A modern office interior featuring a prominent staircase with a dark metal frame and glass railings. The space is bright and airy, with large windows on the right side showing a view of a stone building and a blue sky. In the foreground, there is a lounge area with three blue armchairs and a black coffee table. A large, colorful abstract painting hangs on the wall behind the staircase. The overall design is clean and professional.

# 4812



S MILL AVE | TEMPE, AZ

For Lease | Medical



# 4812<sup>\*</sup>

S MILL AVE | TEMPE, AZ

[CLICK FOR VIDEO TOUR](#)

**Premier space options** designed for healthcare providers seeking a modern, efficient environment in one of Tempe's most accessible medical corridors. Located at 4812 S Mill Avenue, this medical office building offers move-in-ready suites tailored for clinical workflow, providing a professional setting in the heart of the East Valley.

The property delivers strong medical synergy, anchored by a fully operational surgery center on the first floor. This creates immediate referral potential and complementary patient flow, making it an ideal choice for physicians and wellness providers who value collaboration and connectivity within a thriving healthcare community.

With newly built-out spec suites designed for optimal medical workflow, the building accommodates a wide range of clinical and wellness users with minimal upfront buildout required. Positioned along the well-traveled Mill Avenue corridor, it offers excellent visibility and accessibility for outpatient practices and healthcare professionals ready to expand or establish operations in a central, high-demand location.

## Property Summary

TYPE:	Medical Office
PROJECT SF:	±15,536 SF
AVAILABLE SF:	First Floor (ASC) ± 5,609 RSF *Suite 200 ±5,609 RSF *Suite 210 ±1,201 RSF *Contiguous ±6,810 RSF
RATE:	Call For Pricing
NNN'S:	TBD
YEAR BUILT:	1988
YEAR RENOVATED:	2025
SIZE AREA:	1.17 AC
ZONING:	GID, City of Tempe
NO. OF STORIES:	2-story
PARKING RATIO:	5.20 : 1,000 SF
SIGNAGE:	Suite Entry, Directory

## Property Highlights

- Medical office building for lease with fully built-out, turnkey spec suites ready for immediate occupancy
- Ideal for one larger medical user or divisible to accommodate two separate tenants
- Strong synergy and referral opportunities from the first-floor surgery center tenant
- Modern clinical layouts with exam rooms, procedure rooms, private offices, and reception areas
- ADA-compliant with professional common areas, upgraded finishes, and efficient patient circulation
- Ample on-site parking with easy access for patients and providers

# Floor Plans

1<sup>ST</sup> FLOOR

±5,609 RSF



# Floor Plans



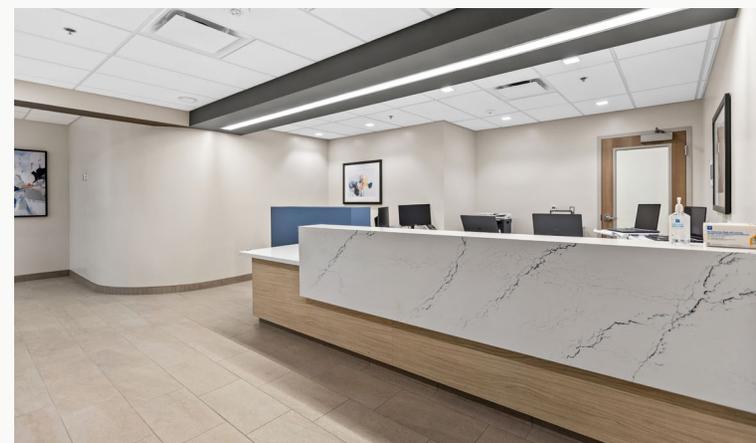
2<sup>ND</sup> FLOOR

Suite 200  
±5,609 RSF

Suite 210  
±1,201 RSF

Contiguous  
±6,810 RSF

# Photos



# Location Highlights

- Centrally located on South Mill Avenue, offering excellent visibility and convenient access to Tempe, Chandler, Phoenix, and Ahwatukee
- Minutes from nearby hospital systems, including Banner Desert Medical Center, Tempe St. Luke's, and Banner Ocotillo Medical Center
- Quick connectivity to US-60, Loop 101, and I-10, providing broad reach across the East Valley
- Surrounded by strong residential demographics, established neighborhoods, and complementary medical users, supporting a stable and diverse patient base
- Close proximity to pharmacies, retail amenities, restaurants, and supportive healthcare services, enhancing convenience for both patients and medical staff

## Population

WITHIN 2 MILES	67,547
WITHIN 5 MILES	333,178
WITHIN 10 MILES	1,151,804

## Median Household Income

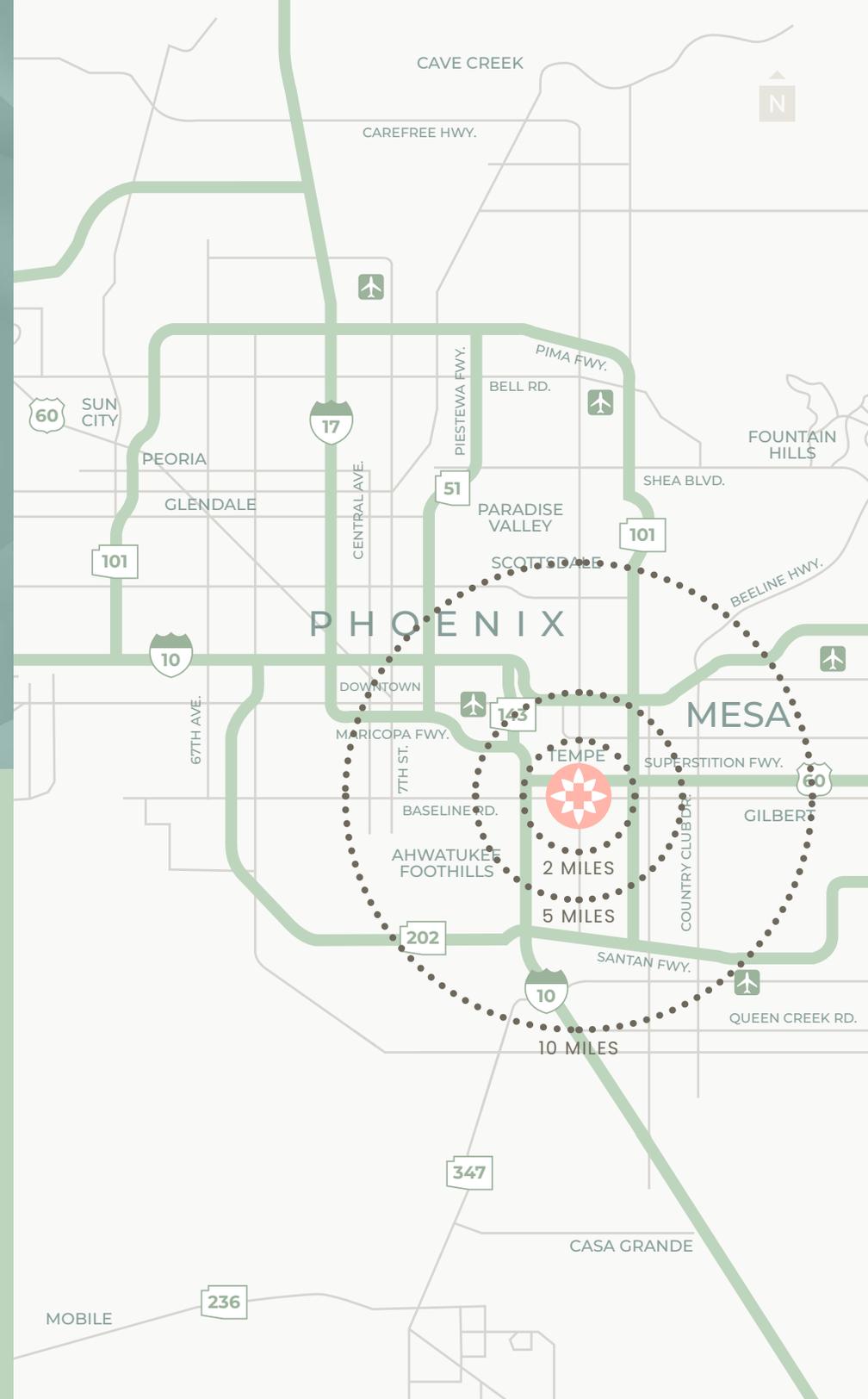
WITHIN 2 MILES	\$80,326
WITHIN 5 MILES	\$81,850
WITHIN 10 MILES	\$84,301

SOURCE: ESRI

## Traffic Counts

ON S MILL AVE	23,958 vehicles per day
ON BASELINE RD	34,891 vehicles per day

SOURCE: ADOT



# 4812<sup>\*</sup>

S MILL AVE | TEMPE, AZ

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**CBRE**

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