

NOW AVAILABLE FOR LEASE

COVETED BUCKEYE MEDICAL SPACE

+7,300 SF LOCATED ON 2ND FLOOR

525

SOUTH WATSON
ROAD

BUCKEYE, AZ 85326



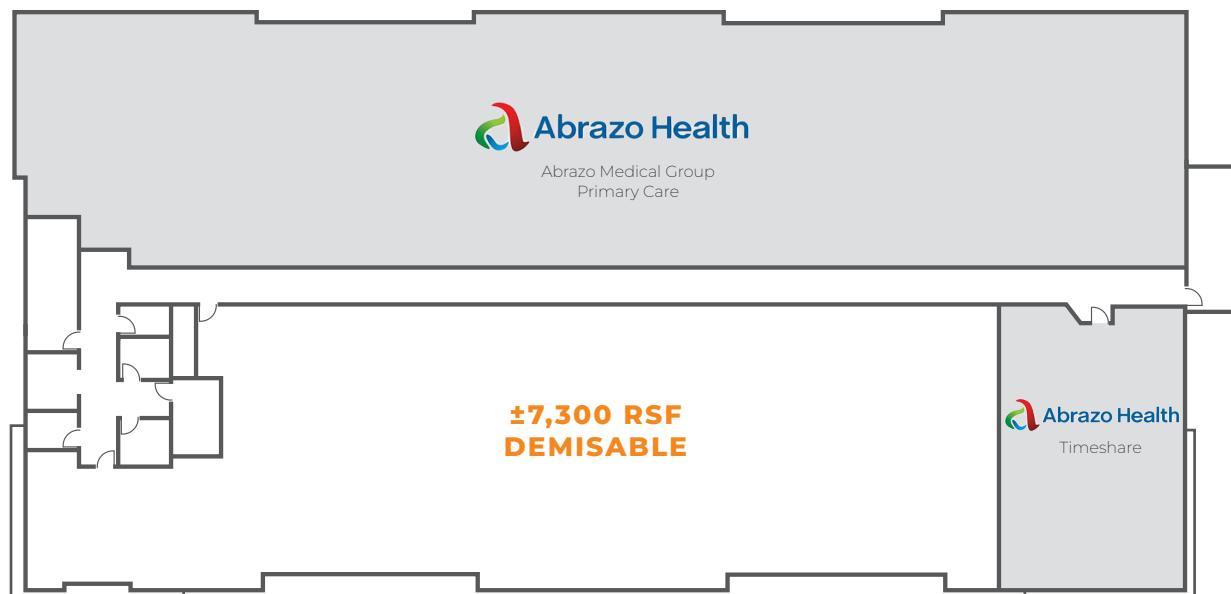
 **Abrazo Health**
Abrazo Buckeye Emergency Center

PROPERTY DESCRIPTION

- Two-story, ±40,000 SF medical office building
- Up to ±7,300 SF available on the second floor
- Shell condition

BUILDING FEATURES

- Abrazo Buckeye Emergency Center located on the first floor
- Primary Care and Internal Medicine located on the second floor
- Separate medical clinic office entrance



LOCATION HIGHLIGHTS

- Located just off the I-10 freeway and Watson Road in the Watson Marketplace
- Immediate access to numerous retail and restaurant amenities
- Excellent visibility and ±55,000 cars per day along the I-10



 **TRANSWESTERN** REAL ESTATE SERVICES

2501 East Camelback Road, Suite 1, Phoenix, Arizona 85016
T 602.956.5000 F 602.956.5333 www.transwestern.com

Kevin Smigiel
Vice President
602.550.9295
kevin.smigiel@transwestern.com

Kathleen Morgan
Managing Director
602.809.1048
kathleen.morgan@transwestern.com

Vince Femiano
Managing Director
602.791.3310
vince.femiano@transwestern.com

Andrew Olivet
Associate
602.370.2685
andrew.olivet@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.