

3,135 SF Sale/Leaseback

Starting Rental Rate: \$27.00 NNN/SF



Premier Medical Office Condominium Complex

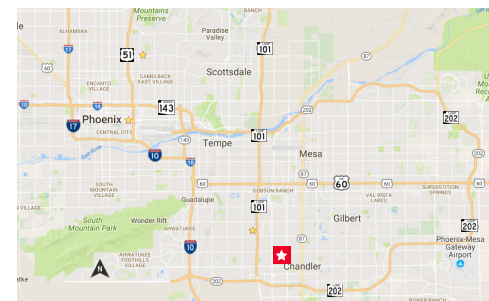
Sale / Leaseback Opportunity

Property Highlights

- Chandler Office / Medical condominium in very close proximity to Dignity Health Chandler Regional Medical Center
- Established East Valley pediatric practice with 3 existing locations in Chandler, Gilbert and Queen Creek
- Convenient access to Loop 202 Santan Freeway and Loop 101 Freeway
- Over 26,000 vehicles pass daily
- Chandler is one of the fastest growing Submarkets in Metro Phoenix
- Major Tenants include: Microchip, InfusionSoft, and PayPal

Sale Leaseback Terms

- **10 year leaseback term**
- **NNN Lease**
- **Purchase Price: \$1,128,600**



For more information, contact:

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Peter Menna
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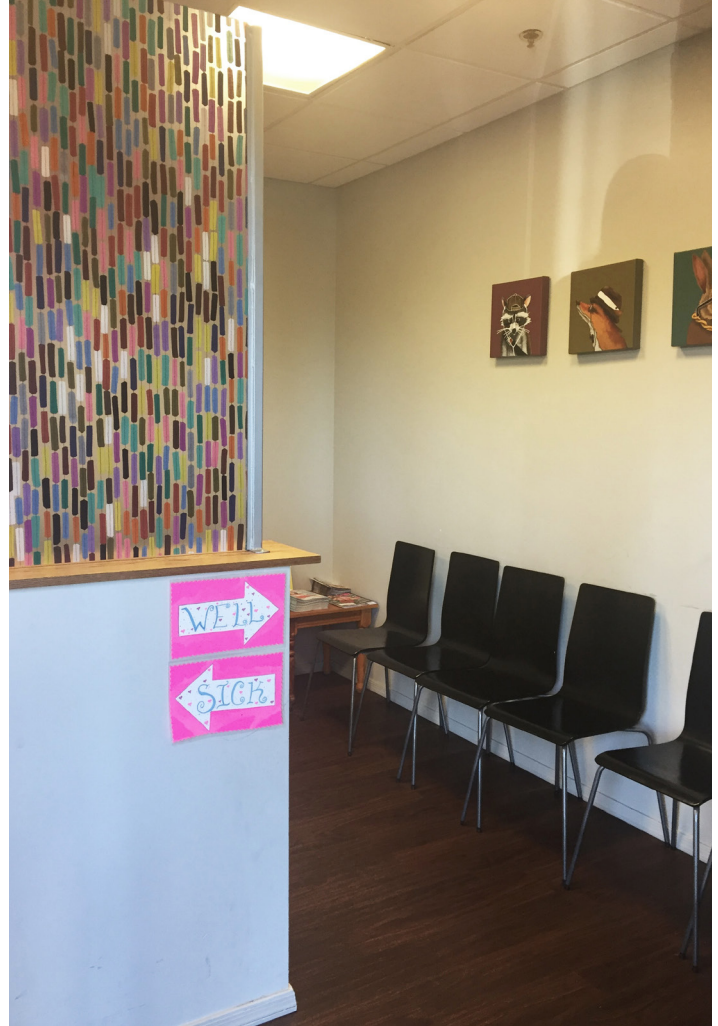
2555 E Camelback Rd
Suite 400
Phoenix, Arizona
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fax +1 602 430 5950

cushmanwakefield.com

Reception / Lobby Area



Waiting Room



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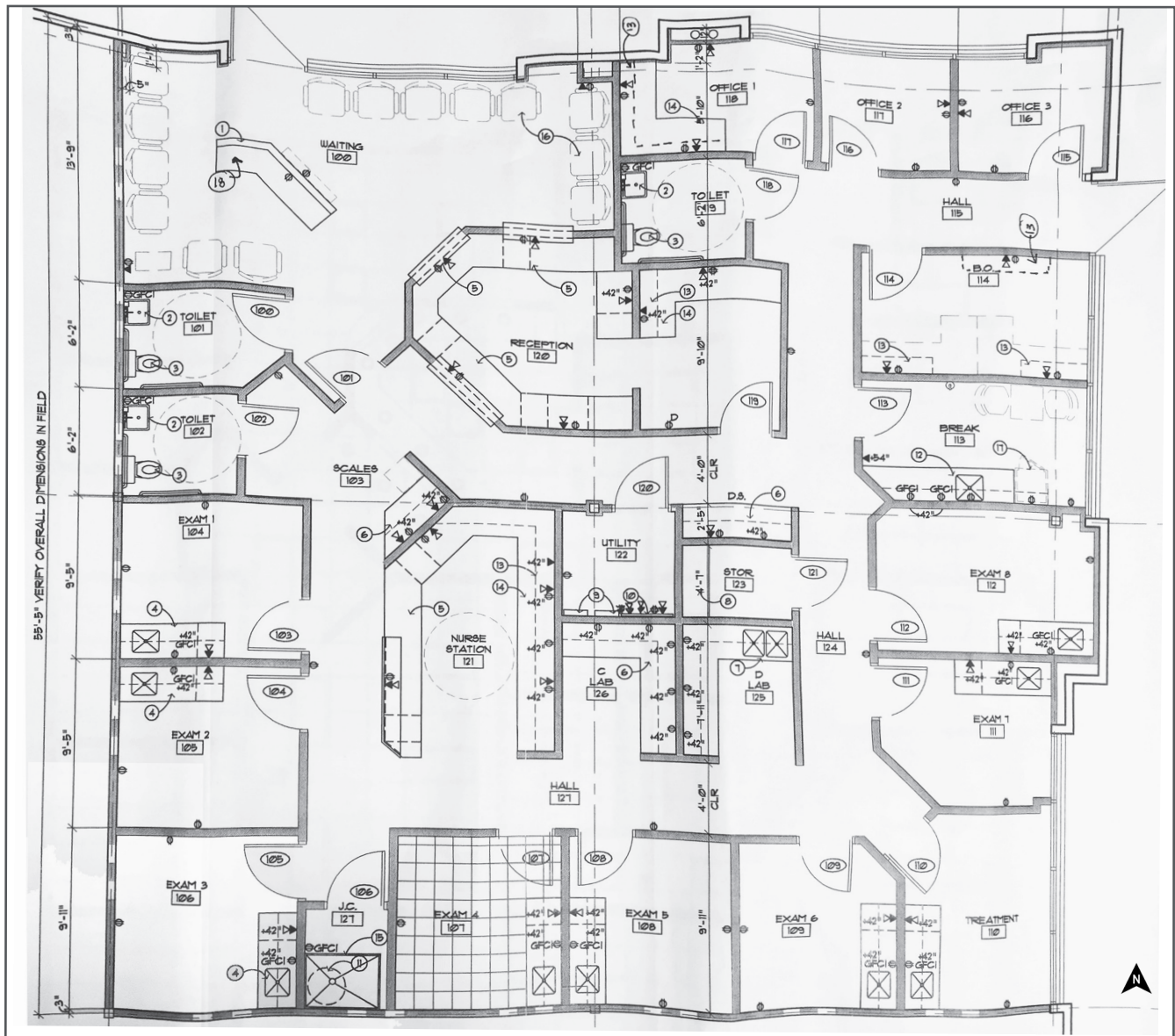
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SUITE A-18 | 3,135 Sq Ft



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Office / Medical Condo

595 N Dobson Road, Chandler, Arizona 85224

SALE / LEASEBACK

Sale/Leaseback Analysis | \$27 NNN

Term	Start		End	Total	Rate	Sf.	Annual	Monthly
Year 1	0	-	12	12	\$27.00	3,135	\$84,645.00	\$7,053.75
Year 2	13	-	24	12	\$27.50	3,135	\$86,212.50	\$7,184.38
Year 3	25	-	36	12	\$28.00	3,135	\$87,780.00	\$7,315.00
Year 4	37	-	48	12	\$28.50	3,135	\$89,347.00	\$7,445.63
Year 5	49	-	60	12	\$29.00	3,135	\$90,915.00	\$7,576.25
Year 6	61	-	72	12	\$29.50	3,135	\$92,482.50	\$7,706.88
Year 7	73	-	84	12	\$30.00	3,135	\$94,050.00	\$7,837.50
Year 8	85	-	96	12	\$30.50	3,135	\$95,617.50	\$7,968.13
Year 9	97	-	108	12	\$31.00	3,135	\$97,185.00	\$8,098.75
Year 10	109	-	120	12	\$31.50	3,135	\$98,752.50	\$8,229.38