

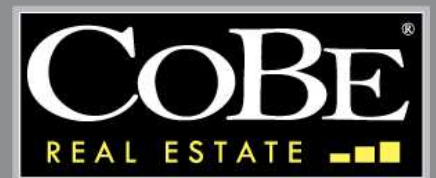


FOR LEASE | OFFICE

6345 E BAYWOOD AVE

Mesa, AZ 85206

Steve Beck President & Associate Broker / 480.610.2400 / steve@coberealestate.com
Preston Beck Advisor / 480.610.2400 / preston@coberealestate.com



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PROPERTY SUMMARY

Available SF: 1,750 SF

Lease Rate: \$25.00 SF/yr (NNN)

Building Size: 3,500 SF

Zoning: OC

VIRTUAL TOUR

PROPERTY OVERVIEW

Strategically positioned in Mesa's established Baywood medical corridor, directly adjacent to Banner Baywood Medical Center in the heart of the East Valley's premier healthcare district. This lease includes access to shared medical office facilities featuring 6 exam rooms and a doctor's office. Tenants will also benefit from common areas including a shared reception area, break room, and restrooms. Regular dates for access are outlined below.

PROPERTY HIGHLIGHTS

- Great location with easy access and parking for patients and staff
- Updated interior with modern finishes
- Shared Staff Areas: Reception, Break Room, Restrooms, & Doctor's Office
- Space Availability: Daily access to staff areas | Access to 6 exam rooms on Tuesday, Thursday, & Every Other Friday

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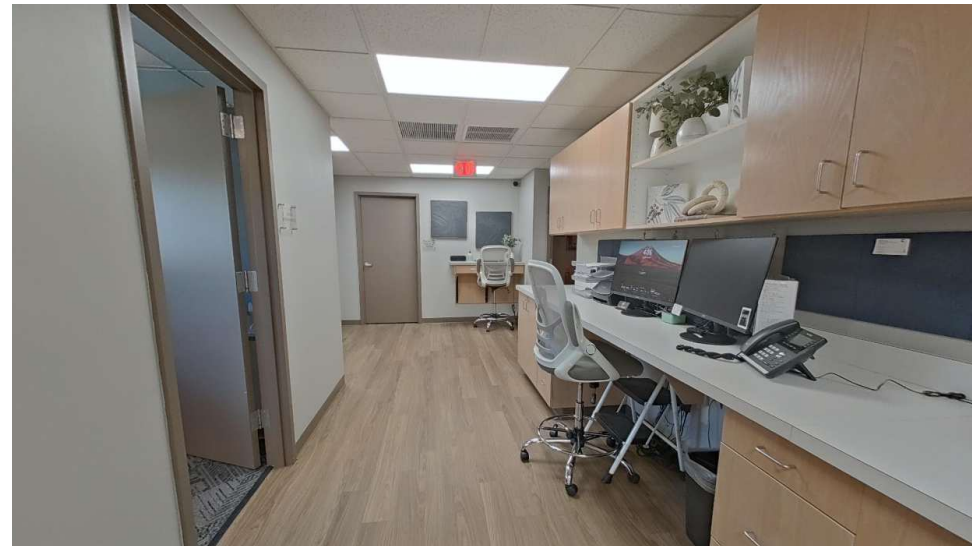
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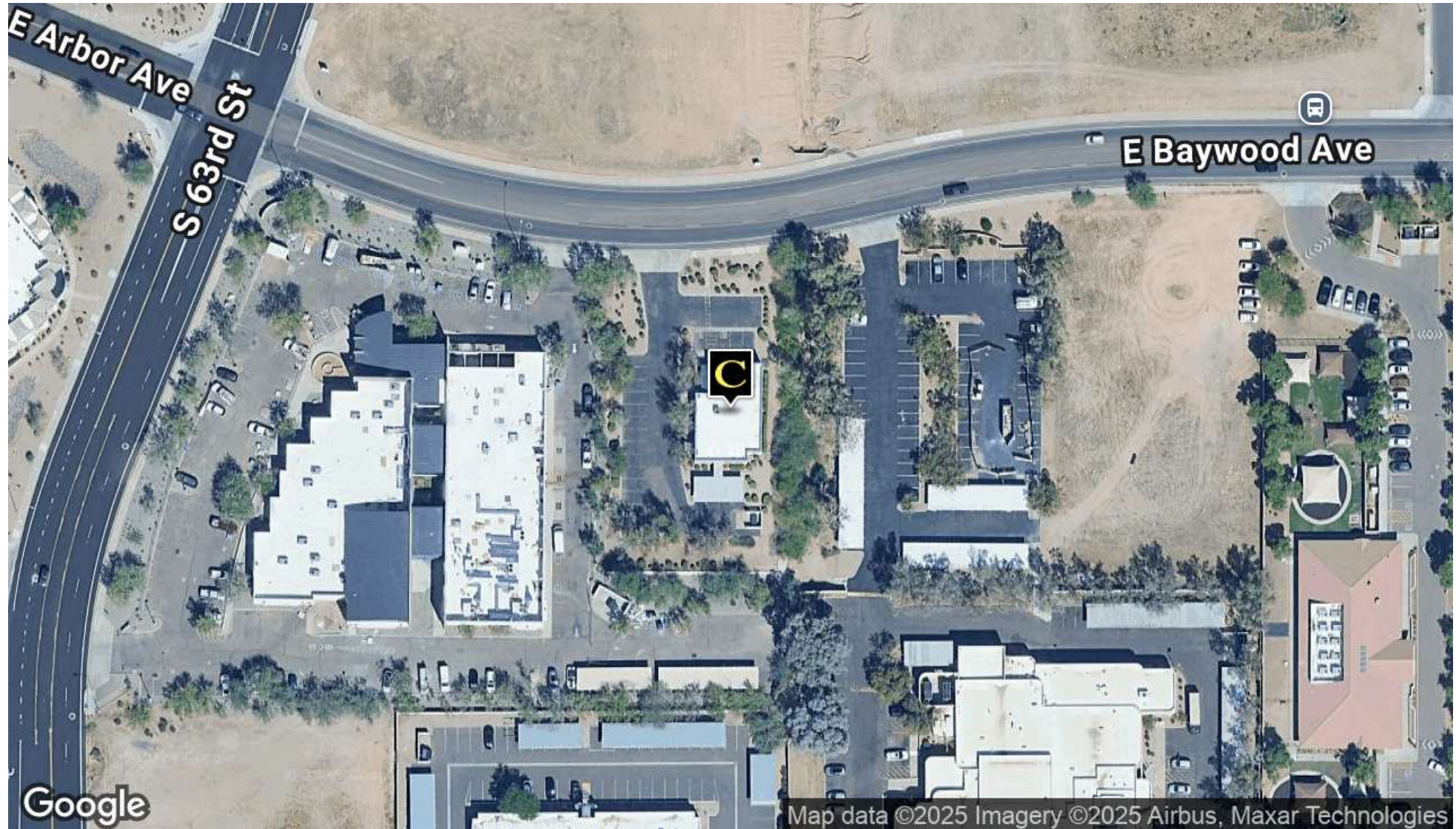
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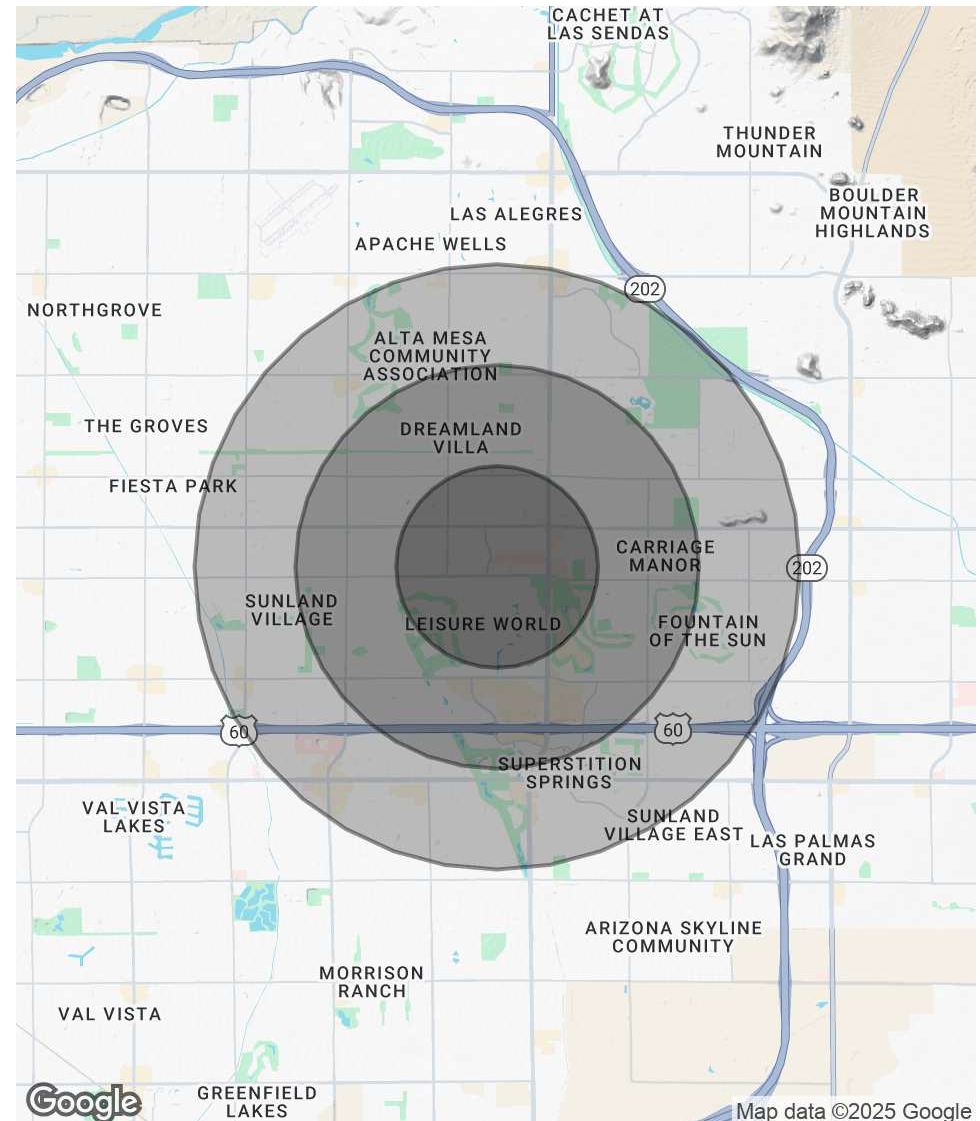
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,042	47,043	115,979
Average Age	59	52	47
Average Age (Male)	57	50	46
Average Age (Female)	60	54	49

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,479	21,843	50,513
# of Persons per HH	2	2.2	2.3
Average HH Income	\$79,003	\$82,417	\$92,607
Average House Value	\$282,361	\$334,197	\$377,017

Demographics data derived from AlphaMap



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