



FOR LEASE

Dental Office

2158 N. Gilbert Rd, Building B, Suite 123
Mesa, AZ 85203

MENLO GROUP

P: 480.659.1777 • F: 480.535.5854
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

MARK HASLIP

480.659.1777
mark@menlocre.com

STEVE BERGHOFF, SIOR, CCIM

480.659.1777 x111
steve@menlocre.com



Menlo Group
COMMERCIAL REAL ESTATE

Red Mountain Professional Plaza

2158 N. Gilbert Rd, Building B, Suite 123, Mesa, AZ 85203

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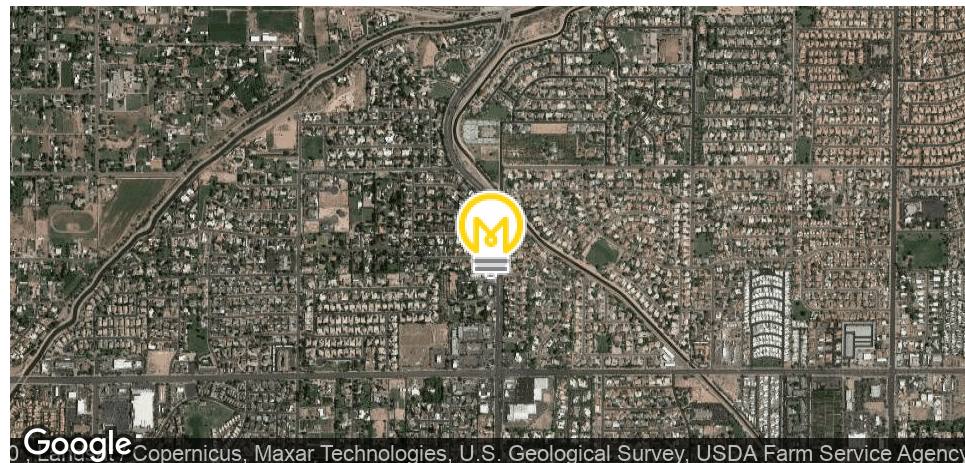


Mesa Dental Office | For Lease

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Executive Summary

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OFFERING SUMMARY

Lease Rate:	\$22.00 NNN
Building Size:	+/- 6,809 SF
Condo Size:	+/- 2,100 SF
Zoning:	OC City of Mesa
Parcel:	136-06-255
Subdivision:	Red Mountain Professional Plaza
2019 Property Tax:	\$2,372.66
Submarket:	Mesa East

PROPERTY OVERVIEW

+/- 2,100 SF Dental office condominium located in the Red Mountain Professional Plaza condominium project near the Northwest Corner of N Gilbert Rd and E McKellips Rd in Mesa. 5 minutes from the 202. Densely populated residential area. This built-out dental office is ideal for a dental practice looking to lease.

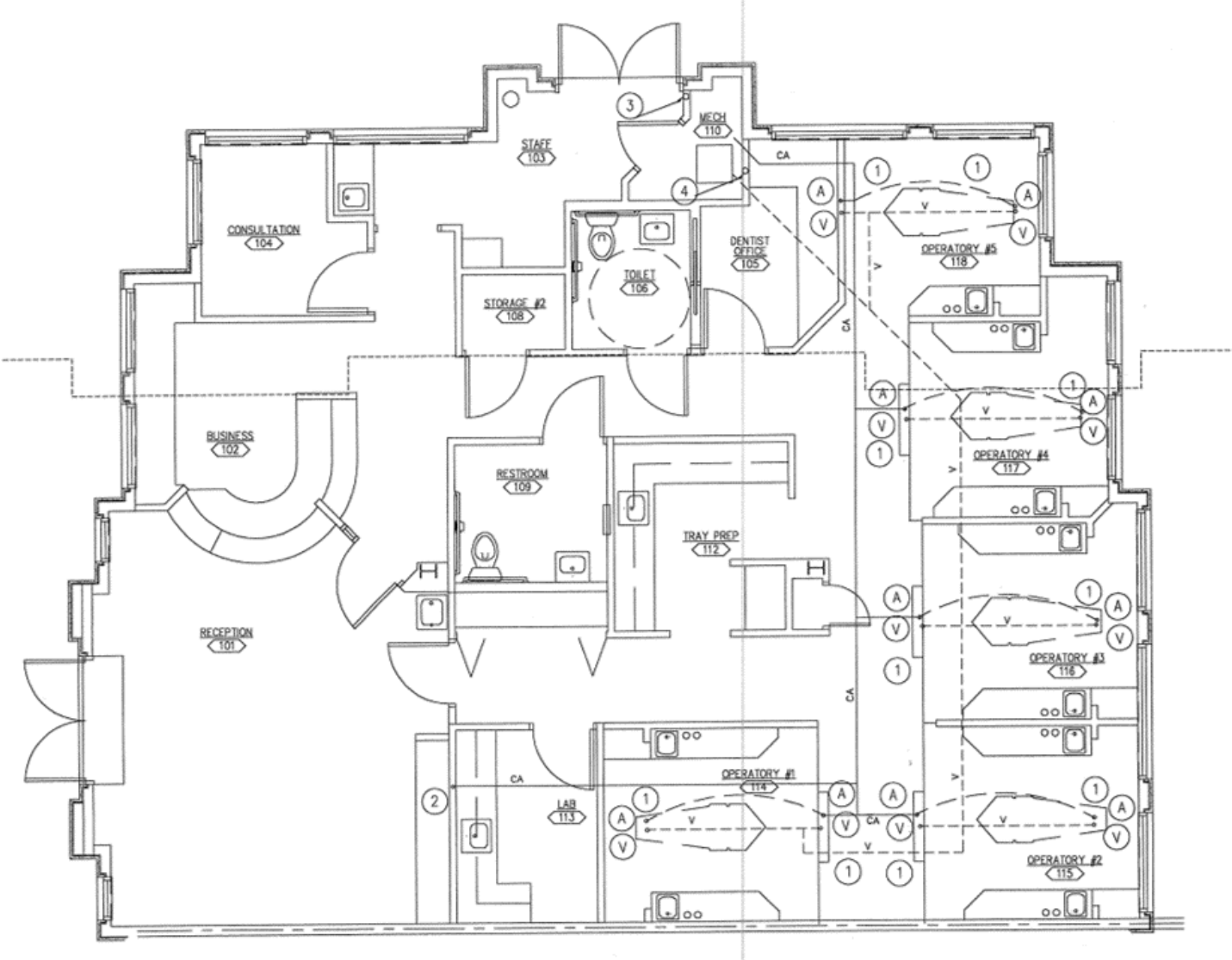
PROPERTY HIGHLIGHTS

- Built-out Dental Office
- Five (5) Operatories, administrative offices, lab, sterile, reception with check-in/check-out, two (2) restrooms
- +/- 2,100 SF
- For Lease: \$22.00/PSF NNN

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Floor Plan



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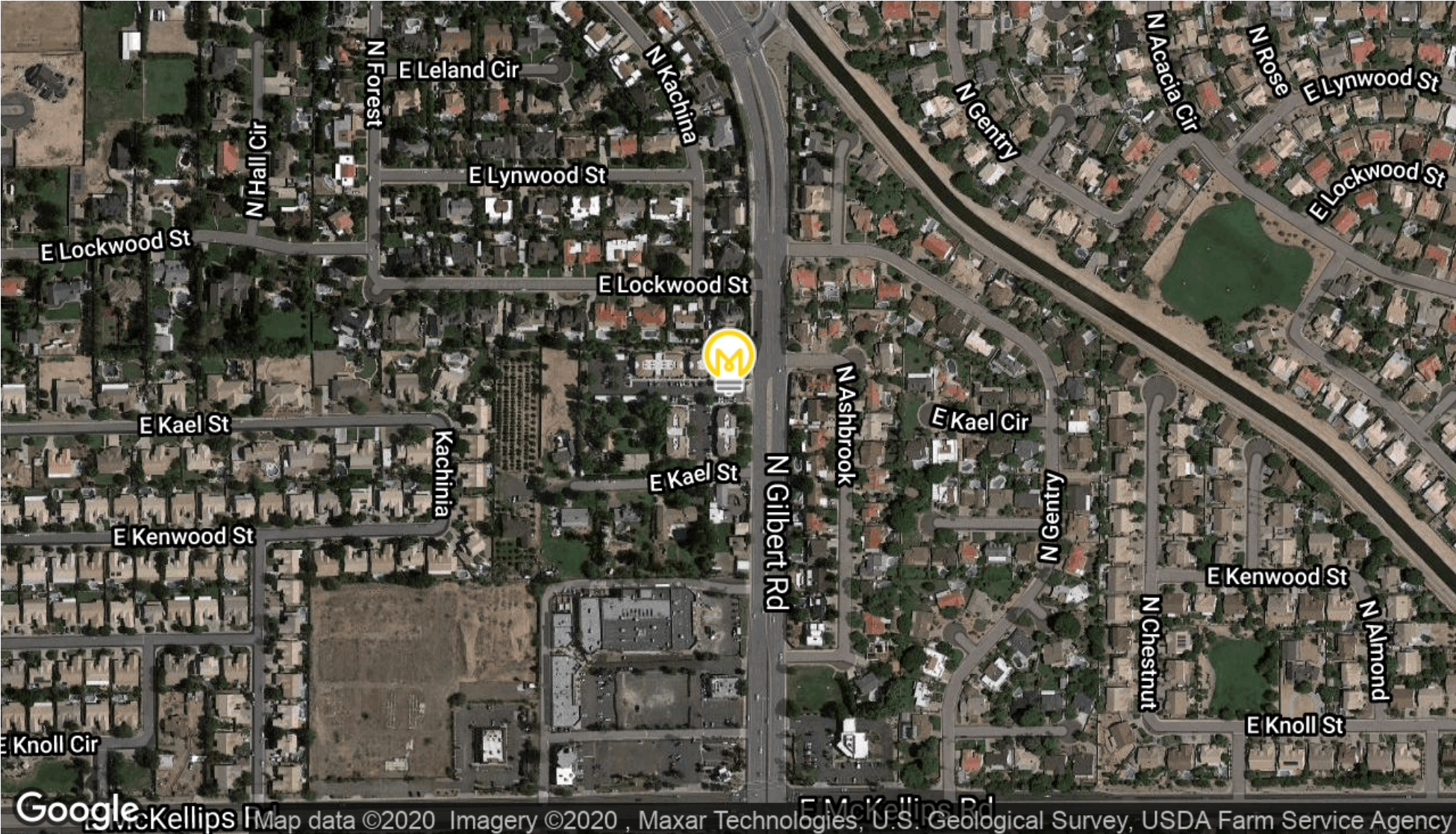
Additional Photos



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Location Maps



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,108	81,713	218,022
Average age	37.1	34.2	34.6
Average age (Male)	36.0	33.0	33.6
Average age (Female)	38.9	35.9	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,717	28,632	78,399
# of persons per HH	3.0	2.9	2.8
Average HH income	\$100,338	\$73,485	\$61,045
Average house value	\$377,393	\$292,270	\$206,410

* Demographic data derived from 2010 US Census

