

**AVISON
YOUNG**



MEDICAL OFFICE FOR SALE OR LEASE

2530 E SOUTHERN AVENUE

Mesa, AZ 85204

Bret Isbell
Senior Vice President
602.300.4112
bret.isbell@avisonyoung.com

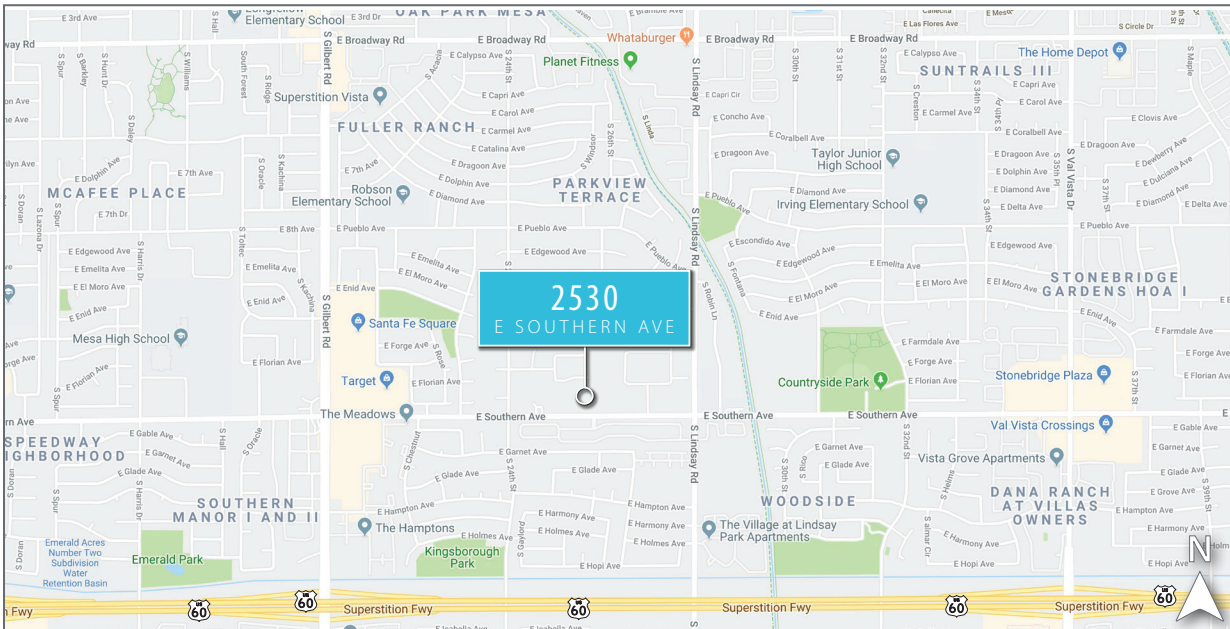
Avison Young
2777 E Camelback Rd
Suite 230
Phoenix, AZ 85016
www.avisonyoung.com

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2530 E Southern Avenue is situated on 0.68 acres (29,621 SF) in the Superstition Corridor Submarket. Although not occupied, the lease is contingent upon current Tenant's, HonorHealth Medical Group, termination of existing lease. The subject is a quality, built-out medical office located within close proximity to Banner Gateway Hospital, Banner Desert Medical Center, and the Phoenix Sky Harbor International Airport.



YEAR BUILT	2004
BUILDING SIZE	6,768 SF
AVAILABILITY	6,768 RSF
LEASE RATE	\$21.00/RSF, NNN
LEASE WITH PURCHASE OPTION	\$1,750,000 (\$259/SF)
ANNUAL INCREASES	Negotiable
TENANT IMPROVEMENTS	Negotiable
PARKING	37 Spaces (4 Covered)
ZONING	O-S, City of Mesa
APN	140-44-068H

PROPERTY FEATURES:

- Prominent monument signage fronting Southern Avenue
- 14 exam rooms (12 with sinks)
- Separate procedure room with sink
- Large nurses station
- Multiple private/doctor/staff offices with generous storage
- Break/employee lounge with lockers
- Lab
- Vitals room

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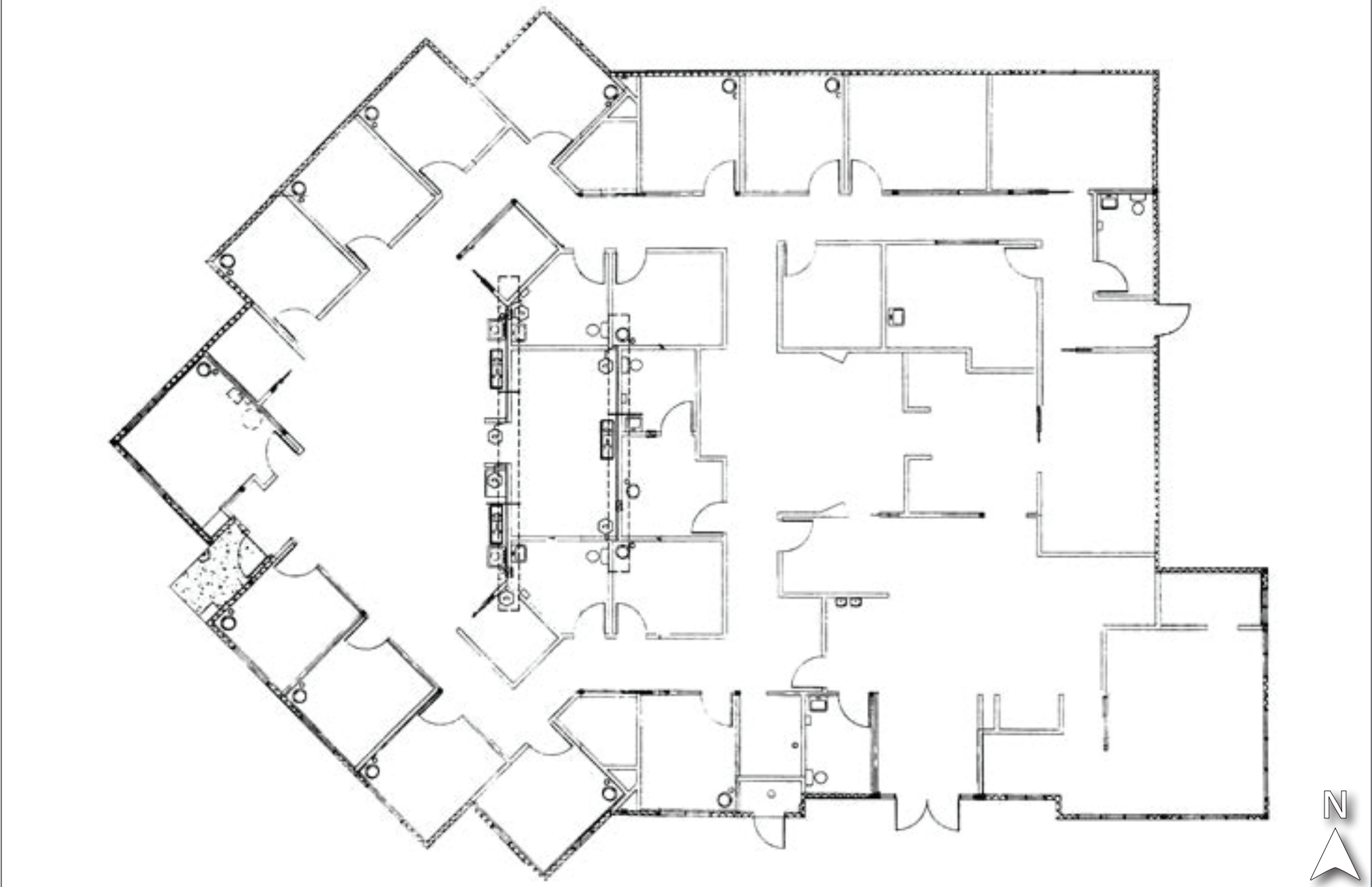
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