



# FOR LEASE

## MEDICAL OFFICES IN MESA, AZ @ Broadway East Medical Center

7525 E Broadway Rd | Mesa, AZ 8508

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)





COMMERCIAL PROPERTIES, INC

# About the Property

ADDRESS	7525 E Broadway Rd Mesa, AZ 85208
LEASE RATE	\$16.95 NNN
NNN'S	\$4.25/SF
YEAR BUILT	1997
PARKING RATIO	6.34:1,000
FRONTAGE	E Broadway Rd
PARCEL	218-58-480
TENANCY	Multiple

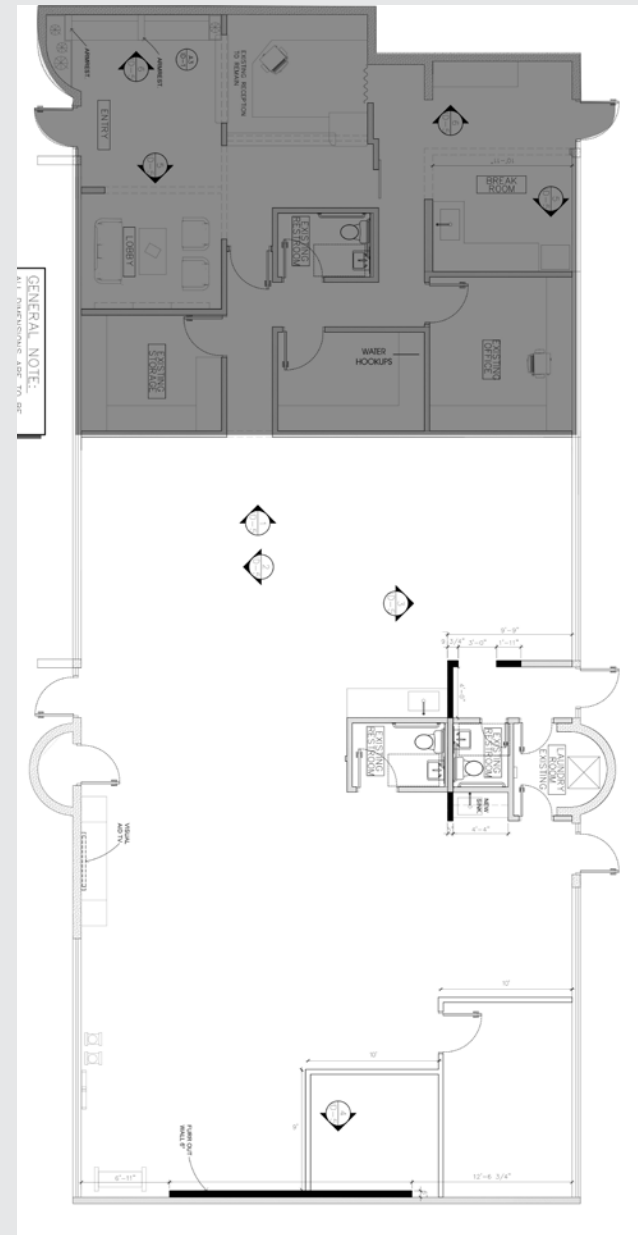
# Suite 5

**±2,449 SF**

## Prior Physical Therapy Clinic

Layout includes:

- 2 Offices/Exam Rooms
- Open Therapy Area
- 2 Restrooms
- Contiguous with Suite 6 up to ±3,833



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

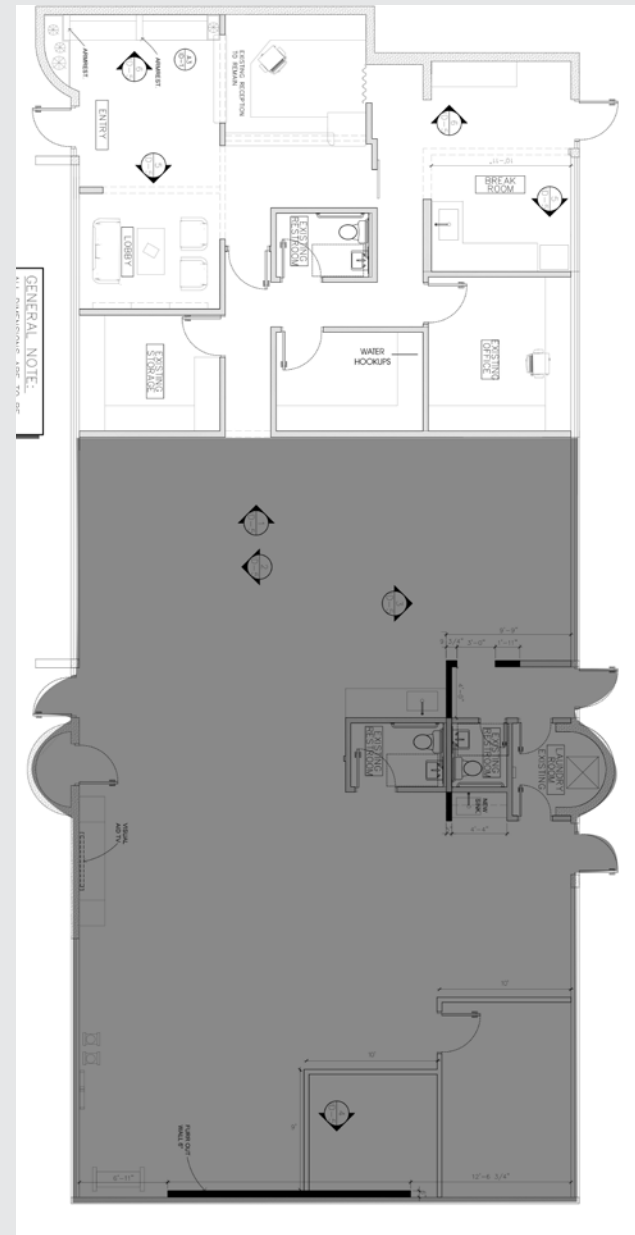
# Suite 6

**±1,384 SF**

## Prior Physical Therapy Clinic

Layout includes:

- 1 Office/Exam Room
- Reception
- 1 Restroom
- Laundry Room
- Data/Storage Room
- Contiguous with Suite 5 up to ±3,833



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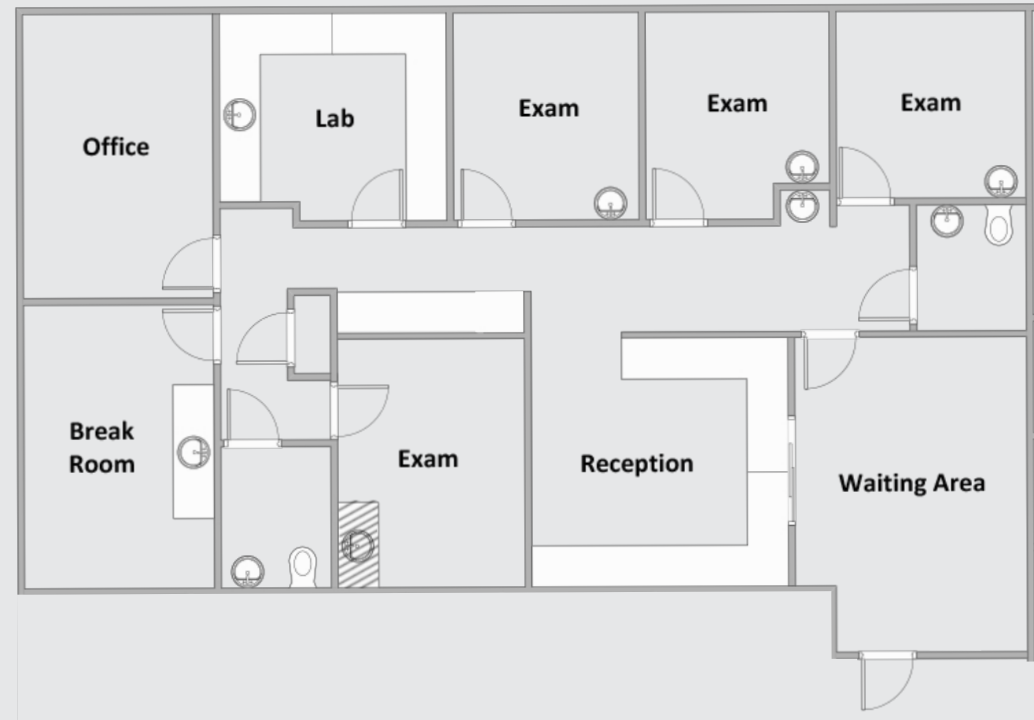


# Suite 10

**±1,792 SF**

Layout includes:

- Reception/Waiting Area
- 4 Plumbed Exam Rooms
- Manager Office/Exam Room
- Lab
- Nurse Stations
- Provider Office
- 2 Restrooms
- Storage/Data Closet



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MEDICAL OFFICES AVAILABLE FOR LEASE

# Site Plan





# Tenants



## Arizona Pain & Spine Institute

Suite 1

A leading medical practice specializing in interventional pain management for chronic and spine-related conditions. Utilizing advanced, minimally invasive treatments, they are an established destination for pain relief with a strong patient draw from across the region.

<https://gotpainarizona.com/>



## Intra Care Family Medicine

Suite 2

A long-standing primary care practice with over two decades of service to the East Valley. As part of the IntraCare network, they provide comprehensive family medicine, making them a stable, foundational tenant.

[theintracare.com](http://theintracare.com)



## MV Headache & Spine Institute

Suite 3/4

A highly specialized clinic focused on treating chronic headaches, migraines, and complex spine disorders. Offering cutting-edge, personalized therapies, the institute serves as a vital referral center for physicians, ensuring a consistent and targeted patient base.

[mountainviewheadacheandspine.com](http://mountainviewheadacheandspine.com)



## Hearing Solutions of Arizona

Suite 7

An established audiology practice providing comprehensive hearing healthcare, from diagnostics to advanced hearing aid technology. As a trusted local leader, they serve a growing demographic with essential, life-enhancing auditory health services.

[hearingsolutionsofarizona.com](http://hearingsolutionsofarizona.com)



## Allied Medical Associates

Suite 8/9

An established internal medicine practice with deep roots in the East Valley, known for its comprehensive adult patient care. Their respected local presence makes them a trusted and foundational tenant for the complex.

[alliedmedical.com](http://alliedmedical.com)



## Southwest Cardio Vascular Associates

Suite 11

A leading multi-physician cardiology group providing advanced, full-spectrum cardiovascular care. As a vital referral center for area hospitals and physicians, they represent a high-value and stable medical tenant.

[swcva.com](http://swcva.com)





MEDICAL OFFICES AVAILABLE FOR LEASE

# Aerial Map

BANNER HEART HOSPITAL  
& BANNER BAYWOOD  
MEDICAL CENTER

Banner  
Health



**DRIVE TIME**

TO BANNER HEART  
HOSPITAL/BANNER  
BAYWOOD MEDICAL CENTER

1.3 Mi or 5 Min

**SITE**



# About the Area

