



Menlo Group  
COMMERCIAL REAL ESTATE



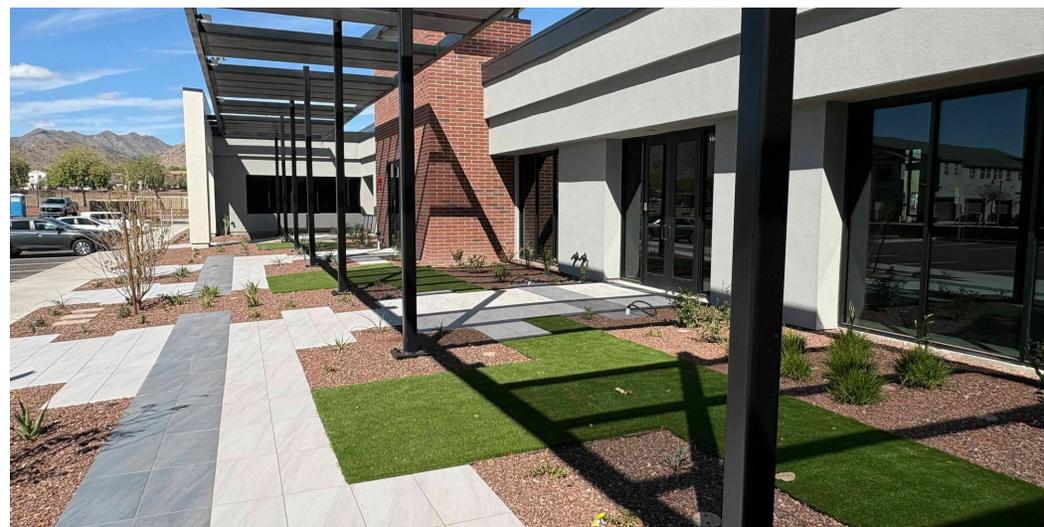
## New Medical Office Building | Verrado Heritage District

20700 W Thomas Rd Buckeye, AZ 85396

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## PROPERTY DESCRIPTION

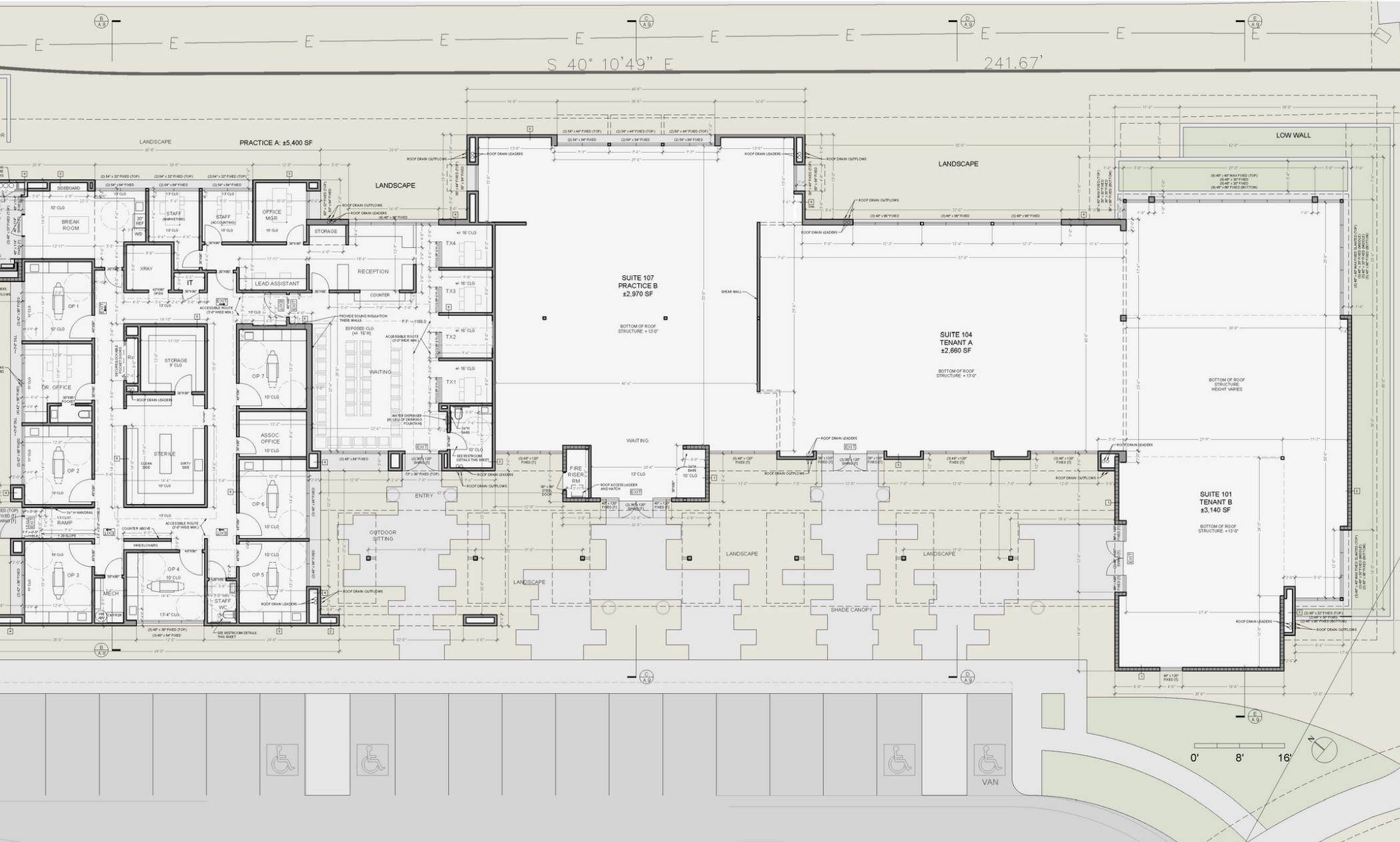
Step into a modern and brand new medical building, offering a generous 8,650 square feet of versatile space tailored to meet the needs of healthcare professionals. One of the few medical buildings for lease in Buckeye, the building is located in the heart of Verrado and just 1.5 miles off the I-10. Spaces are in shell condition allowing for tenants to build out the space to their specifications. This property is specifically designed for medical professionals, offering customizable floor plans ideal for medical practices, clinics, and healthcare service providers. Enjoy convenient access and prominent visibility, creating a welcoming and patient-friendly environment.

## PROPERTY & LEASING DETAILS

- Building size of 14,100 square feet
- Zoned PC city of Buckeye. Allowed uses are also subject to Verrado master plan guidelines
- Space available adjacent to Sandstone Oral Maxillofacial Surgery
- Flexible leasing options ranging from approx. 2,700 - 8,650 square feet
- Abundant parking ratio of 4.21/1,000 SF for staff and patients
- Building signage available on south side of building
- TI allowance and rent abatement available to build space from shell condition (subject to tenant financials and lease terms)
- Tailored for medical professionals with customizable floor plans
- Ideal for medical practices, clinics, and healthcare service providers
- Convenient access and prominent visibility for patient convenience
- Prime location in Verrado
- 250 amp panels in each suite

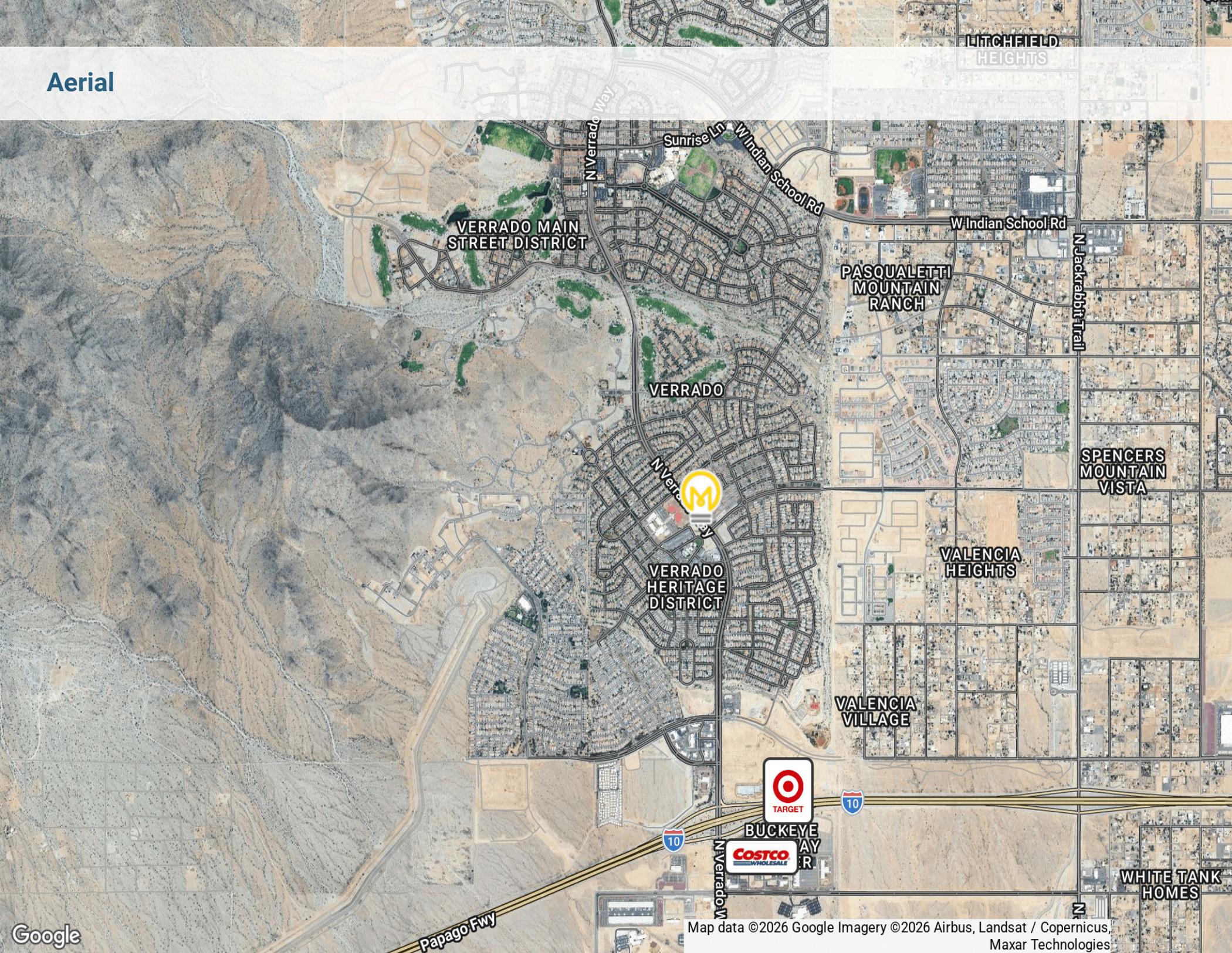


# Building Plans



FLOOR PLAN  
1/8" = 1'-0"

Aerial



LITCHFIELD HEIGHTS

VERRADO MAIN STREET DISTRICT

PASQUALETTI MOUNTAIN RANCH

VERRADO

SPENCERS MOUNTAIN VISTA

VERRADO HERITAGE DISTRICT

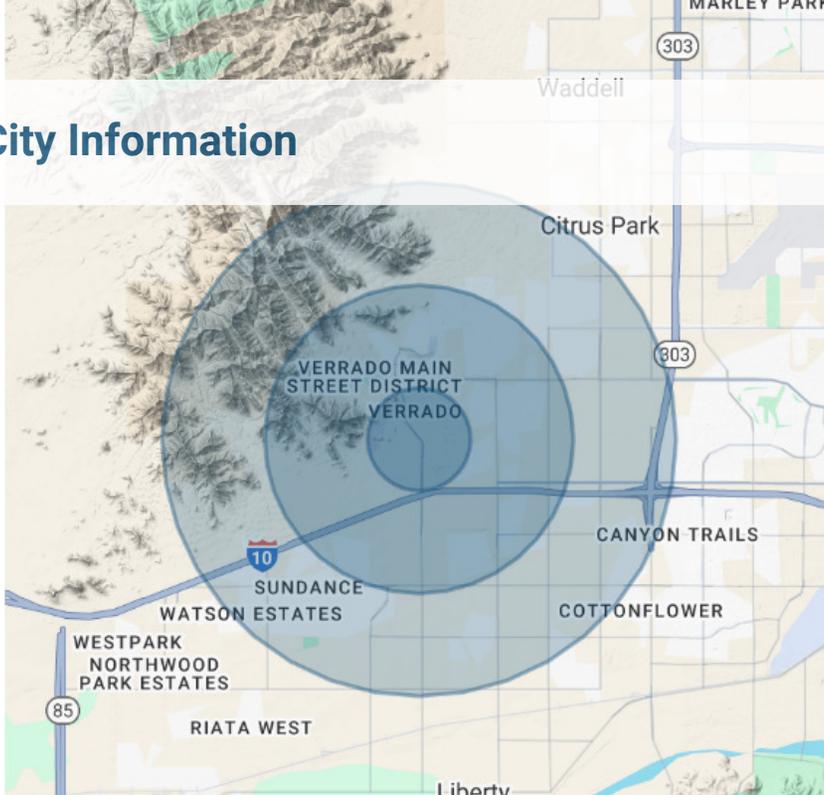
VALENCIA HEIGHTS

VALENCIA VILLAGE

WHITE TANK HOMES



## City Information



## VERRADO

Verrado is an 8,800-acre master-planned community in Buckeye, Arizona developed by DMB Associates, Inc.. At full build-out, Verrado is planned for approximately 14,080 homes and 4 million square feet of commercial, office, and light industrial space. Today, the community includes roughly 7,800 completed homes, more than 17,000 residents, and five established commercial districts, with significant additional retail planned through the Verrado Marketplace. Designed around a traditional Main Street and walkable neighborhoods, Verrado blends residential living with parks, schools, golf courses, trails, and local businesses. The mix of housing types – including single-family homes, townhomes, and the active-adult Victory district – combined with its growing commercial footprint, positions Verrado as one of the West Valley’s most established and expanding mixed-use communities.

Learn more at: <https://www.verrado.com/>



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	23,505	83,001	282,792
Average Age	35	37	38
Average Age (Male)	34	37	38
Average Age (Female)	36	38	39
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	7,450	26,042	91,179
# of Persons per HH	3.3	3.2	3.3
Average HH Income	\$145,440	\$102,231	\$91,699
Average House Value	\$469,684	\$410,982	\$384,882