



Property Description

Maximize patient care from day one in a fully equipped, state-of-the-art medical office. This premium, sunlit condominium suite offers a seamless layout featuring two exam rooms, two private offices (one with sink), a welcoming reception and waiting area, admin area, staff break room, storage room, and two ADA restrooms. Ideal location available for immediate occupancy well-suited to medical practitioners or other professionals. High-end furniture, fixtures, and medical equipment can be included (negotiable terms). Hassle-free, abundant front-row patient parking in a pristine professional plaza with two covered reserved parking spaces for staff.

Property Highlights

- Well-maintained medical office
- Affluent area with high traffic counts
- Less than a half mile from Loop 101
- Ray Road frontage

Location Description

This site is in close proximity to major local hospitals and laboratories. Situated in a high-traffic East Valley corridor just minutes from Loop 101, Loop 202 and the I-10 freeways ensuring seamless commuting for professionals. Chandler, Arizona is home to many large employers such as Northrop Grumman, Intel, Wells Fargo Admin, OnTrac and Cyrus One Data translating to a high net worth households. There is an abundance of amenities including shopping, dining and entertainment options located in Chandler itself and all the attractions of Phoenix, Tempe and Mesa are a short drive away. Embrace the vibrant synergy of the surrounding community at this prime leasing opportunity!

Offering Summary

Lease Rate:	Negotiable
Available SF:	1,424 SF
Furniture, Fixtures & Equipment:	Available, terms negotiable



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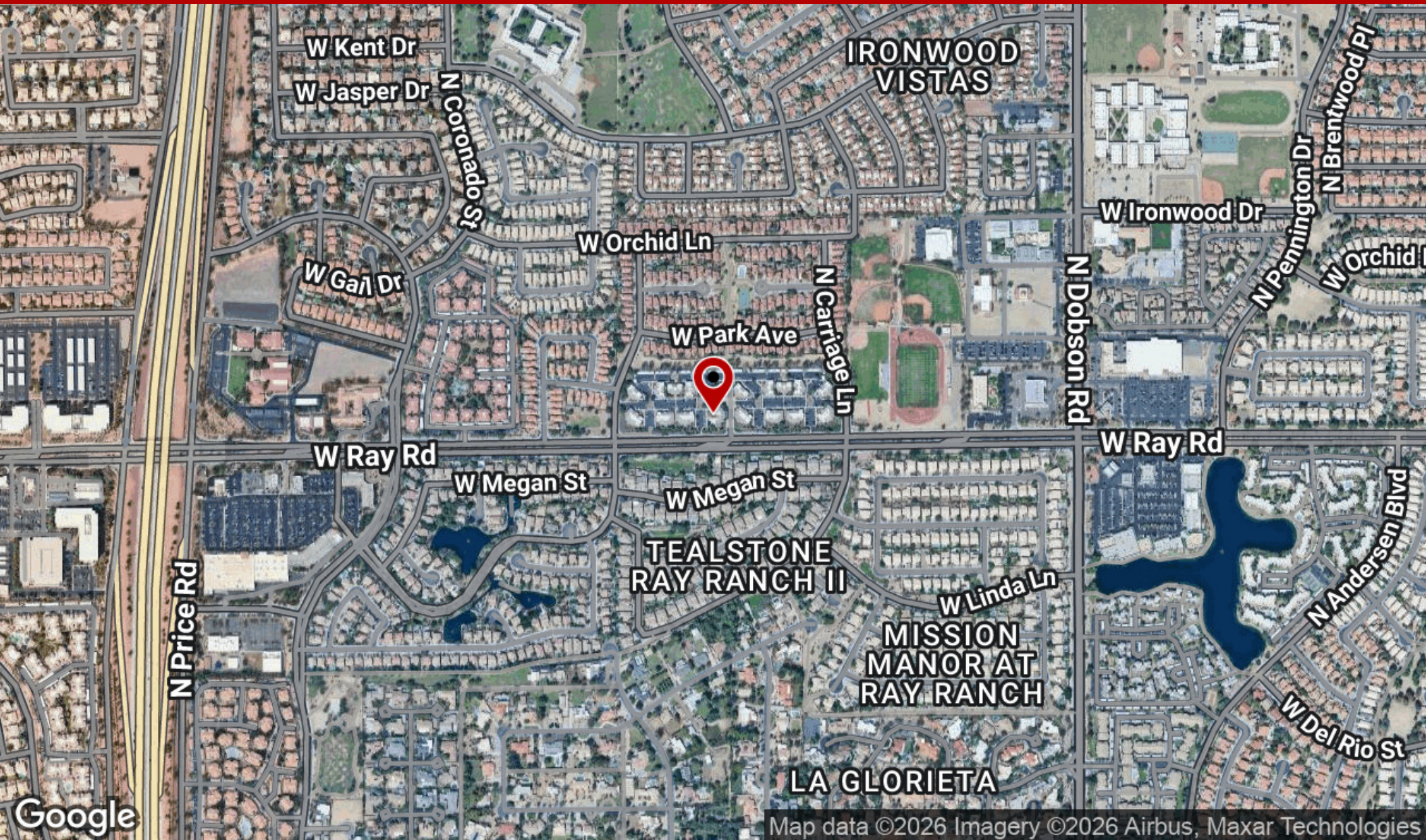


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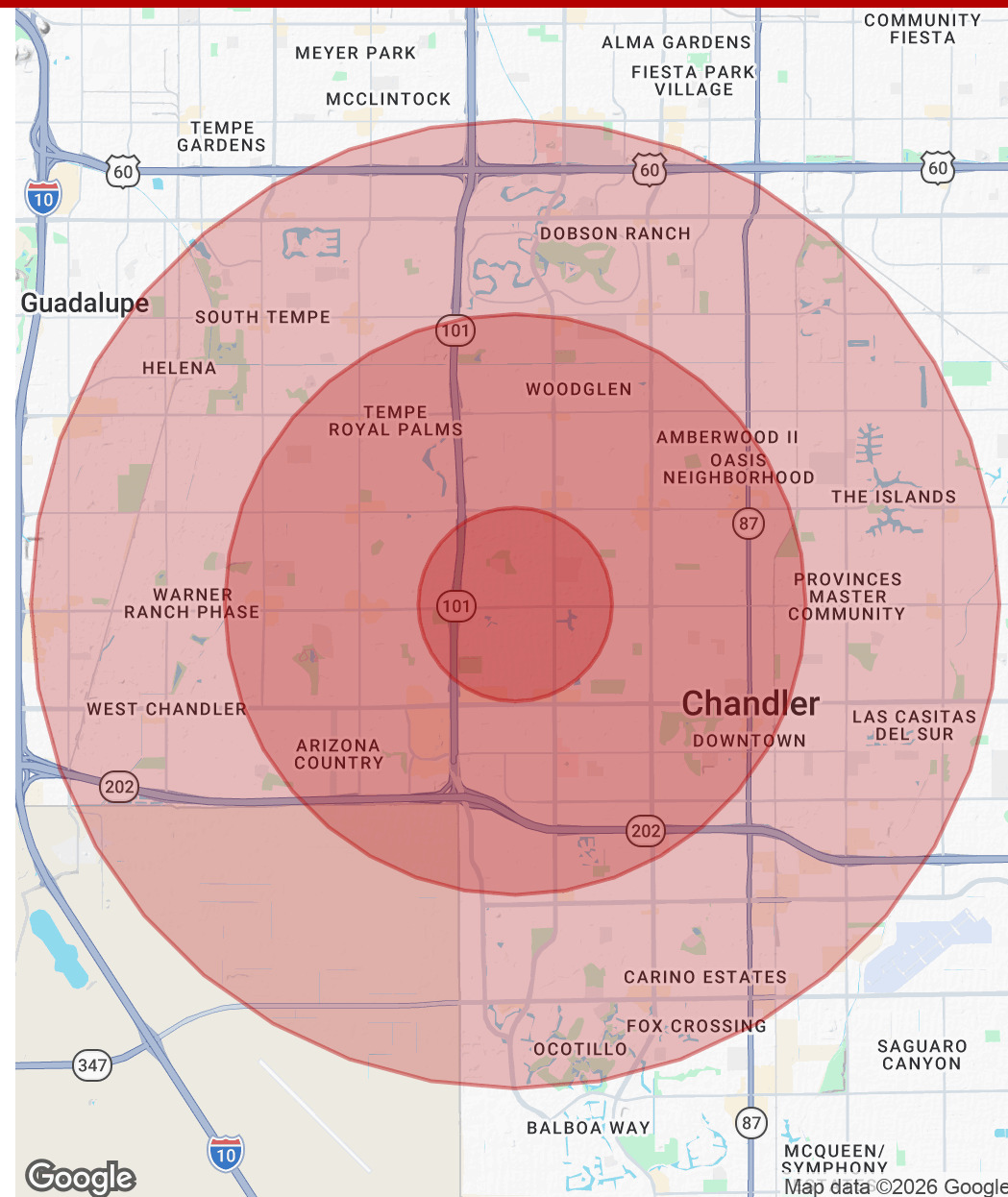
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Population	1 Mile	3 Miles	5 Miles
Total Population	17,161	129,859	312,021
Average Age	39.1	38.5	38.8
Average Age (Male)	38.2	37.6	37.9
Average Age (Female)	40	39.4	39.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,003	53,043	124,618
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$127,152	\$119,326	\$125,251
Average House Value	\$492,123	\$467,146	\$485,150

2023 American Community Survey (ACS)



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