



Medical/Lab/Office Space for Lease

Suite 104/106:

- ±3,107 SF
- 3 Offices / 1 Lab
- Open Bull Pen Area
- Waiting
- Kitchen & Break Room
- Reception Front Desk
- **TI's Negotiable**
- \$20.00 NNN Lease Rate

Highlights:

- Carefree Highway Frontage/Signage
- Adjacent to 80,000 SF Retail Center which includes Mountainside Fitness, Peter Piper Pizza & Connolly's Sports Bar
- Excellent Access to I-17
- Close Proximity to: Tramonto, Sonoran Canyon, Canyon Crossroads, Anthem & Deer Valley
- Near HonorHealth Sonoran and Emergency Center



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COMMERCIAL PROPERTIES INC.

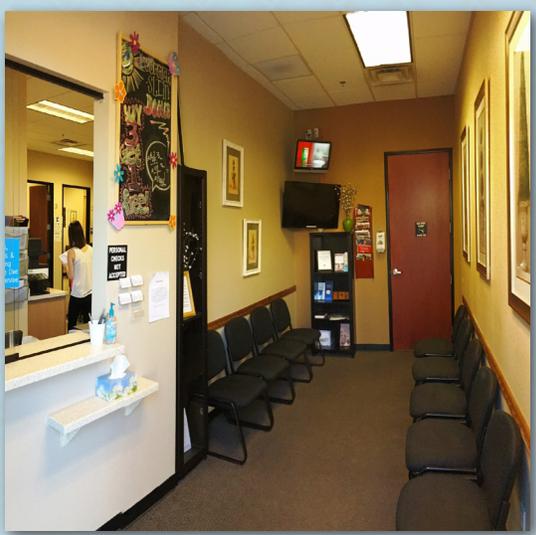
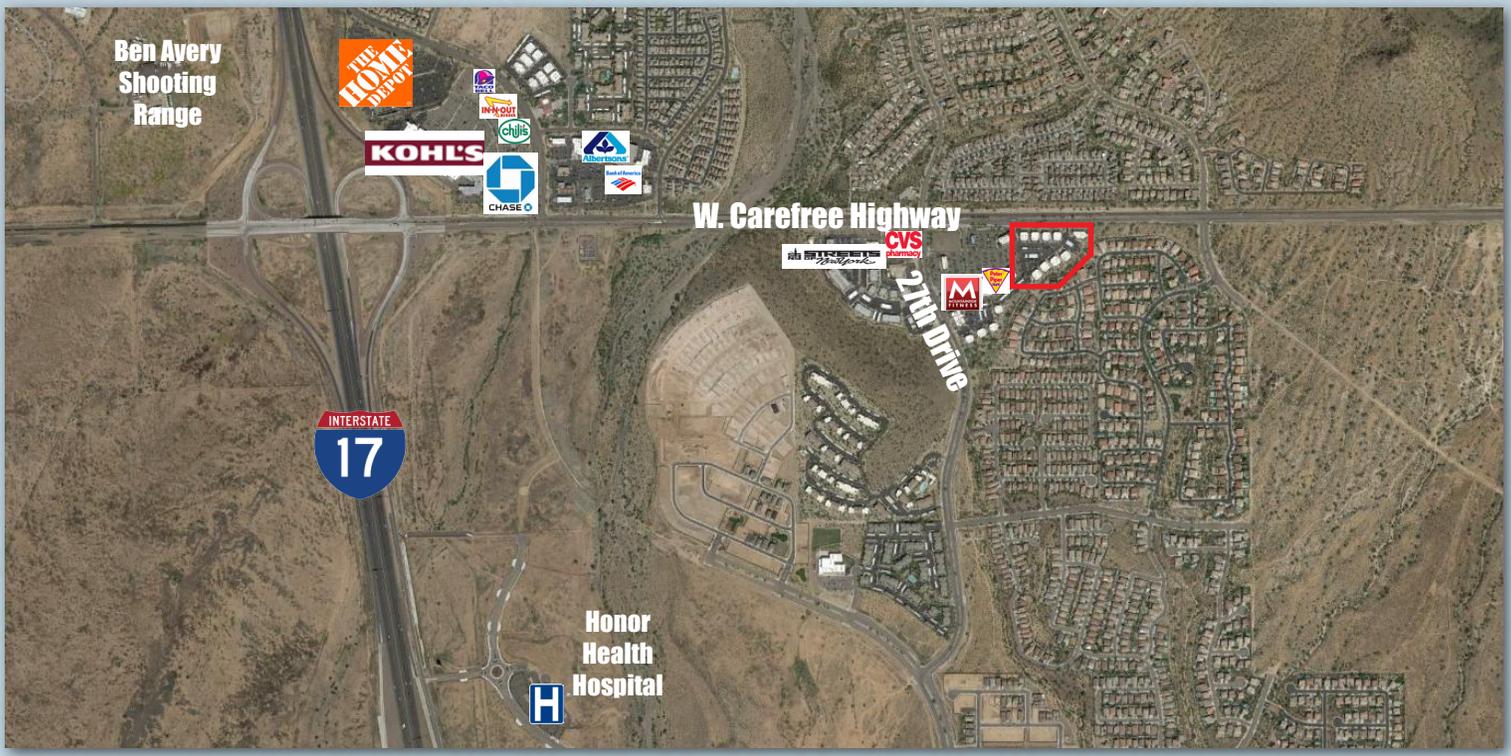
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The Villages at Sonoran Canyon

2525 West Carefree Highway, Bldg. 1A, Suites 104/106 Phoenix AZ 85085

±3,107 SF Suite Available for Lease



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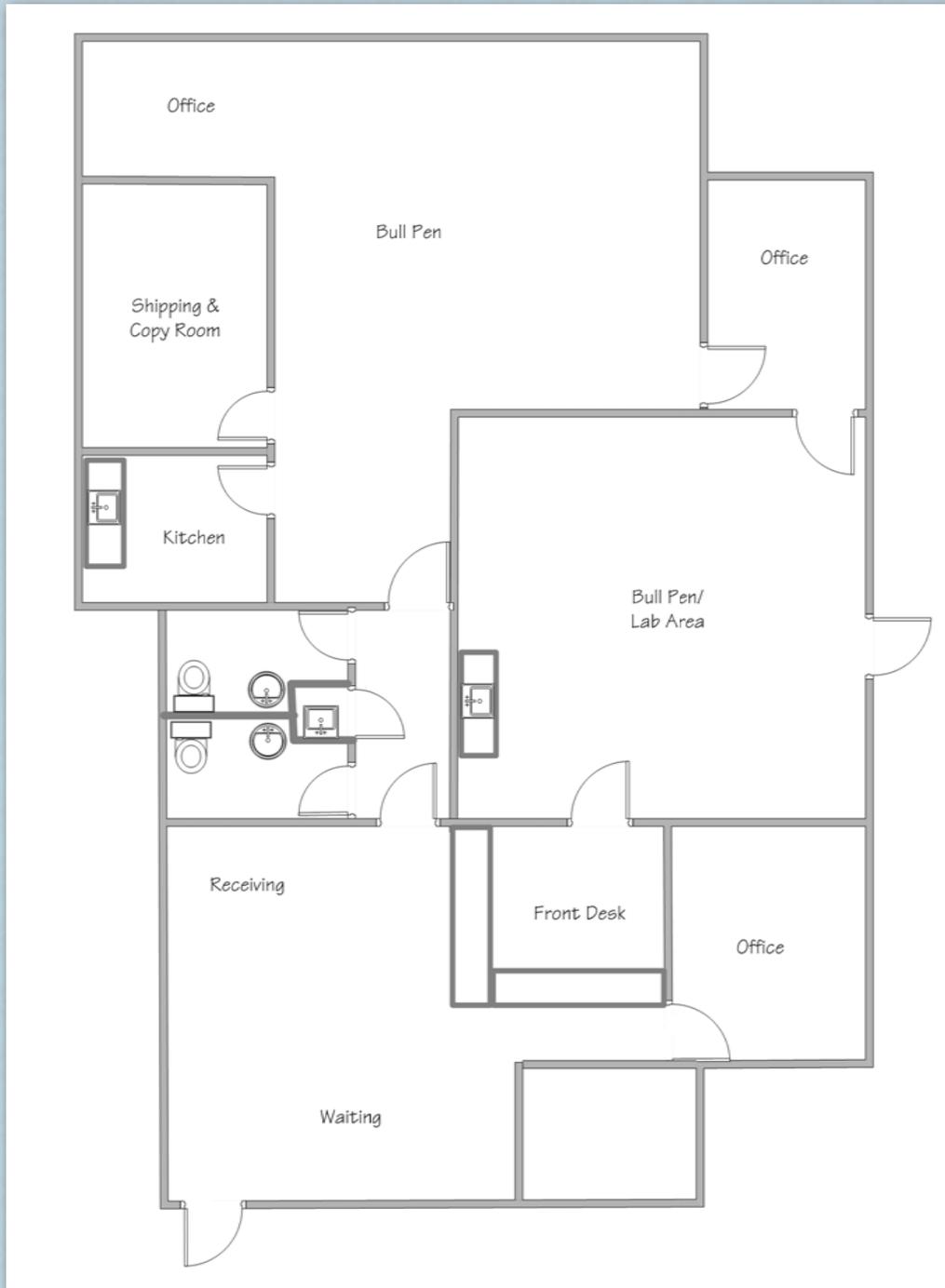
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The Villages at Sonoran Canyon

2525 West Carefree Highway, Bldg. 1A, Suites 104/106 Phoenix AZ 85085

Floor Plan - Suites 104/106 - ±3,107 SF



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