

Baseline Dental Medical Center

1842 E Baseline Rd | Tempe, AZ 85226

Fully Furnished Dental Office | ±2,502 SF



Property Highlights

- + Fully operational move-in ready dental office space
- + Existing FF&E available per separate bill of sale
- + Equipment includes *but not limited to*:
 - dental lab and x-ray sterilization equipment - air compressors
 - computers - monitors - printers - office desks
 - refrigerator - microwave - dental, office and lobby chairs
- + Plenty of natural light with three sides of glass
- + Each operatory is full glass with dedicated landscaped atrium
- + Lush courtyard with mature landscaping and rock feature
- + Entire property recently repainted and parking lot resurfaced
- + Common area restrooms

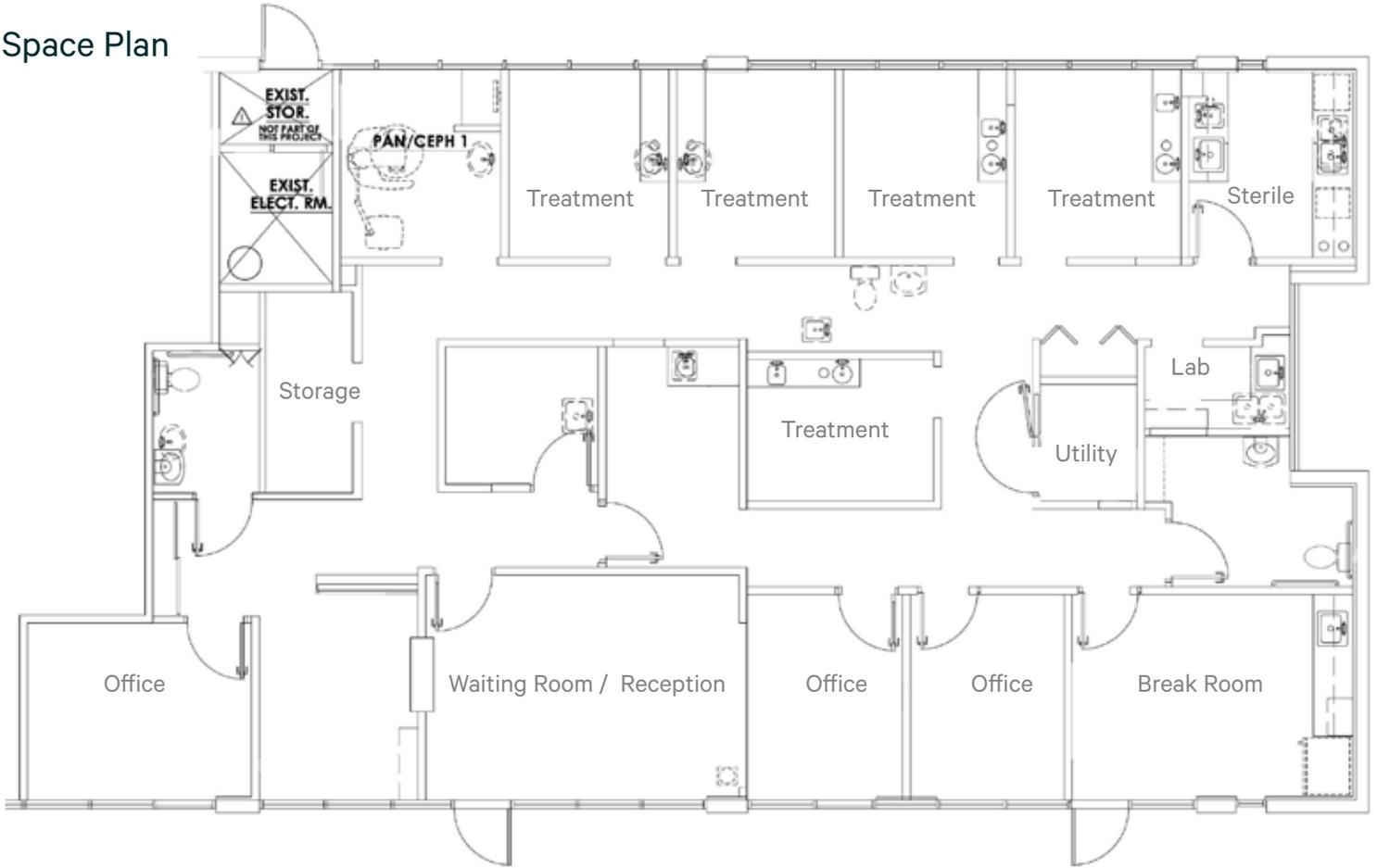


Property Summary

| | |
|------------------|------------------------------------------------------------------------------------------|
| Available | Suite B2 ±2,502 SF |
| Lease Rate | \$22.00/SF/YR modified gross <i>net of janitorial</i> |
| Lease Expiration | July 31, 2031 |
| Year Built | 1979, <i>renovated 2022</i> |
| Parking | 4.85/1,000 SF |
| Zoning | R-O, Tempe |
| Project Size | ±21,041 SF medical office building |
| Traffic Counts | Baseline Rd ±37,205 vpd McClintock Dr ±30,905 vpd <small>Source: ADOT 2024</small> |

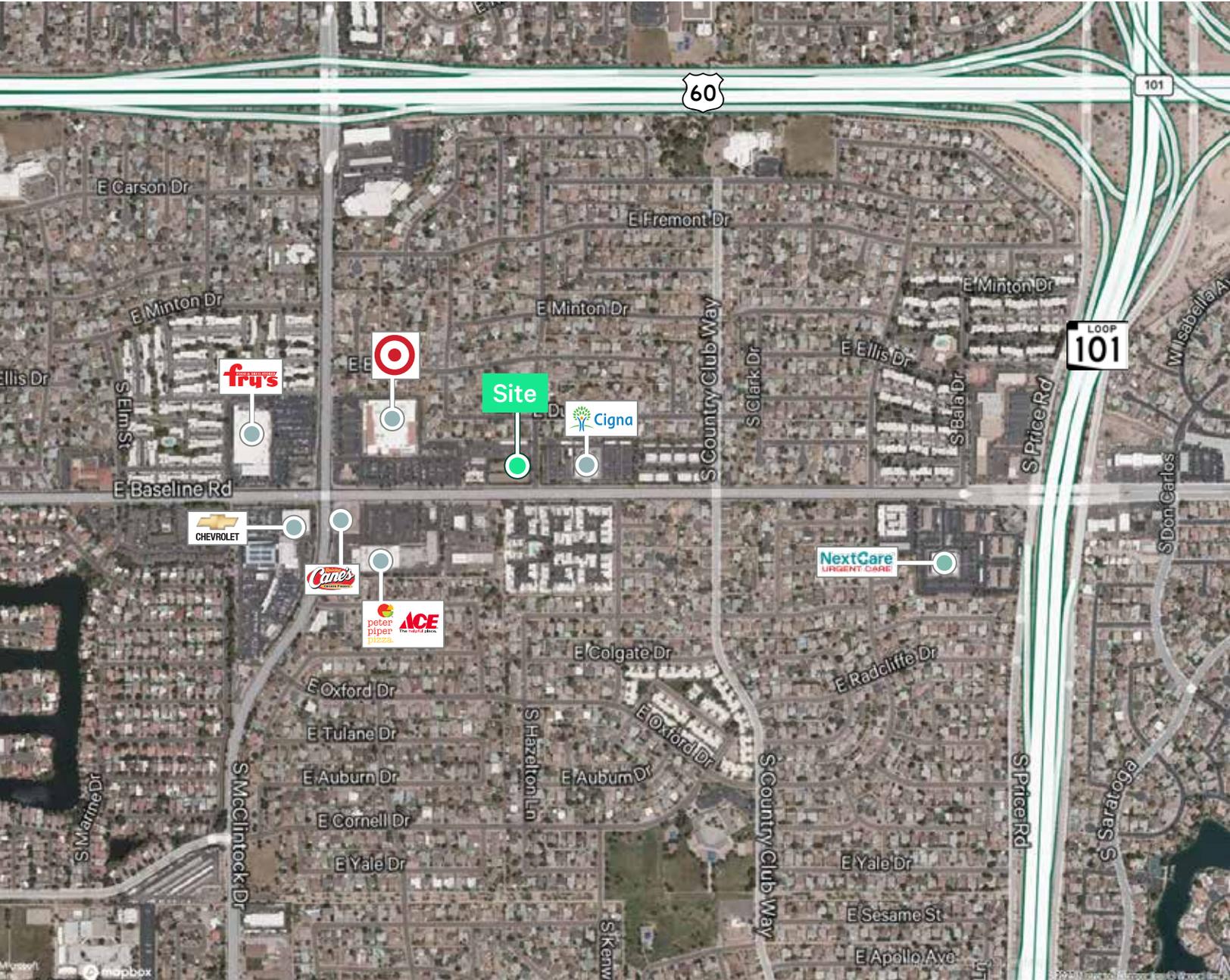


Space Plan



Photos





| Demographics 2024 Estimate | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 15,045 | 166,859 | 383,971 |
| Households | 5,871 | 69,504 | 159,002 |
| Avg Household Income | \$122,150 | \$96,607 | \$100,080 |
| Median Home Value | \$469,793 | \$445,288 | \$434,392 |
| Median Age | 38.8 | 31.7 | 32.6 |

Source: ESRI

Contact Us

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