

14045 N. 7th Street, Phoenix (Hearn Medical Plaza), Suite 4
MLS Listing #5928229

1,362 SQ. FT. OFFICE READY FOR IMMEDIATE OCCUPANCY
LEASE RATE DRAMATICALLY REDUCED!



Full Service Lease (excluding Janitorial)

Landlord seeking 3-5 year Lease term

Initially \$10.00/sf (with annual 3% rent escalations) = \$1,135/mo, \$13,620/yr

Premises = **Suite 4** (currently unmarked) located across from North Valley Pediatrics (Suite 2)

Premises has been updated & refurbished, including fresh paint & attractive new wood-like ceramic flooring, window coverings & light fixtures. Premises contains 4 separate exam rooms, 1 private rest room & 5 total ceiling fans.

Landlord is offering free rent months equal to number of years in initial Lease term & one (1) Tenant renewal option of same length as initial term. Landlord is offering a Full Service Lease excluding janitorial (i.e., Landlord pays all maintenance, repair, property tax, insurance, utility & other expenses associated with ownership of Premises & Plaza excepting only Tenant's obligation to pay any janitorial expenses arranged by Tenant for the Premises).

Hearn Medical Plaza offers easy access (traffic light at SEC 7th Street & Hearn) & high visibility from steady, voluminous 7th Street traffic, & boasts ample on-site paved parking (approximately 30 spaces; parking lot was recently resurfaced & restriped) & attractive, mature landscaping with pine & mesquite trees & oleander & rose bushes throughout. Office location is conspicuously identified by effective 7th Street monument sign, various Plaza/building directional signs & Premises door sign.

Please see MLS #5928229 & contact broker Lorence Zimtbaum to obtain lockbox code & for further info.

Lorence M. Zimtbaum

Principal/Designated Broker



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