



Menlo Group
COMMERCIAL REAL ESTATE



OWNER/USER OPPORTUNITY

Fully Built Out Dental Office

18610 E Rittenhouse Rd, Suite A103,
Queen Creek, AZ 85142

Exclusively listed by:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

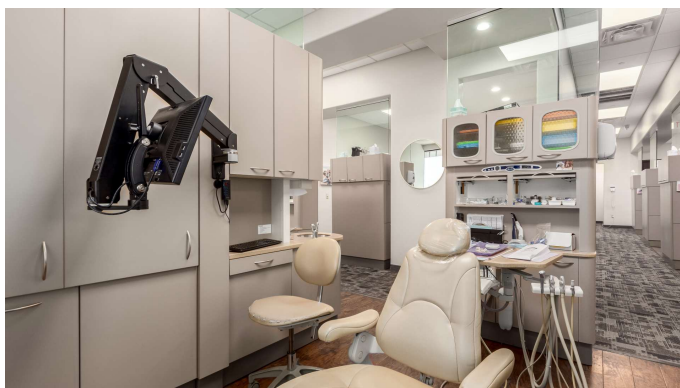


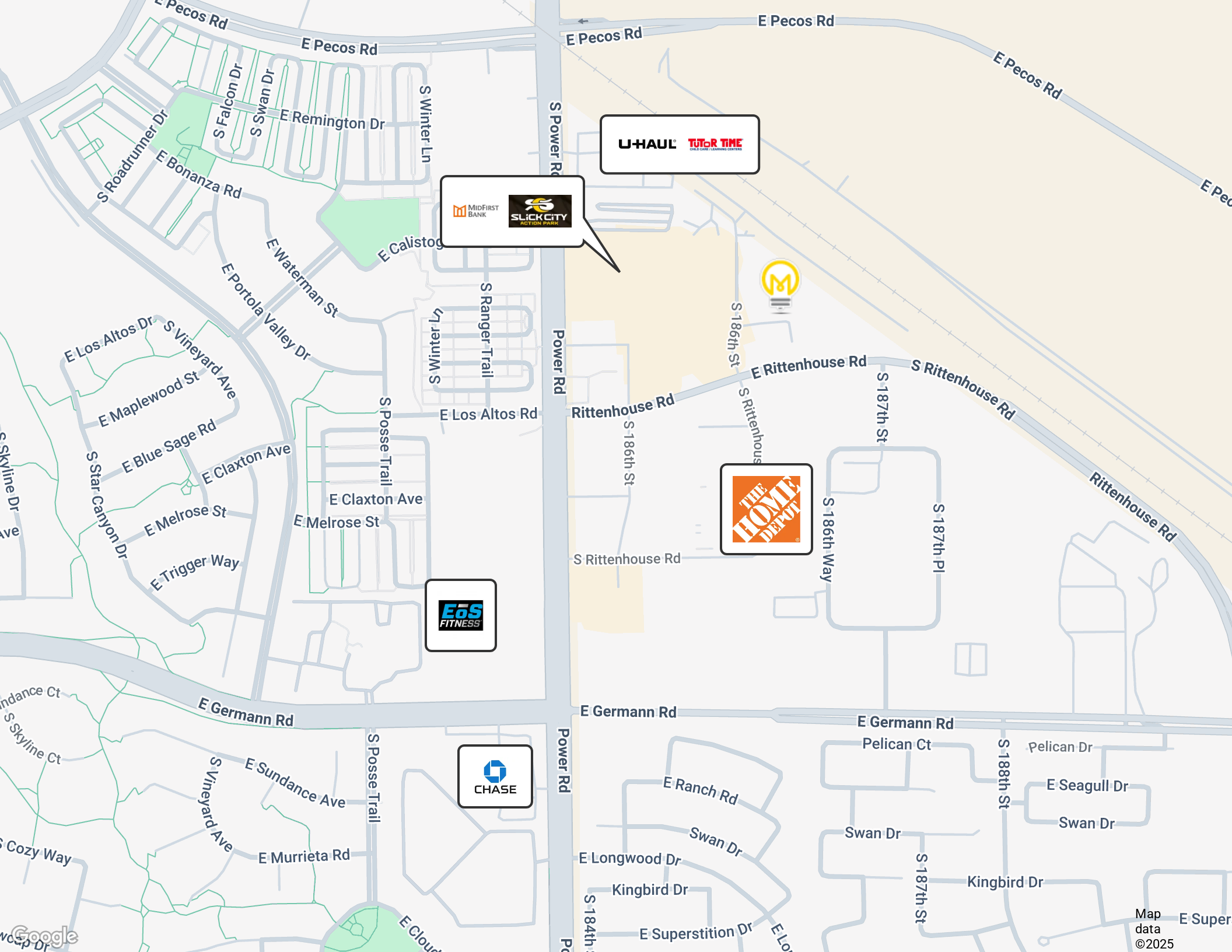
PROPERTY SUMMARY

PRICE	\$1,200,000
PRICE PSF:	\$440.85
PROPERTY SUBTYPE	Dental Office
UNIT SIZE	2,722 SF
BUILDING SIZE	22,151 SF
BUILDING CLASS	B

PROPERTY HIGHLIGHTS

- Fully Built Out Dental Office
- 8 Operatories
- Remaining Dental Equipment Sold Separately
- Ample Parking
- Great Southeast Valley Location
- Neighbors Retail including LA Fitness, Tutor Time, Home Depot
- Surrounded by High Demographic Residential Neighborhood
- Just minutes from San Tan 202 Freeway





U-HAUL

TUTOR TIME

MIDFIRST BANK

SLICK CITY ACTION PARK

THE HOME DEPOT

EoS FITNESS

CHASE