

±2,157 SF STAND-ALONE MEDICAL OFFICE BUILDING

OWNER/USER OPPORTUNITY

2030/2040 S Rural Rd | Tempe, AZ 85282

**OWN YOUR
MEDICAL
OFFICE ON
RURAL RD**

**TURNKEY MEDICAL
OFFICE BUILDING
AVAILABLE FOR SALE**

This owner/user opportunity in Tempe offers a well-equipped and versatile space ready for immediate occupancy or customization to fit your specific needs.

\$920,000 Sale Price



Eric Butler | D 480.522.2813 | M 602.809.6570 | ebutler@cpiaz.com

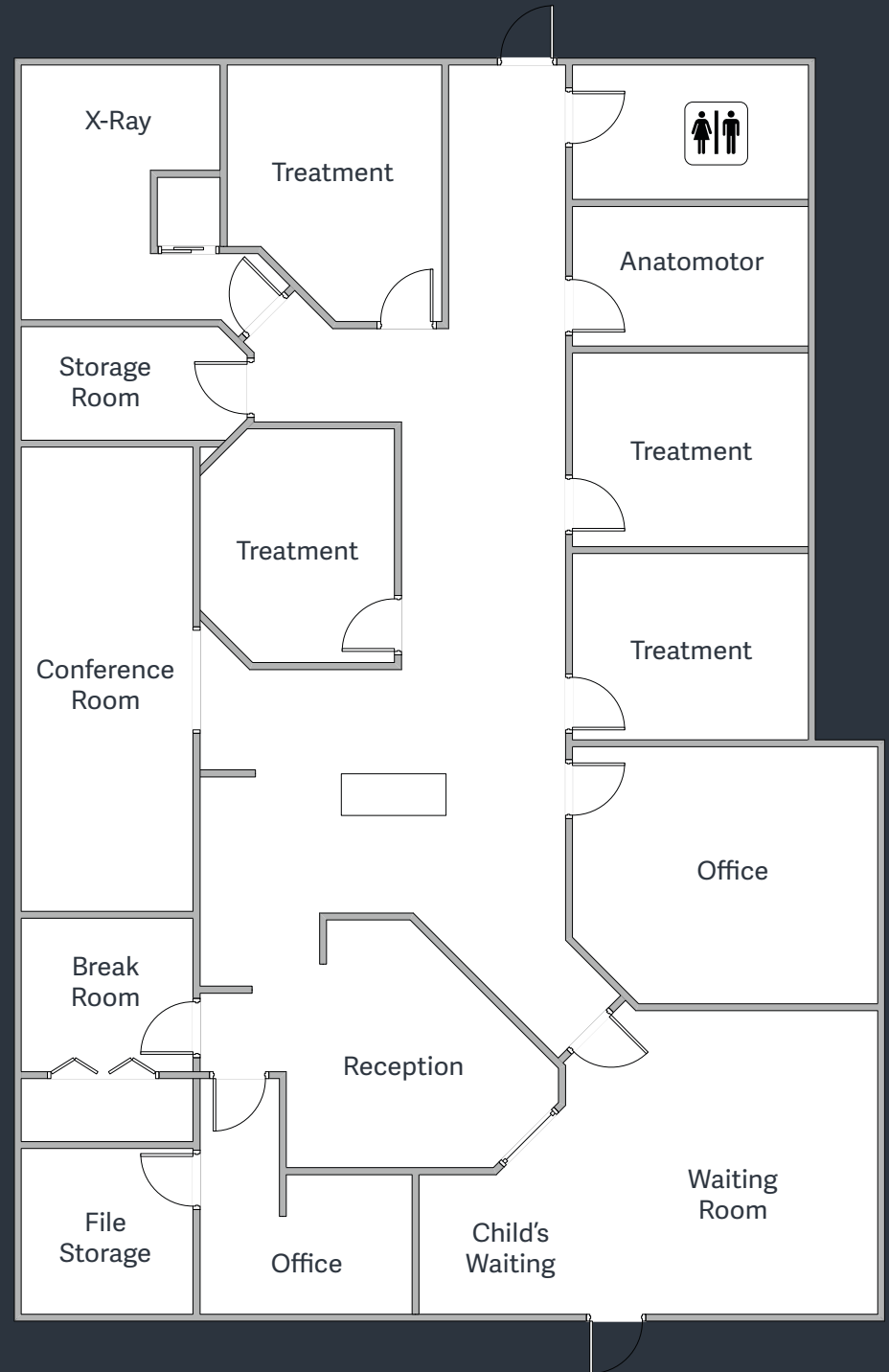
Phill Tomlinson | D 480.522.2800 | M 480.330.8897 | ptomlinson@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

This 2,157 SF stand-alone medical office building, built in 2001, offers a well-designed layout adaptable for a variety of medical practices.

The current configuration includes a spacious reception and waiting area (with a dedicated children’s section), offices, multiple exam rooms, x-ray facilities, and essential support spaces.

The property boasts excellent visibility on Rural Rd and sits on an 11,892 SF parcel with its own parking lot (includes one handicap space).



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 10 01 24

±2,157 SF STAND-ALONE MEDICAL OFFICE BUILDING

OWNER/USER OPPORTUNITY

2030/2040 S Rural Rd | Tempe, AZ 85282



COMPLETE AUTONOMY

Enjoy full control and privacy in this stand-alone medical office building

FAMILY FOCUS

Cater to patients of all ages with a dedicated children's waiting area

ENHANCED DIAGNOSTICS

Offer comprehensive care with on-site X-ray capabilities

EASY PATIENT ACCESS

Spacious lot provides stress-free parking for patients

Eric Butler | D 480.522.2813 | M 602.809.6570 | ebutler@cpiaz.com

Phill Tomlinson | D 480.522.2800 | M 480.330.8897 | ptomlinson@cpiaz.com



Locally Owned. Globally Connected. CORFAC INTERNATIONAL

Location & Accessibility

This stand-alone medical office building maximizes its prime location on Rural Rd, ensuring high visibility and easy accessibility for patients. Its proximity to Arizona State University offers a potential patient base and adds to the dynamic energy of the area.

The dedicated lot provides ample parking, creating a convenient and stress-free arrival experience. The building itself offers a functional footprint, allowing for efficient patient flow and potential for customized outdoor spaces within its generous lot.



PRIME RURAL RD FRONTAGE

Benefit from high traffic flow and excellent visibility for your practice with prominent monument signage



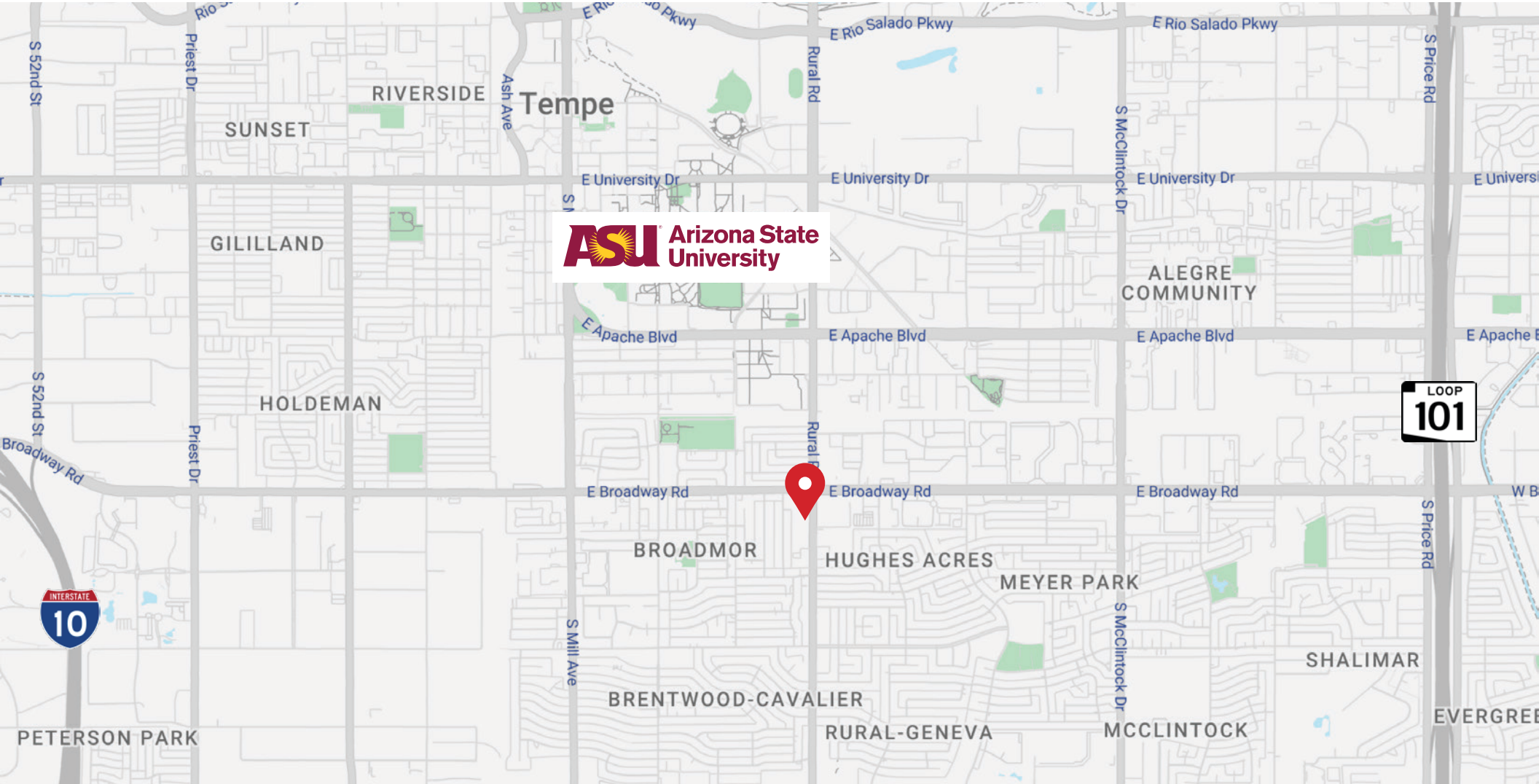
CLOSE TO ASU

Tap into a potential patient base and workforce with proximity to Arizona State University

±2,157 SF STAND-ALONE MEDICAL OFFICE BUILDING

OWNER/USER OPPORTUNITY

2030/2040 S Rural Rd | Tempe, AZ 85282



Eric Butler | D 480.522.2813 | M 602.809.6570 | ebutler@cpi.az.com

Phill Tomlinson | D 480.522.2800 | M 480.330.8897 | ptomlinson@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL