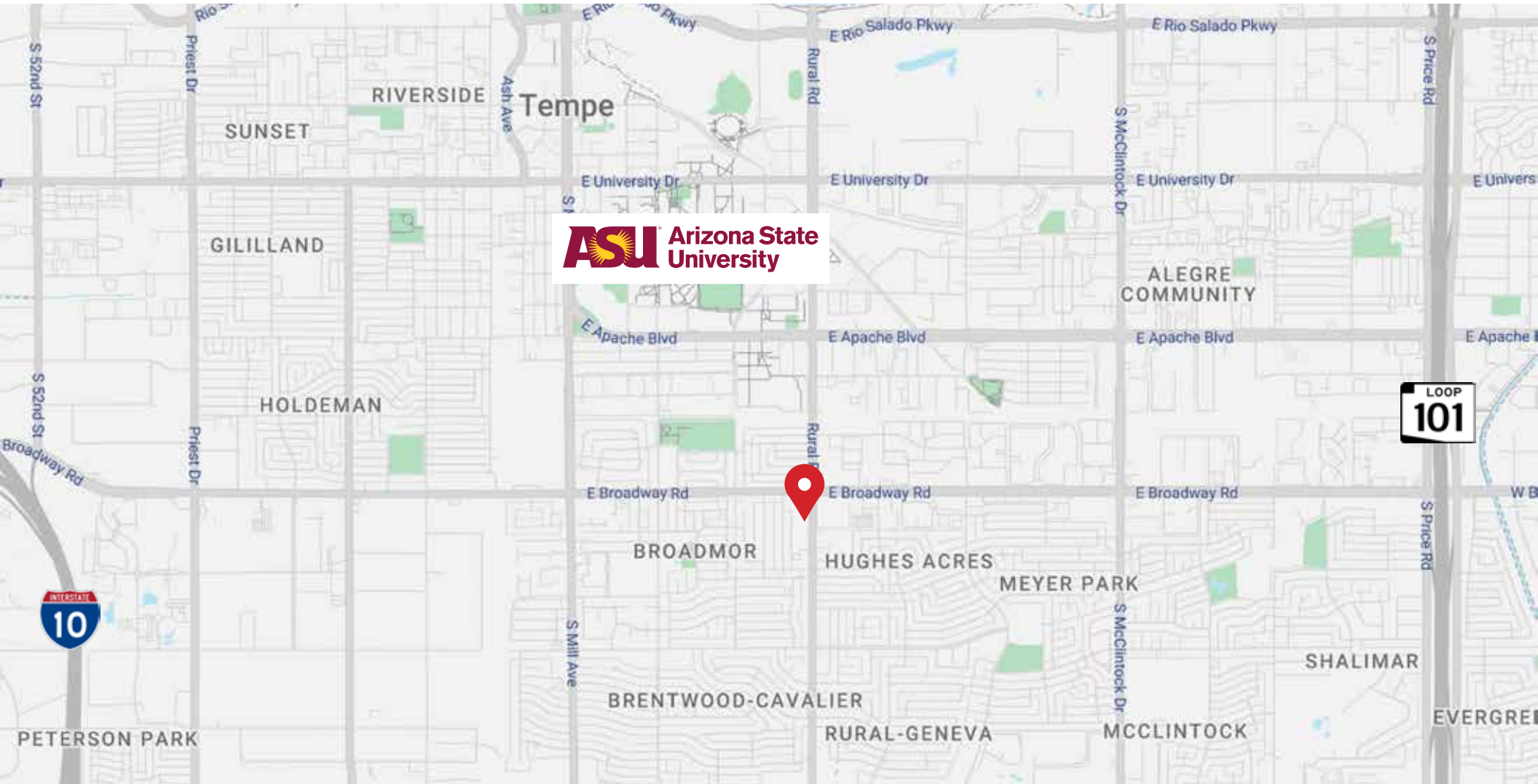
**PRIME RURAL RD FRONTAGE**  
Benefit from high traffic flow and excellent visibility for your practice with prominent monument signage



**CLOSE TO ASU**  
Tap into a potential patient base and workforce with proximity to Arizona State University

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