

# EAST VALLEY MEDICAL PLAZA

1220 S HIGLEY ROAD | MESA, AZ 85206



*±18,928 SF 2-Story Medical & Professional Plaza For Lease*

*Leasing by*

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 **Kidder  
Mathews**

## *Property Highlights*

Two-story, 18,928 square foot building

Generous TI packages available

Within minutes to both Banner Baywood and Banner Gateway Medical Centers

Located on heavily trafficked Higley with 37,058 VPD

Close proximity to US-60 access



## *East Valley Medical Plaza*

East Valley Medical Plaza is a medical/professional office building strategically located less than one half mile north of the US-60 and one mile north of Banner Gateway Medical Center.

With monument signage frontage on Higley Rd, this 18,928 square foot building is the perfect location for any office or medical user looking to open an office or clinic in a building with excellent synergy among existing tenants and within close proximity to retail amenities.



## Strategically Located



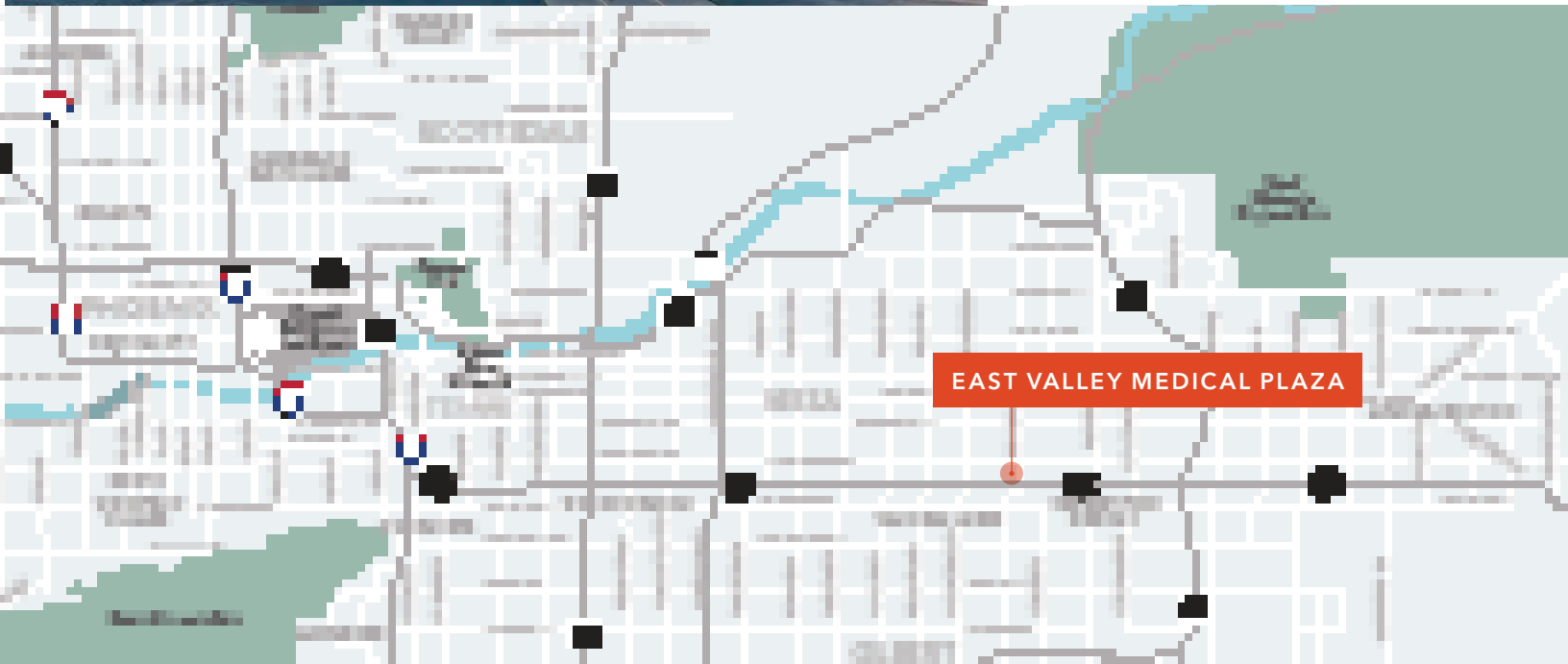
**37,058**  
VEHICLES PER DAY



**\$88,916**  
AVERAGE HH INCOME



**1 MIN**  
DRIVE TIME TO US-60





*1 MIN*

TO US-60 ACCESS

*2 MIN*

TO BANNER GATEWAY  
MEDICAL CENTER

*5 MIN*

TO BANNER BAYWOOD  
MEDICAL CENTER

*6 MIN*

TO LOOP 202 ACCESS

*For leasing information contact*

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