

EAST VALLEY MEDICAL PLAZA

1220 S HIGLEY ROAD | MESA, AZ 85206



±18,928 SF 2-Story Medical & Professional Plaza For Lease

Leasing by

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 **Kidder
Mathews**

Property Highlights

Two-story, 18,928 square foot building

\$29.00 NNN lease rate

Generous TI packages available

Within minutes to both Banner Baywood and Banner Gateway Medical Centers

Located on heavily trafficked Higley with 37,058 VPD

Close proximity to US-60 access

AVAILABILITIES

Suite 106 2,669 SF

Suite 204 1,533 SF



East Valley Medical Plaza

East Valley Medical Plaza is a medical/professional office building strategically located less than one half mile north of the US-60 and one mile north of Banner Gateway Medical Center.

With monument signage frontage on Higley Rd, this 18,928 square foot building is the perfect location for any office or medical user looking to open an office or clinic in a building with excellent synergy among existing tenants and within close proximity to retail amenities.



Strategically Located



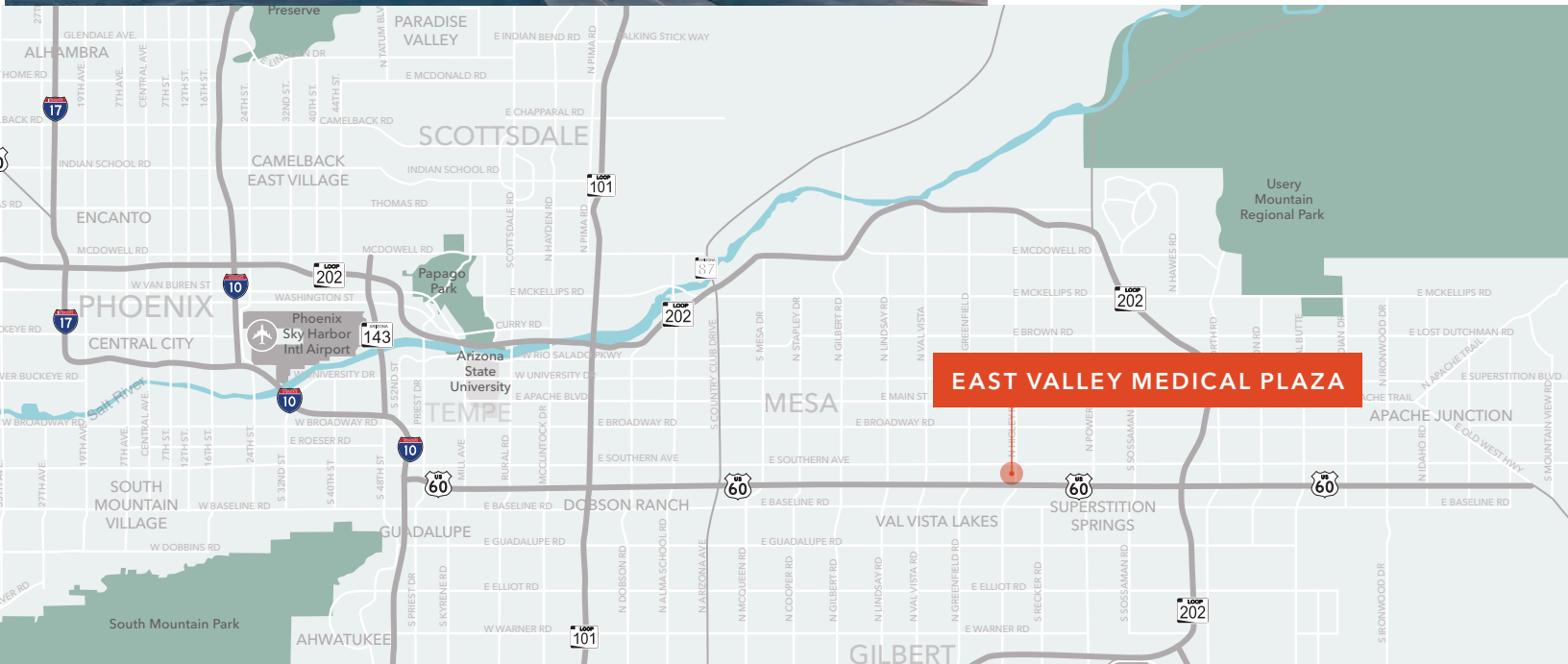
37,058
VEHICLES PER DAY



\$88,916
AVERAGE HH INCOME



1 MIN
DRIVE TIME TO US-60





1 MIN
TO US-60 ACCESS

2 MIN
TO BANNER GATEWAY
MEDICAL CENTER

5 MIN
TO BANNER BAYWOOD
MEDICAL CENTER

6 MIN
TO LOOP 202 ACCESS

For leasing information contact

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