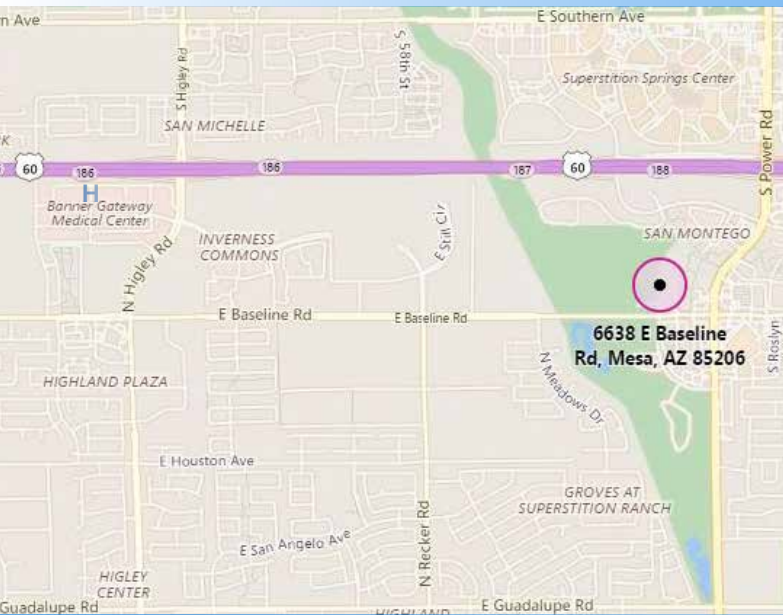


OWNER/USER MEDICAL OFFICE CONDO FOR LEASE OR SALE

6638 Building 3

E Baseline Road, Mesa, Arizona 85206



PROPERTY INFORMATION

- Single-Tenant, One-Story MOB
- Year Built 2006 – Built Out Medical
- 2 Miles from Banner Gateway Medical Center
- US-60 Less than a Mile Away
- ±3,368 RSF
- \$18.00 Modified Gross
- \$555,720/\$165.00 PSF Purchase Price

EXCLUSIVE ADVISORS

TRISHA TALBOT | Managing Director
602.952.3880 | ttalbot@ngkf.com

KATHLEEN MORGAN | Managing Director
602.952.3815 | kmorgan@ngkf.com

**Newmark Grubb
Knight Frank**

www.ngkf.com

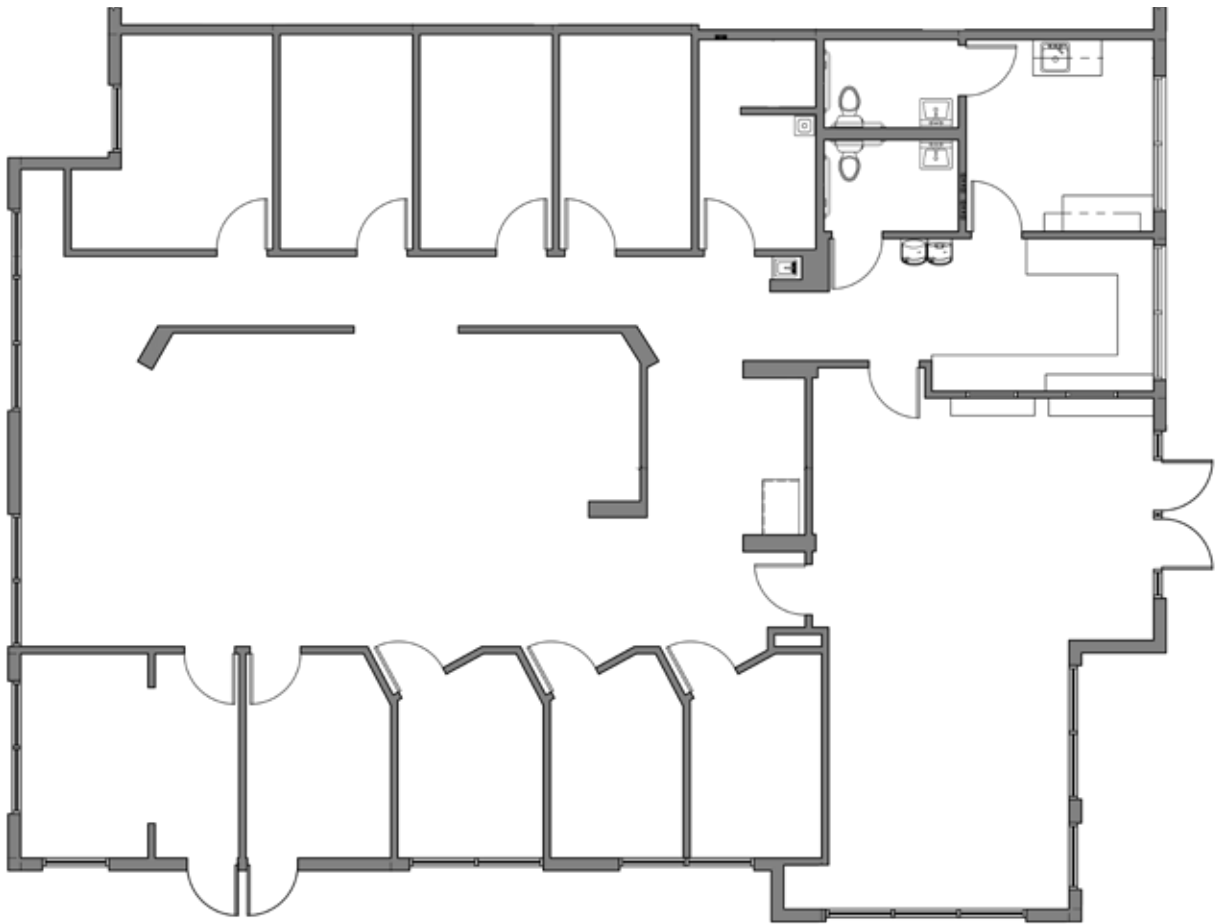


2398 EAST CAMELBACK ROAD | SUITE 950 | PHOENIX, AZ 85016

6638 Building 3

E Baseline Road, Mesa, Arizona 85206

±3,368 SF Available



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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