

# DOBSON MEDICAL

2204 S DOBSON RD | MESA, AZ



## 2-Story Medical Office Building For Lease

**REPRESENTED BY**

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## PROPERTY HIGHLIGHTS

±16,560 square feet medical office building

\$21.00/SF, NNN Lease Rate

REMODELED building with Lake Views

LOCATED within the highly sought after Dobson Ranch Neighborhood

EXTREMELY easy access to US-60 and Loop 101

## AVAILABILITIES

Suite	SF	Available
102	2,216	Immediately
103	1,614	1/1/2024
201	3,046	1/1/2024



## DOBSON MEDICAL

Dobson Medical is a 16,560 SF garden-style medical office building located in the Dobson Ranch Neighborhood of Mesa, AZ. Offering desirable demographics, the building is located with Dobson Road frontage to over 32,382 VPD. Ownership is offering generous TI packages in this recently remodeled building.

Within close proximity to the US 60, and Loop 101, Dobson Medical is also less than 2 miles from Banner Desert Medical Center which provides doctors and their patients easy access to medical care throughout the Southeast Valley.

# STRATEGICALLY LOCATED



**±32,382**  
VEHICLES PER DAY



**\$85,279**  
AVERAGE HH INCOME



**5 MIN**  
TO US- 60 & LOOP 101





**1 MILE**

FROM LOOP 101 FREEWAY

**1.5 MILES**

FROM BANNER DESERT  
MEDICAL CENTER

**3.3 MILES**

FROM DIGNITY HEALTH  
HOSPITAL

**5.7 MILES**

FROM CHANDLER REGIONAL  
MEDICAL CENTER

## For leasing information contact

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