



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

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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

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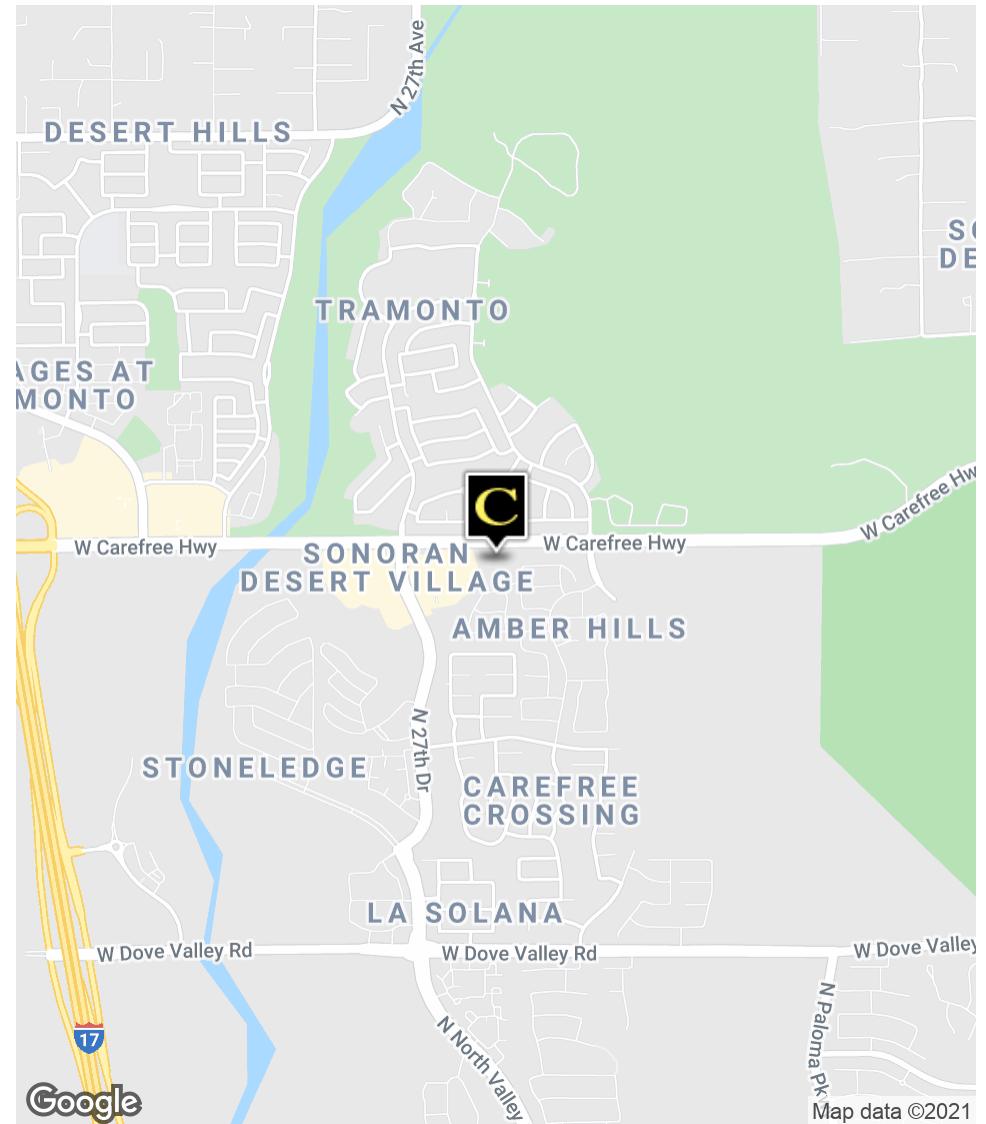
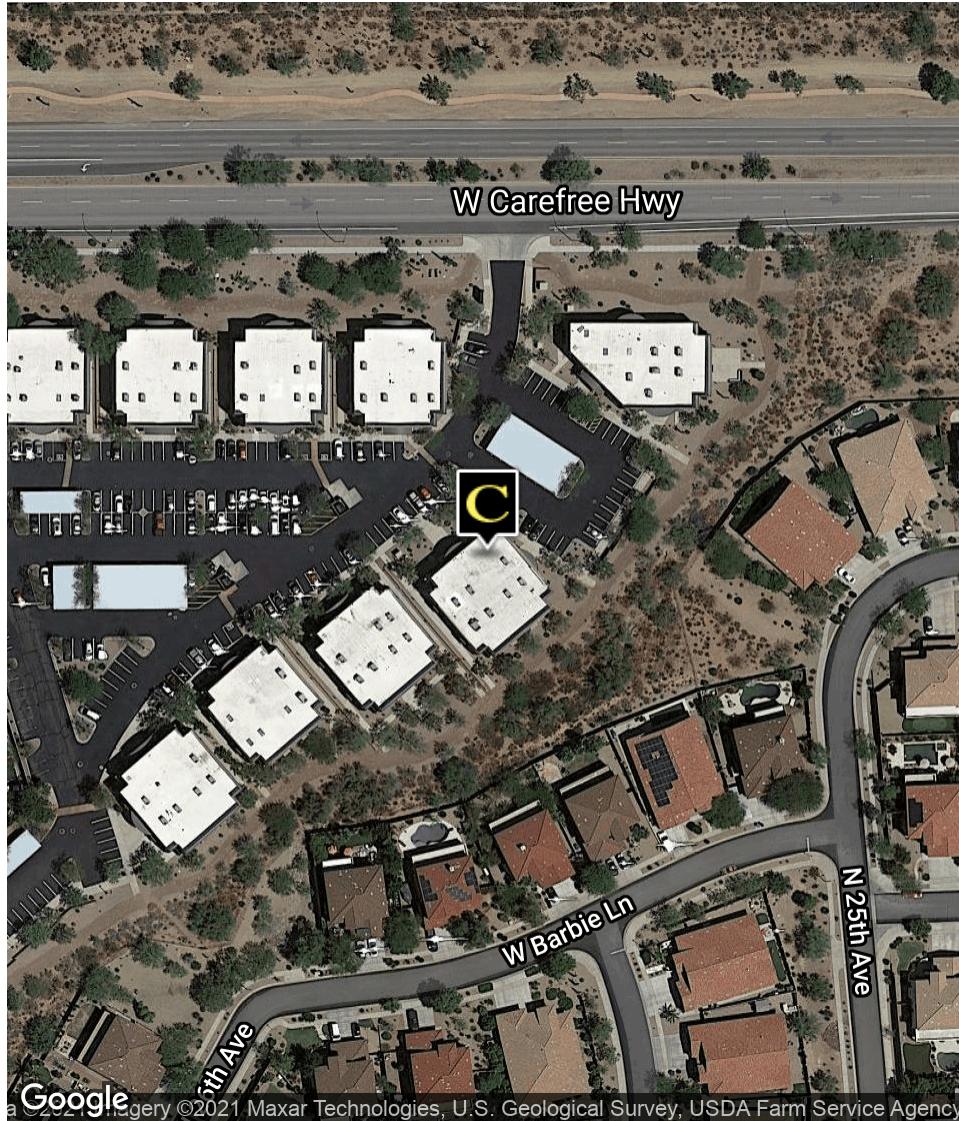
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,213	43,701	204,542
Average age	31.1	35.3	35.9
Average age (Male)	33.8	35.5	35.3
Average age (Female)	30.3	35.1	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	828	15,009	73,861
# 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

