

MEDICAL OFFICE CONDO | FOR SALE OR LEASE



Greenway Professional Village

1635 N Greenfield Rd | Bldg 8 | Mesa, AZ 85205

CBRE

Property Summary

- + Strategically positioned near Loop 202 and US-60, offering convenient regional access for patients and staff.
- + In close proximity to major hospital campuses and established medical hubs, supporting strong referral potential and consistent patient traffic.
- + The building features a highly functional clinical layout with efficient room configurations and strong clinical flow, designed to support day-to-day operations with minimal modification.
- + Ideal for an owner-user or investor seeking a low-risk medical asset with long-term usability.
- + Move-in ready conditions allow users to minimize downtime and avoid significant upfront buildout costs.



Property Summary

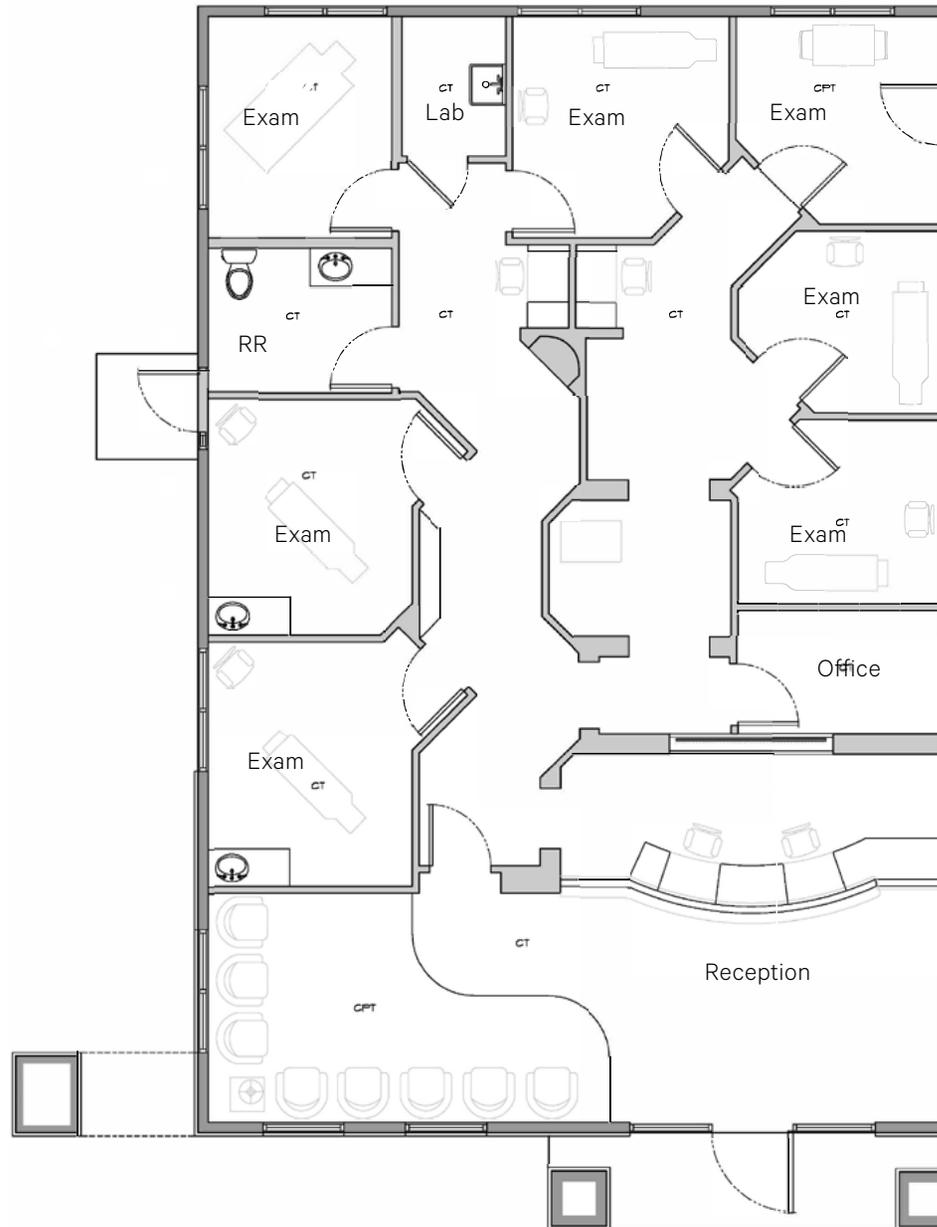
Type	Medical Office Condo
Building SF	±8,032 RSF
Available SF	Suite 117 - ±2,021 RSF
Listing Type	Sale/Lease
Parcel #	141-34-452
Association Dues	\$5,004.14/year
Year Built	2004
Property Taxes	\$4,017.30/year
Lease Rate	\$24.00/SF NNN
Sale Price	\$606,300 (\$300/SF)
Zoning	C-2
Stories	1-story
Parking Ratio	4.58/1,000 SF
Signage	Building, Suite Entry

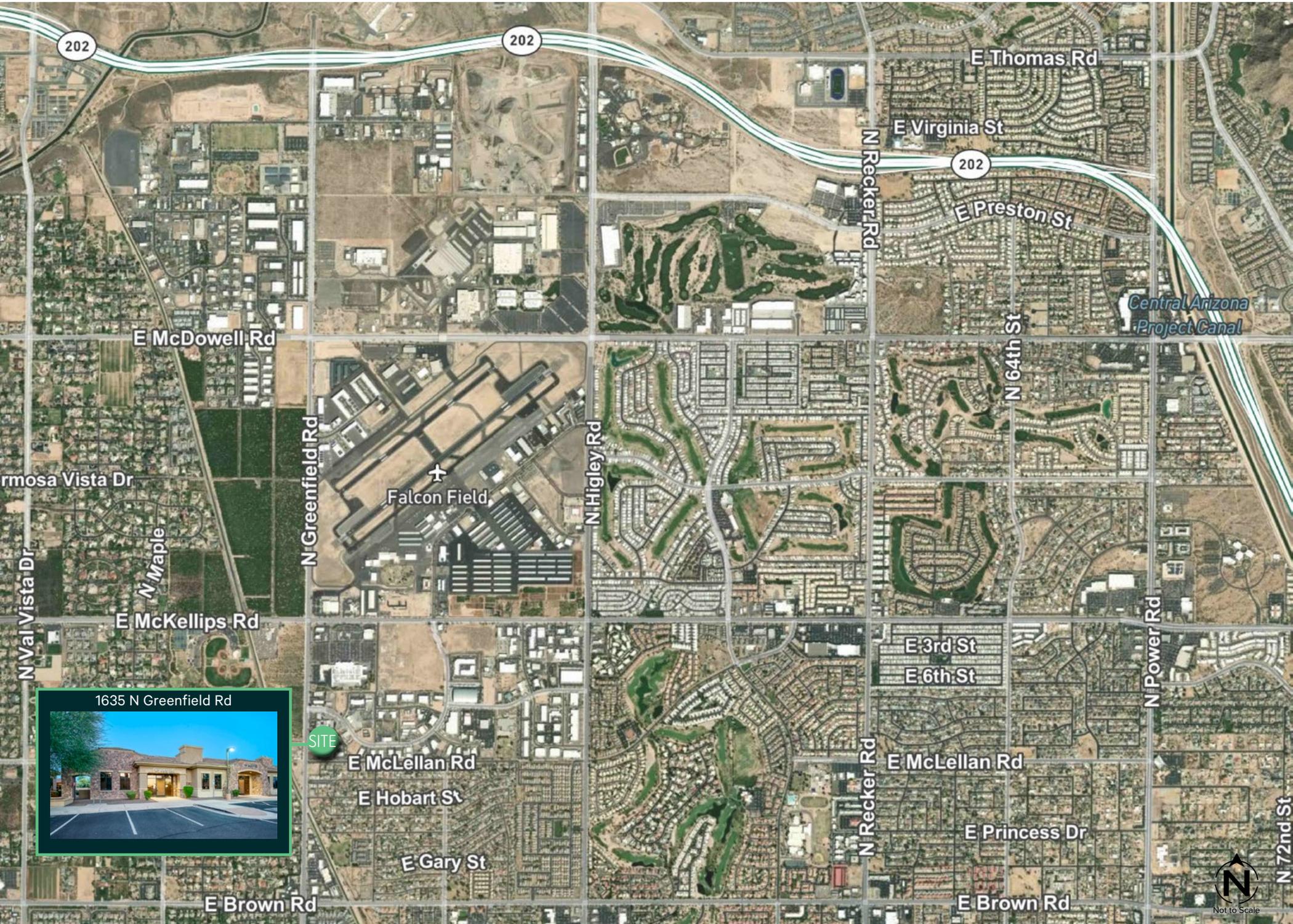


Property Highlights

- + ±2,000 SF medical office building ready for immediate occupancy
- + Efficient clinical layout suitable for a wide range of medical and specialty practices
- + Designed to optimize staff workflow and patient experience
- + Excellent visibility along Greenfield Road with convenient access points
- + Ample on-site parking and easy ingress/egress for patients and employees

±2,021 SF





1635 N Greenfield Rd

SITE



2025	2 mile radius	5 mile radius	10 mile radius
POPULATION	37,995	250,555	792,944
AVG HOUSEHOLD INCOME	\$102,568	\$91,712	\$93,583

Source: ESRI

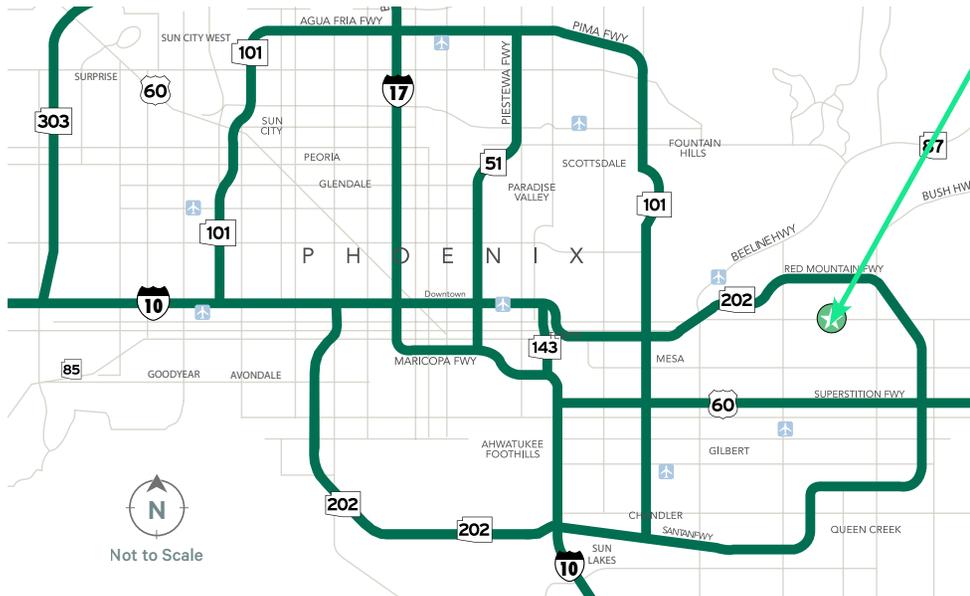
TRAFFIC COUNTS

N Greenfield Rd and E McLellan Rd
±22,193 vehicles per day

Source: ADOT 2024

Location Overview

- + Conveniently situated near Banner Baywood Medical Center and other healthcare facilities, this location promotes collaboration and access to a comprehensive network of medical services.
- + Surrounded by well-established residential neighborhoods with continued population growth, supporting consistent patient demand.
- + Excellent access to key transportation corridors including Loop 202, Red Mountain and Santan Freeways, US-60 and Greenfield Road, allowing for strong connectivity throughout Mesa, Gilbert and the greater East Valley.
- + Near a wide range of complementary medical and retail amenities including pharmacies, imaging centers, laboratories, grocery and restaurant options, enhancing convenience for both providers and patients.



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