

# GREENFIELD PROFESSIONAL VILLAGE

1635 N GREENFIELD RD, #117  
MESA, AZ 85205



*±2,021 SF 1-Story Medical Office Condo Available  
For Sale / For Lease With Drive-Up Patient Parking*

Sales by

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Mathews**

# FREESTANDING MEDICAL OFFICE CONDO FOR SALE/ FOR LEASE

Unit 117 is a  $\pm 2,021$  SF, single-story medical condo in Greenfield Professional Village, 1635 N. Greenfield Rd., Mesa. Formerly a Red Mountain Weight Loss clinic, it is turnkey and ready for immediate occupancy, saving time and TI costs. The site offers Loop 202 visibility, easy access, ample parking, and synergy with other healthcare users on campus. Built in 2004 and zoned C-2, it's an ideal long-term home for any practice seeking ownership in Mesa's growing medical corridor.



**2,021 SF  
BUILDING**



**COVERED  
PARKING**



**SIGNAGE  
OPTIONS**

## *Property Highlights*

Turnkey  $\pm 2,021$  SF medical condo with plumbed exam rooms, ready for immediate move-in.

2004 Class B construction in a managed park delivers modern quality and ample parking.

Strategically located within minutes to Banner Baywood Medical Center and Banner Gateway Medical Center

Embedded in Greenfield Professional Village's strong medical mix for instant referral synergy.

Loop 202 access offers quick, convenient reach for East Valley patients and staff.

C-2 zoning lets owner-users secure long-term control in a coveted Mesa medical hub.

## *Strategic Location*

**$\pm 22,193$**

VEHICLES PER DAY

**$\$136,878$**

AVERAGE HH INCOME

**5 MINUTES**

TO LOOP 202 ACCESS

**5.0 MILES**

TO BANNER BAYWOOD MEDICAL CENTER

**9 MINUTES**

TO BANNER GATEWAY MEDICAL CENTER











*For more information, contact*

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