

# GOLD CANYON MEDICAL CENTER

6410 S KINGS RANCH RD, SUITE 2 | GOLD CANYON, AZ 85118

# ±1,167 SF

## GENERAL OFFICE SPACE AVAILABLE FOR LEASE

This ±15,147 SF multi-tenant medical office building provides an ideal location for businesses seeking a presence in the growing Gold Canyon market.

**Suite 2** is available for lease and offers a functional layout with a welcoming reception area and private office.

Benefit from excellent visibility on Kings Ranch Rd and the convenience of nearby US-60 freeway access.

## \$22.00 F/S Lease Rate



**MONUMENT  
SIGNAGE**



**HIGHWAY  
ACCESS**



**GROWING  
MARKET**



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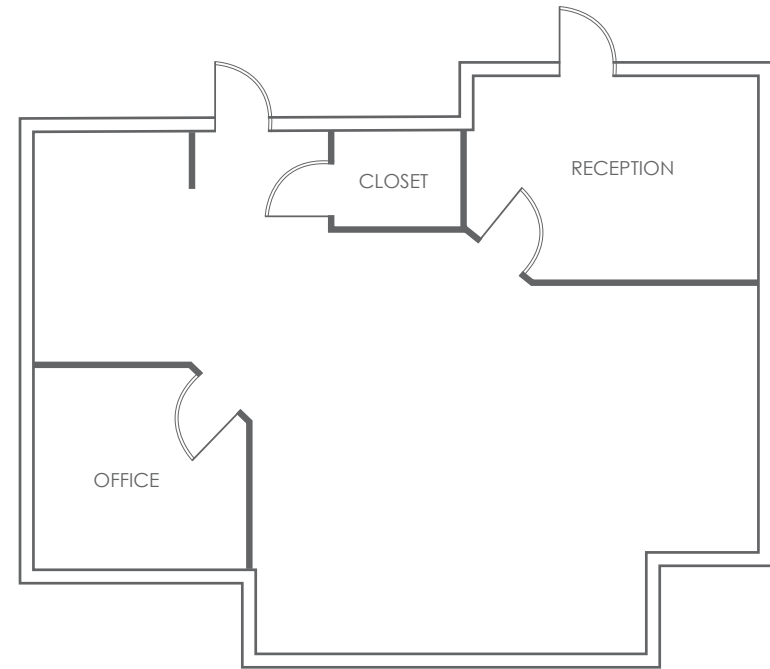
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**Suite 2, within this well-located multi-tenant building, offers a functional and adaptable workspace.**

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Building	±15,147 SF Multi-Tenant Medical Office
Year Built	1997
Zoning	CB-1, City of Gold Canyon
Lease Rate	\$22.00 Full Service

**Available Suite 2 (1,167 SF) General Office**



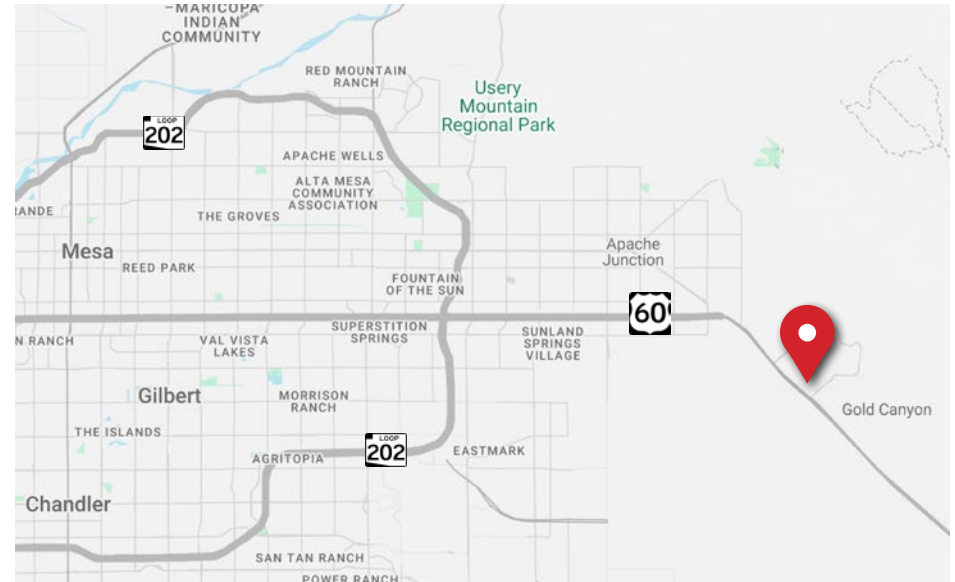
**MONUMENT SIGNAGE**

Prominent double sided signage facing S Kings Ranch Rd



**PATIENT DROP-OFF DRIVEWAY**

Convenient semicircular drop-off loop giving all patients front-door access



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