



SUBLEASE | OFFICE

TURN-KEY ORTHODONTIC OFFICE FOR LEASE (FULLY EQUIPPED)

2525 W Carefree Hwy Bldg 6A , Phoenix, AZ 85085

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

TURN-KEY ORTHODONTIC OFFICE FOR LEASE (FULLY EQUIPPED)

2525 W Carefree Hwy Bldg 6A , Phoenix, AZ 85085



PROPERTY SUMMARY

Available SF:	2,982 SF
Lease Rate:	\$20.76 SF/yr (NNN)
Building Size:	6,510 SF
Building Class:	A
Zoning:	C-O/M-O
Cross Streets:	W Carefree Hwy & N 27th Dr

LOCATION OVERVIEW

2,982 SF Fully Equipped and Furnished Orthodontic Office Sublease Available. Beautifully finished and fully furnished, including 6 clinic chairs, 2 treatment coordinator rooms, Pan/Ceph machine and compressor. All equipment and furnishings are included in the lease
Great opportunity for a new startup or satellite office to get into practically a brand new space, with virtually no up-front costs

Great location on busy Carefree Hwy, just 1 mile east of I-17, surrounded by new residential and commercial developments including HonorHealth and Sonoran Center hospital. This office complex is professionally managed and has a great tenant mix of medical and professional office businesses, with 7 dentists and 1 Pediatric dentist within 1 mile of the office.

PROPERTY HIGHLIGHTS

- 2,982 SF Fully Equipped Dental Office Available
- 20.76/SF NNN thru 2/28/2022 with 3% Annual Increases Thereafter
- Build out includes: Front Office, Lobby, Sterilization and Imaging Rooms, Treatment Bay, 2 Private Consult Rooms, Private Dr Office with Restroom, Game Room, Break Room and 3 restrooms
- Equipment and Furnishings included with the Lease Include: 6 Treatment Chairs, 6 Side Units, 6 Doctor Stools, Pan/Ceph Machine, Compressor/Suction, Front Office Furniture and More.
- Building and Monument Signage and 3 Covered Parking Spaces Available
- Lease expires 02/28/2025

SUBLEASE | OFFICE

TURN-KEY ORTHODONTIC OFFICE FOR LEASE (FULLY EQUIPPED)

2525 W Carefree Hwy Bldg 6A , Phoenix, AZ 85085



Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

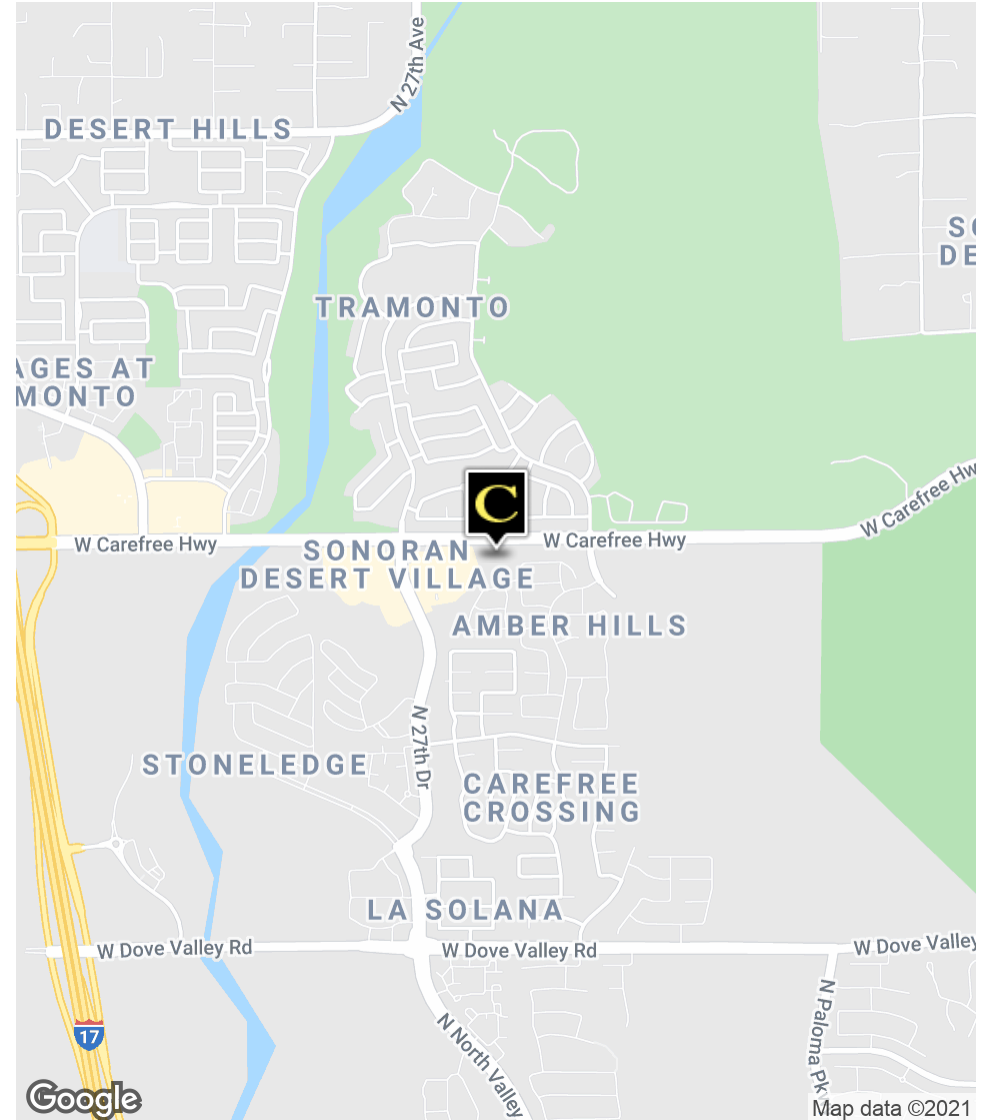
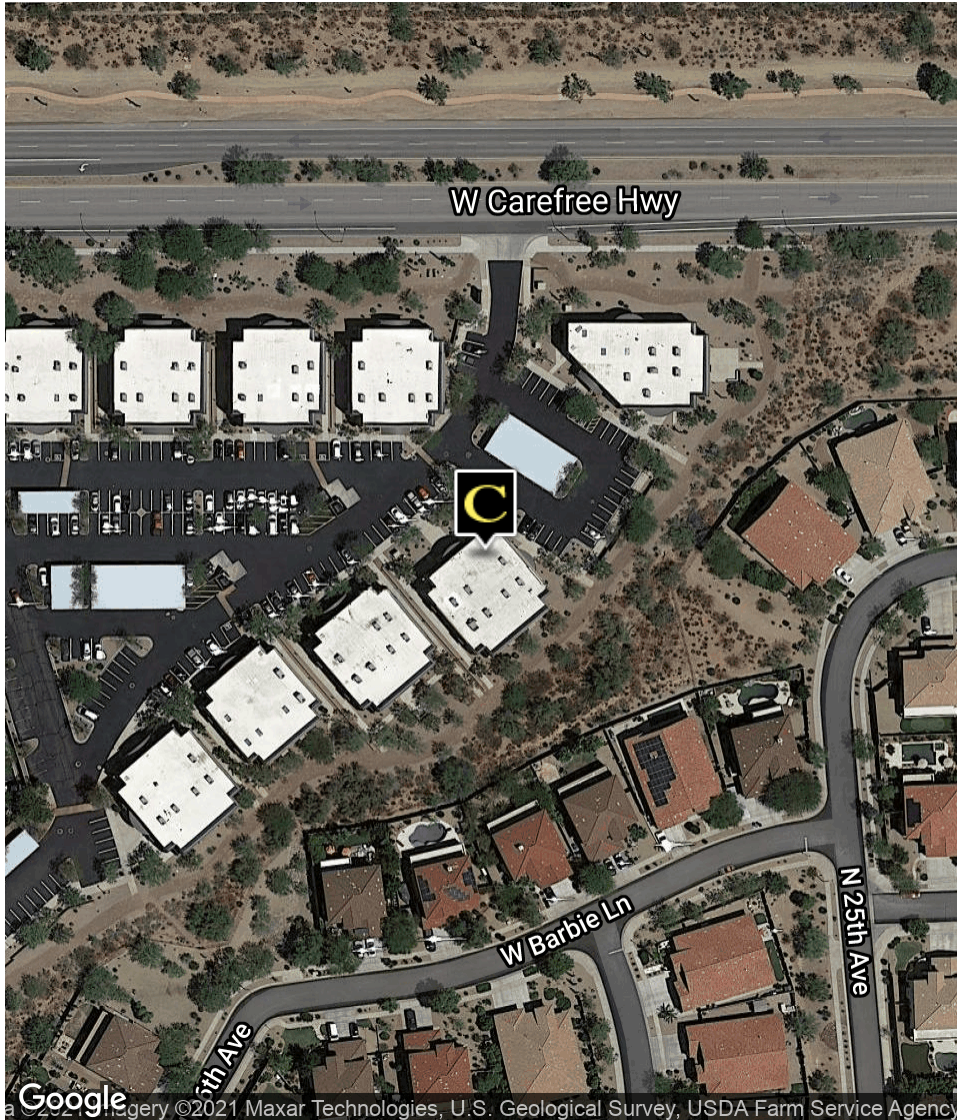
SubLease | Office

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

SUBLEASE | OFFICE

TURN-KEY ORTHODONTIC OFFICE FOR LEASE (FULLY EQUIPPED)

2525 W Carefree Hwy Bldg 6A , Phoenix, AZ 85085



Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

SubLease | Office

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

TURN-KEY ORTHODONTIC OFFICE FOR LEASE (FULLY EQUIPPED)

2525 W Carefree Hwy Bldg 6A , Phoenix, AZ 85085



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,213	43,701	204,542
Average age	31.1	35.3	35.9
Average age (Male)	33.8	35.5	35.3
Average age (Female)	30.3	35.1	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	828	15,009	73,861
# of persons per HH	2.7	2.9	2.8
Average HH income	\$106,080	\$105,158	\$93,861
Average house value	\$398,449	\$416,405	\$360,084

* Demographic data derived from 2010 US Census

