

600 SOUTH DOBSON ROAD, BUILDING D, SUITE 35, CHANDLER, AZ 85224

Medical Office Suite - For Lease



PROPERTY DESCRIPTION

Fully built out medical condo fronting S Dobson Road with good signage opportunity. Chandler Gateway Medical Plaza is located across the street from Dignity Health - Chandler Regional Hospital. Available 2/1/2024. NNN are \$7.85. HVAC and roofs are covered by the Association. The five treatment rooms on the north side of the suite have sinks in each treatment room. The five treatment rooms on the southside do not have sinks however, there is a strategically located central sink between the five rooms at the workstation.

PROPERTY HIGHLIGHTS

- Covered Parking
- Excellent Location
- Signalized Intersection

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	3,684 SF
Building Size:	9,096 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,549	6,154	12,719
Total Population	2,863	13,203	29,937
Average HH Income	\$69,572	\$82,929	\$97,845



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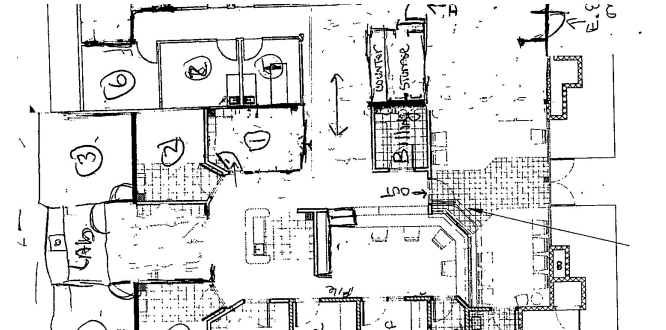


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,684 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 35	Available	3,684 SF	NNN	\$25.00 SF/yr	-

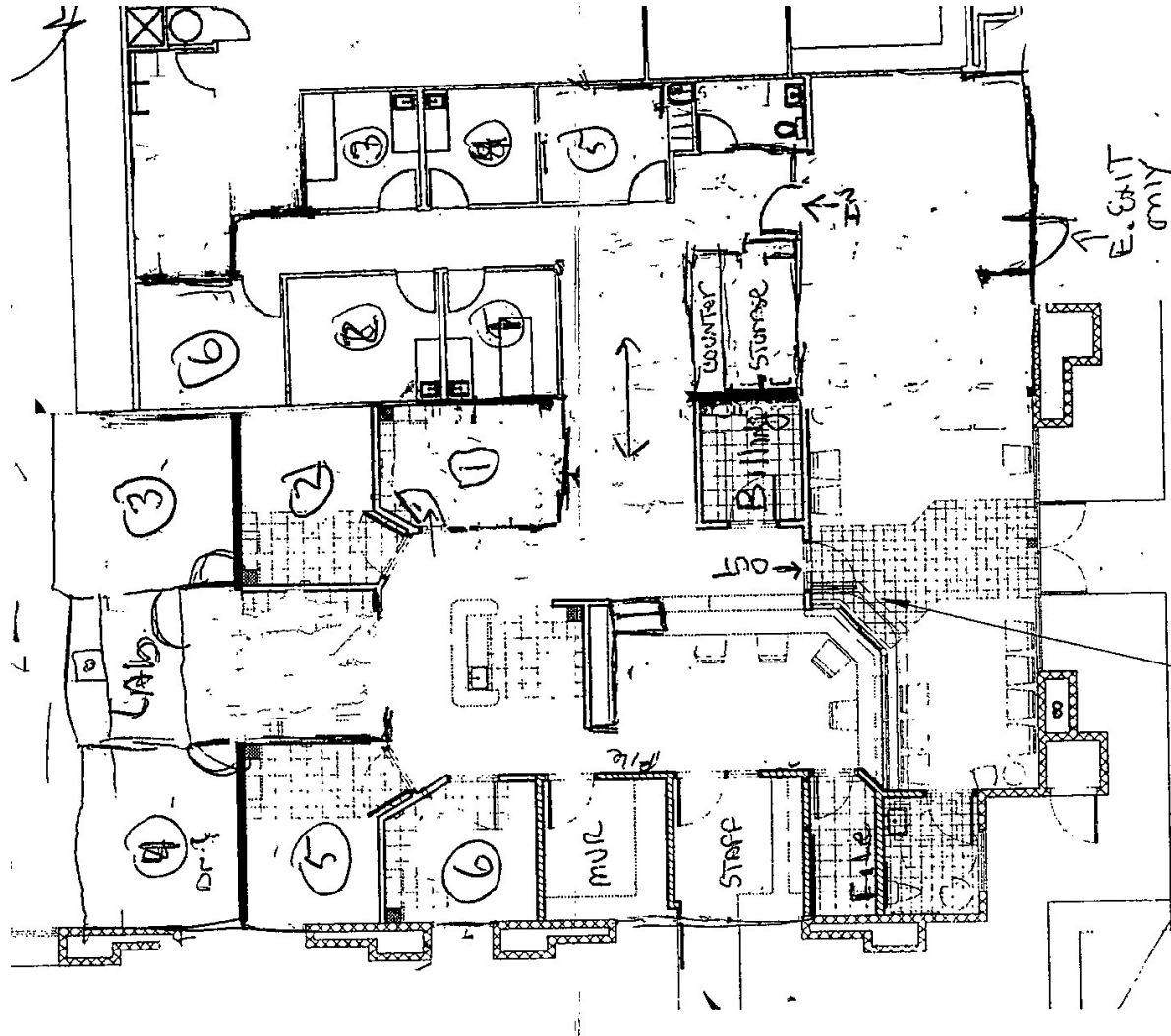


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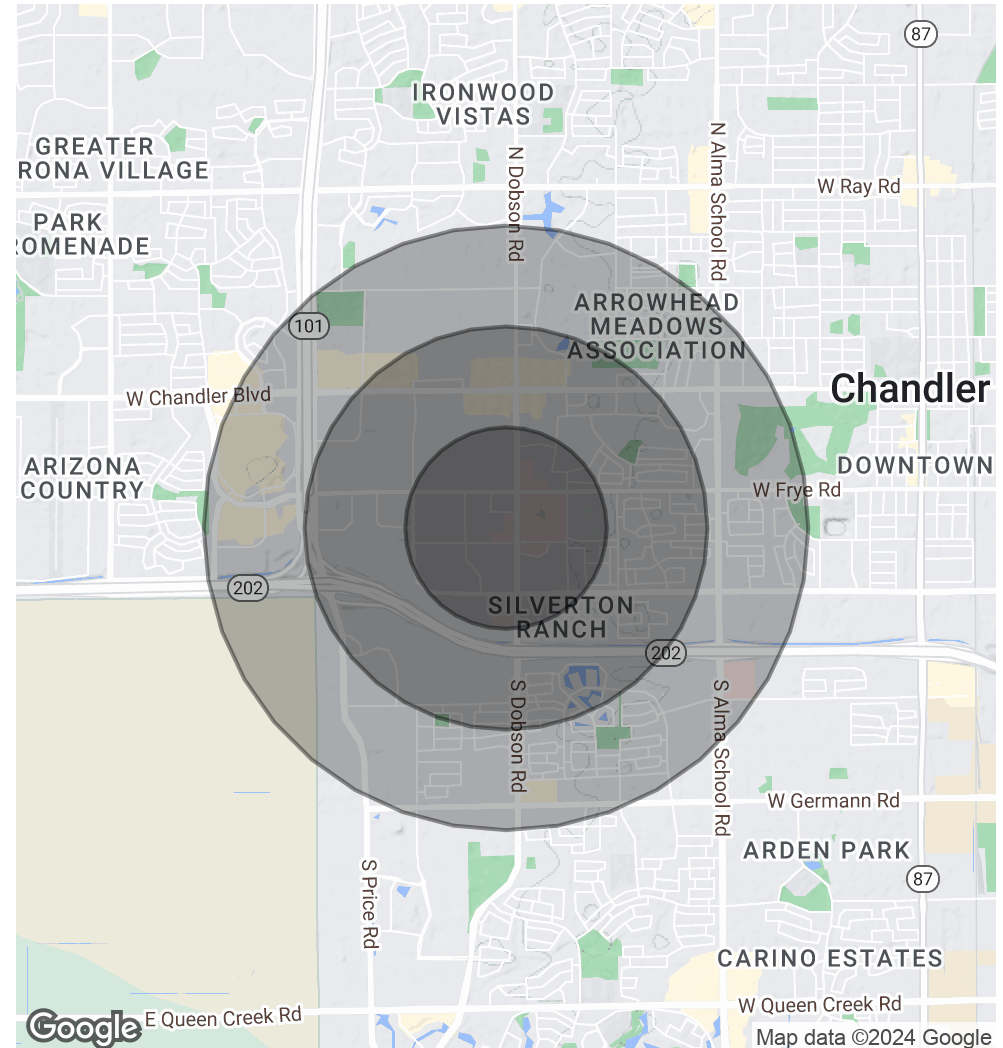
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,863	13,203	29,937
Average Age	35.9	35.9	37.1
Average Age (Male)	35.9	35.6	37.4
Average Age (Female)	39.7	37.0	36.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,549	6,154	12,719
# of Persons per HH	1.8	2.1	2.4
Average HH Income	\$69,572	\$82,929	\$97,845
Average House Value	\$257,760	\$287,079	\$304,955

* Demographic data derived from 2020 ACS - US Census



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