Built Out Dental Office | Available for Sublease

2175 N Alma School Rd, Suite C-108, Chandler, AZ 85224

Menlo Group
COMMERCIAL REAL ESTATE





- Dental office available for sublease. +/- 2,500 SF
- Immediate availability
- $22.00 Modified Gross
- Rent Abatement Available for deals signed by September 30, 2022
- Master Lease expiration March 31, 2024
- Reception with check-in/check-out, 7 equipped and plumbed operatories each with cone x-ray, sterile, lab, compressor, washer/dryer, 1 private administrative office, 3 bathrooms
- Located north of the signalized intersection of Alma School and Warner Road

www.menlocre.com/property

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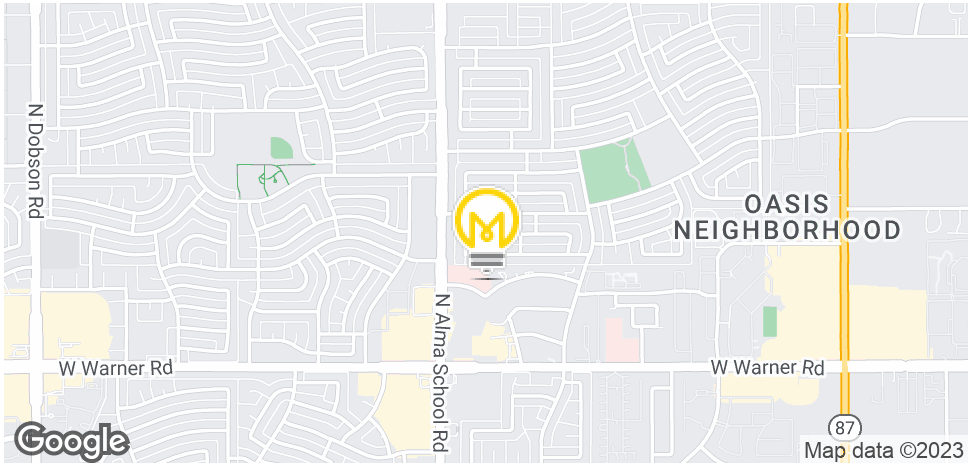
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Summary





OFFERING SUMMARY

Available SF:	
Lease Rate:	$22.00 SF
Lease Type	Modified Gross
Master Lease Expiration	March 31, 2024

PROPERTY HIGHLIGHTS

- Lobby with check-in/check-out counter
- 7 Plumbed Operatories with cone x-rays-
- Sterile- Lab
- Washer/Dryer
- Fully equipped dental office with compressor
- 3 bathrooms
- 1 private administrative office

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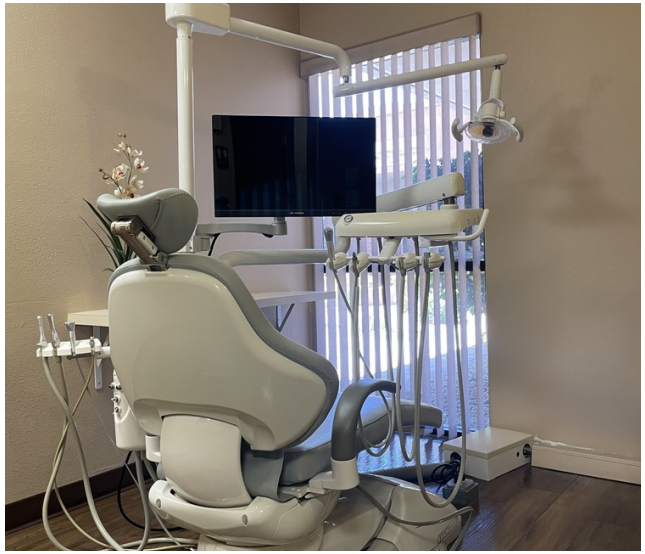
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Additional Photos













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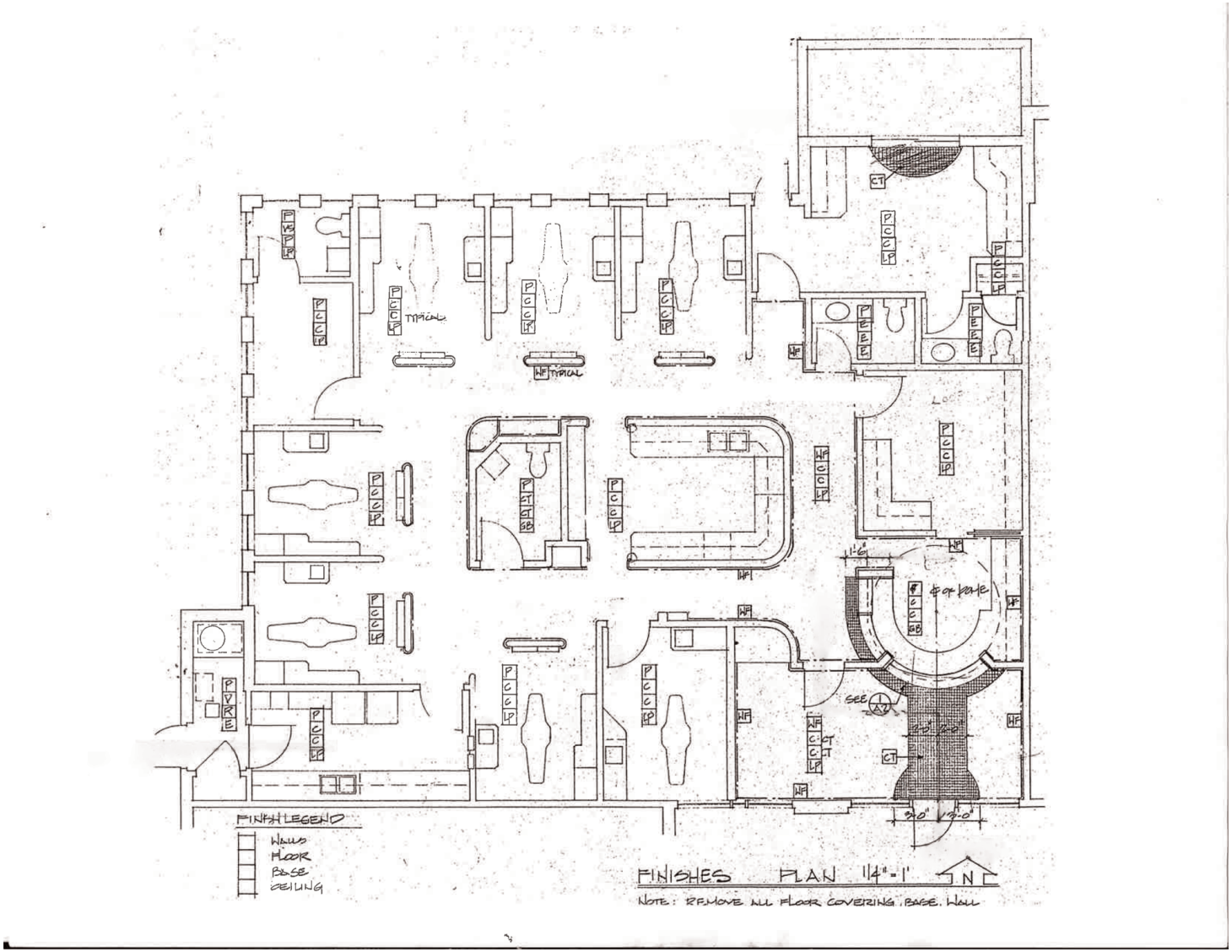
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Floor Plan



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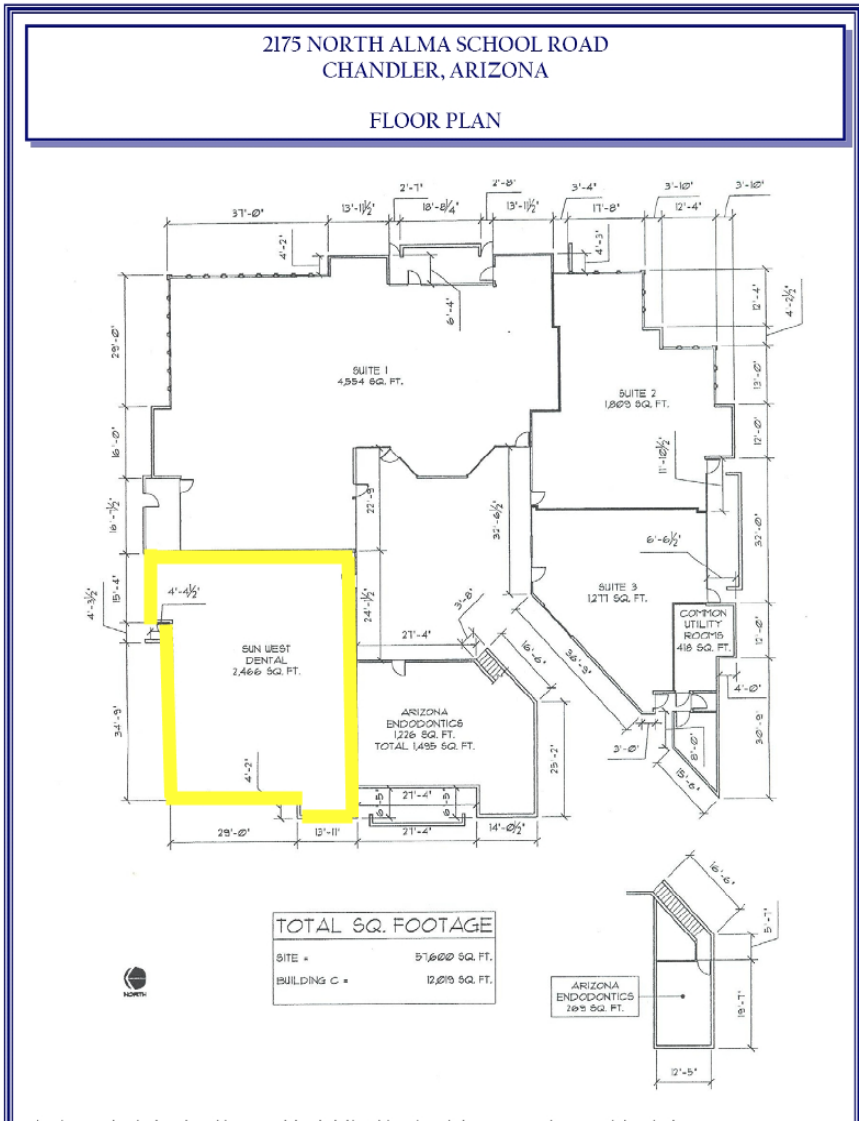
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Building Site Plan



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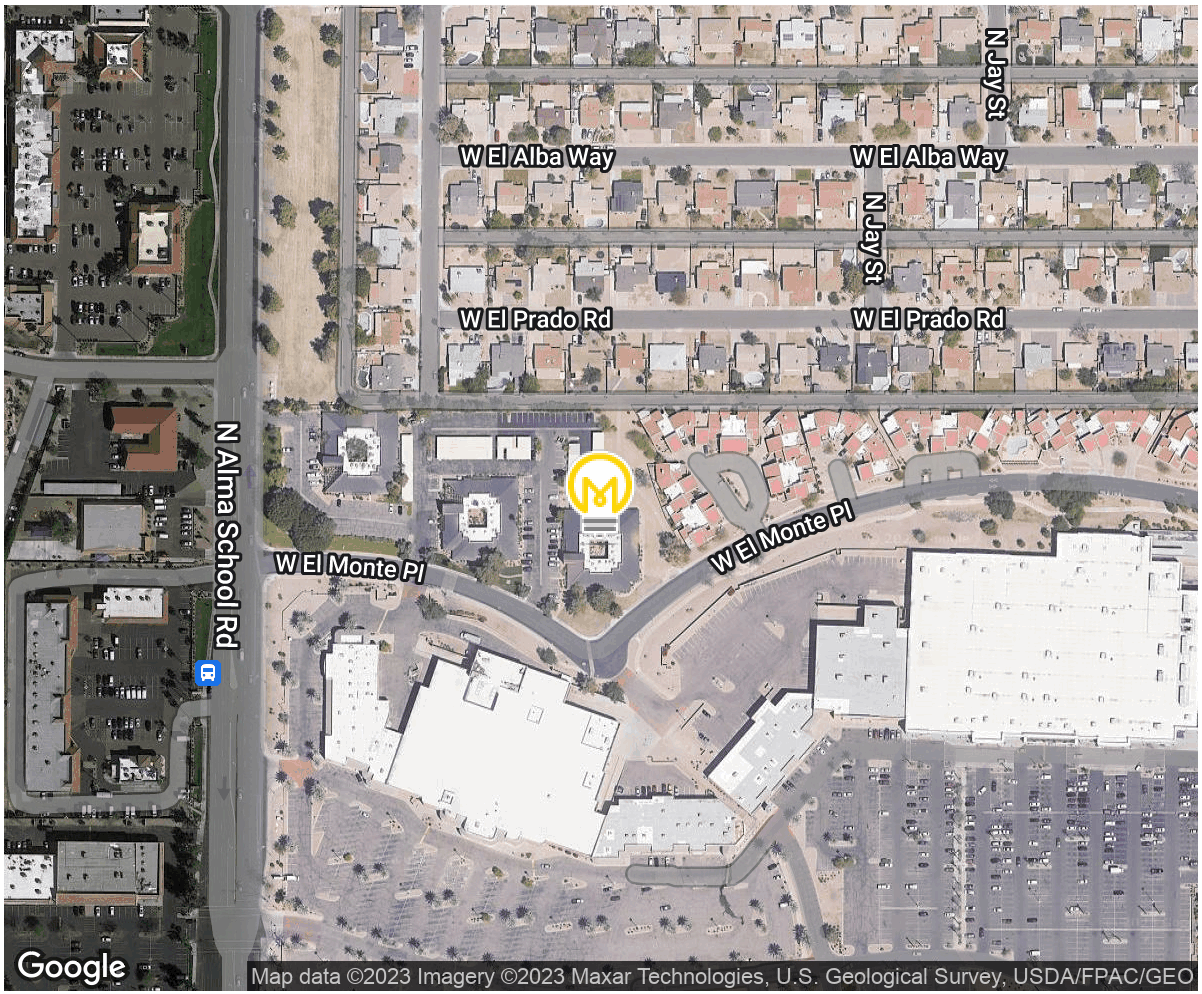
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Site Details





DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Households:	7,040	24,294	51,397
Total Population:	17,853	63,209	136,289
Average HH Income:	$71,868	$69,455	$73,253

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