

HUDSON PLACE 2501 E SOUTHERN AVE

SUITE 21, PHOENIX, AZ 85021

MEDICAL OFFICE FOR LEASE



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HEALTHCARE
PARTNERS

MOB
MEDICAL OFFICE BROKERS

EXECUTIVE SUMMARY

HUDSON PLACE
2501 E SOUTHERN AVE, SUITE 21
TEMPE, AZ 85282

This 1,042 SF medical office suite offers a highly efficient floorplan designed for healthcare providers. The space includes three exam rooms, a lab, and two restrooms, creating a turn-key environment ready for immediate occupancy. A dedicated private provider entrance enhances patient flow and convenience, making this suite ideal for small practices or specialists seeking a professional, move-in ready space.

Located within a strong medical corridor surrounded by residential neighborhoods, retail, and healthcare users, the property provides excellent accessibility and visibility. Its central positioning offers quick connections to nearby hospitals and major transportation routes, ensuring convenience for both providers and patients.

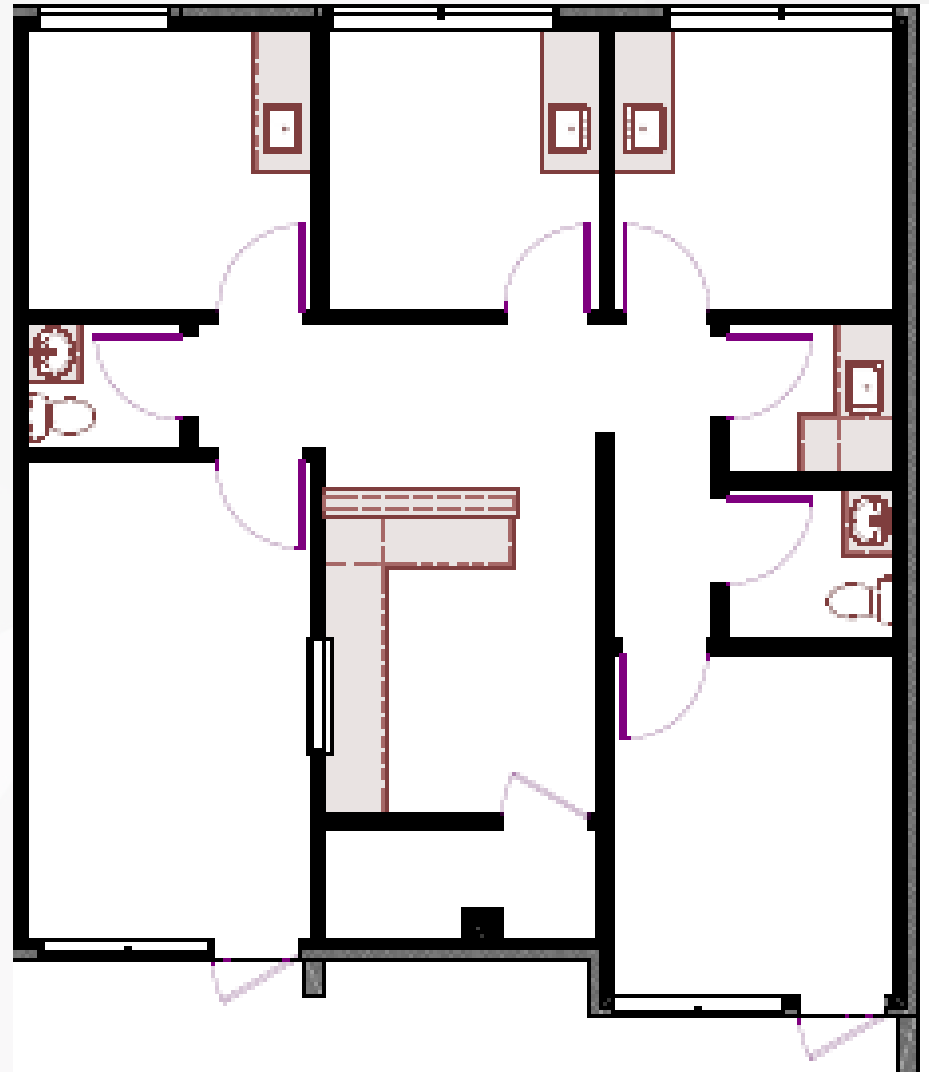
Property Highlights

-  **1,042 RSF**
-  **\$22/SF Net of Electricity and Janitorial**
-  **Strategic location with nearly 30,000 cars per day passing on Southern Ave**



FLOOR PLAN

- **3 Exam Rooms**
- **1 Lab**
- **2 Restrooms**
- **Private Provider Entrance**
- **Turn-key**



PHOTOS



AERIAL OVERVIEW



Desert Medical
Plaza

Banner Desert
Medical Center

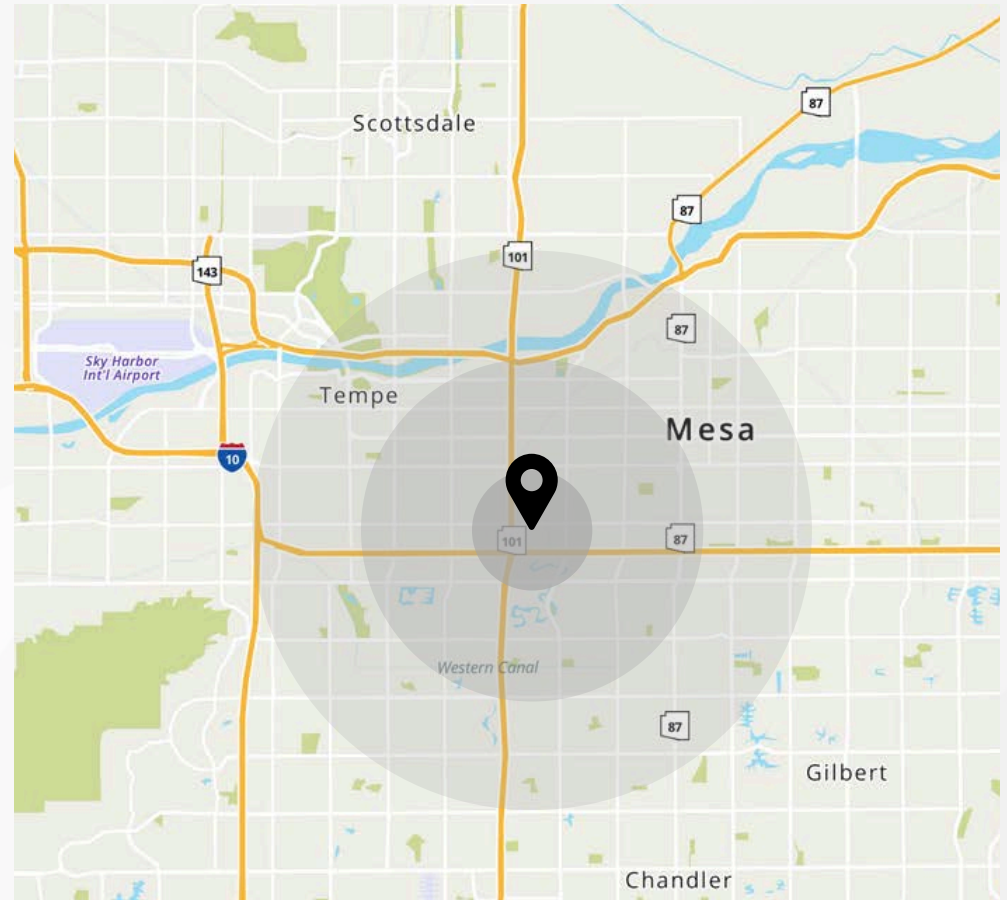
Suite 21

Southern Ave

DEMOGRAPHICS

2501 E SOUTHERN AVE
TEMPE, AZ 85282

Population	1 Mile	3 Mile	5 Mile
Residential Population	18,958	180,792	394,605
Average Age	38.5	32.1	33
Total Businesses	1,386	9,712	21,894
Households			
Total Households	7,941	72,750	157,802
# of Persons per HH	2.2	2.3	2.4
Income			
Average HH Income	\$81,417	\$78,196	\$82,006





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