



Property Description

3,487 SF Medical Office Condo Move-in ready, high-end healthcare space featuring an efficient layout designed for clinical workflows. Located in a high-traffic, affluent corridor near Banner Baywood, Dignity Health East Mesa, and Falcon Field airport, with fast access to the Loop 202 (1 mile). Ideal for medical or wellness practices seeking a polished, accessible environment for staff and patients. Nine treatment rooms, plus additional offices and work areas, lobby, reception, break room, ADA restroom, server and storage rooms.

Property Highlights

- 3,487 SF medical office suite near hospitals
- Efficient, functional floor plate
- Turn-key opportunity for providers
- 28,000 VPD on Power Road

Location Description

Medical office property located in the Red Mountain Professional Park area of Mesa, Arizona, with hospitals nearby. The City of Mesa is home to over a half million people and part of the greater Phoenix area. Mesa attracts many large employers including Banner Health, Boeing, Dexcom, ZF TRW, Daicel Corp, Nammo Talley, Able Aerospace, MD Helicopters, and Fujifilm. Recent and ongoing developments by Apple, Meta, Virgin Galactic, Xnrgy, Hadrian Automation, and Gulfstream among many others highlight Mesa's technology and business friendly atmosphere.

Offering Summary

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	3,487 SF
Current NNNs:	??? SF
Available October 1, 2026:	PLEASE DO NOT DISTURB TENANT



Hani Aldulaimi

Keller Williams Realty Phoenix
O: 480.900.8484 | C: 480.900.8484
info@kwcommercial.com

3,487 SF TURN-KEY MEDICAL OFFICE FOR LEASE | 6828 E. BROWN ROAD, SUITE 102, MESA, ARIZONA 85207



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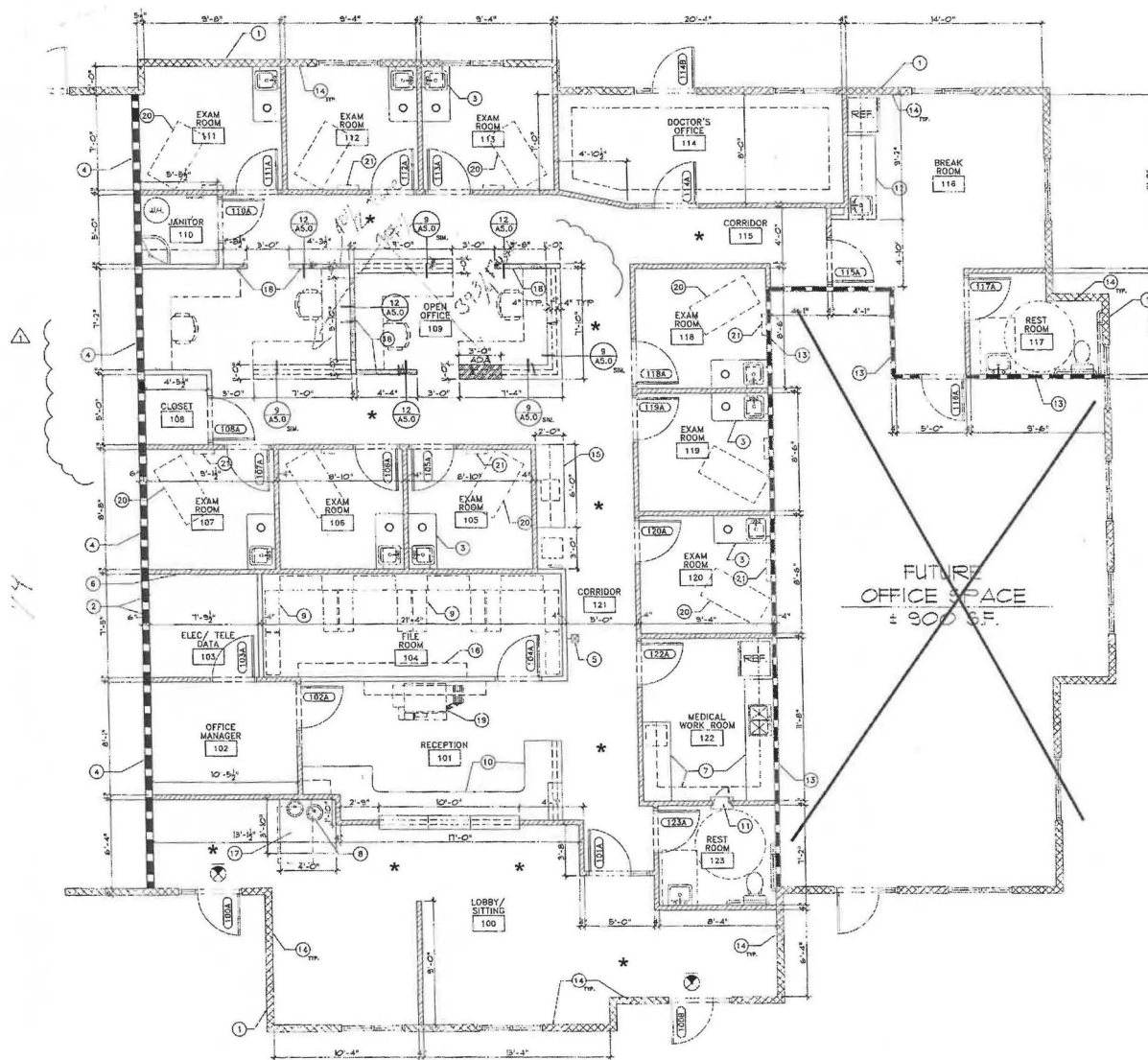
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KW Commercial | 2077 East Warner Road, #110, Tempe, AZ 85284 | kwcommercial.com



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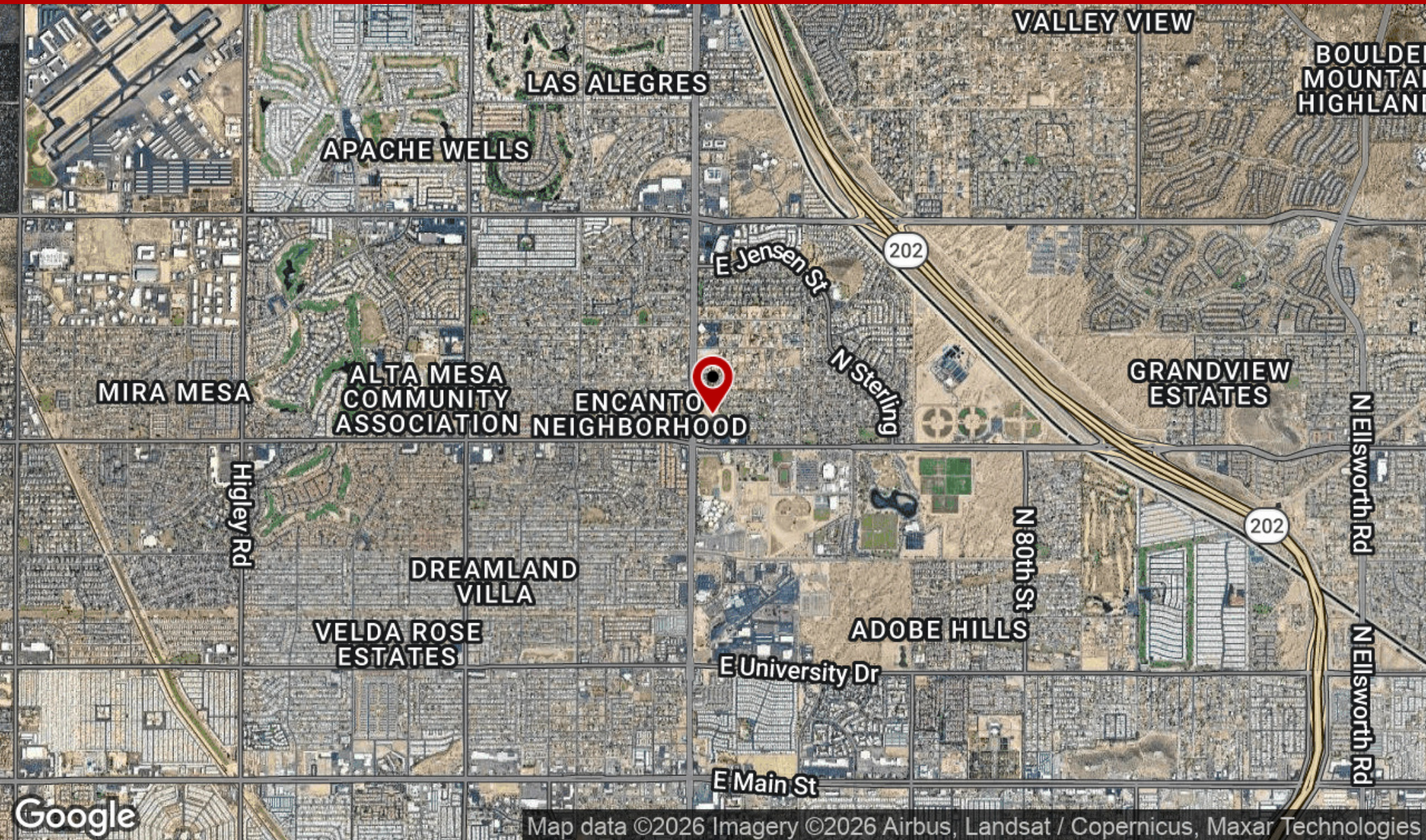


FLOOR PLAN



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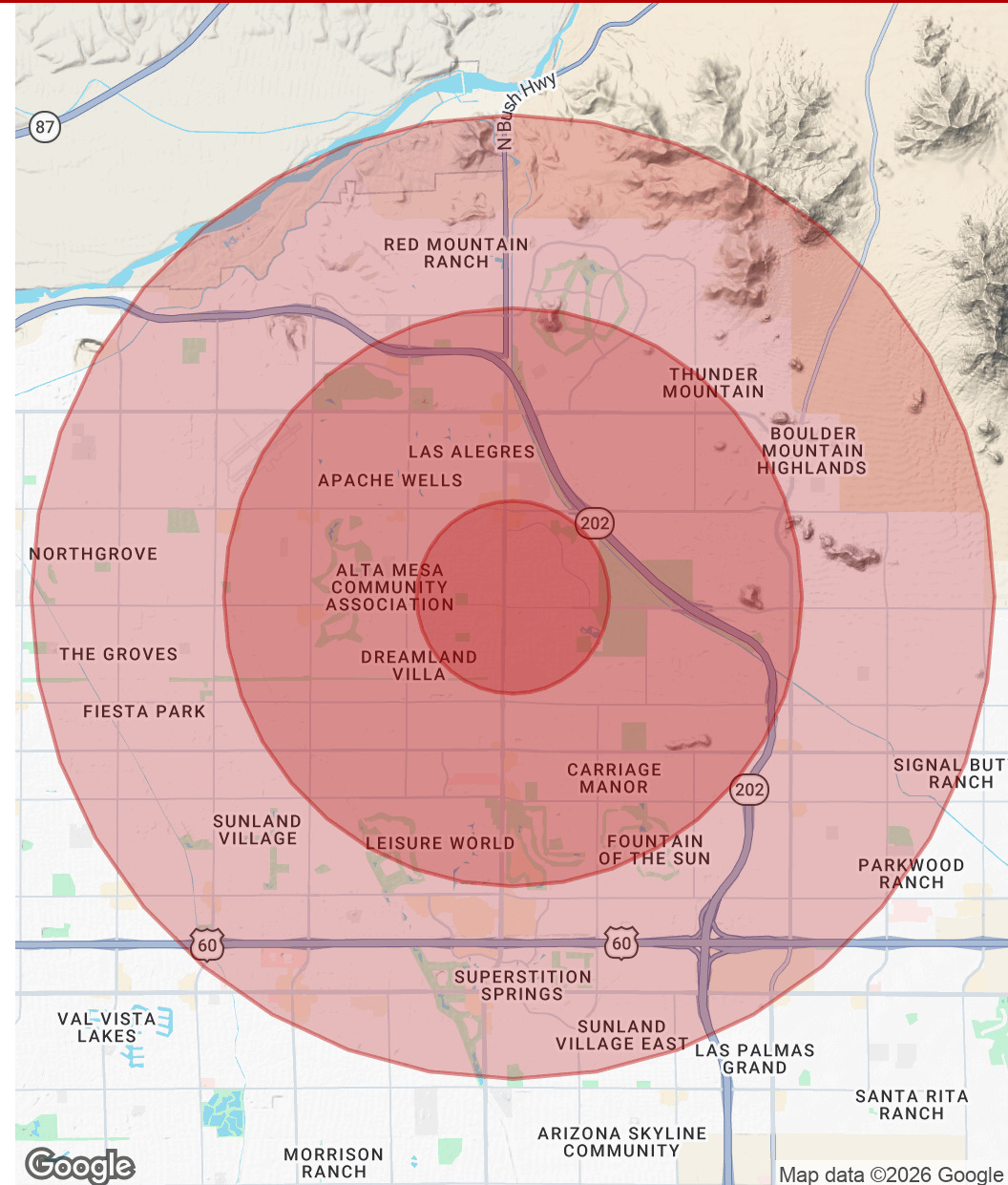
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,673	100,328	229,242
Average Age	41.9	48.2	45.7
Average Age (Male)	40.7	46.5	44.1
Average Age (Female)	43.1	49.8	47.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,033	43,753	96,054
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$108,213	\$101,237	\$101,204
Average House Value	\$399,651	\$385,718	\$394,423

2025 CoStar Estimates



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