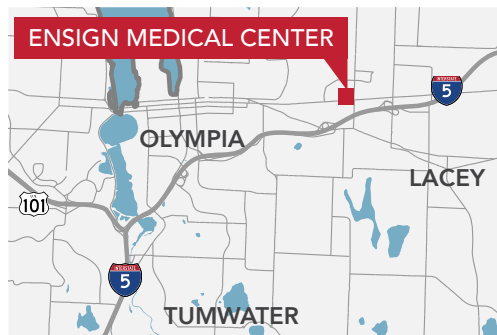




THE
RANTSGROUP
COMMERCIAL REAL ESTATE

FOR LEASE

ENSIGN MEDICAL CENTER - SPACE AVAILABLE FOR LEASE



ENSIGN MEDICAL CENTER | 3425 ENSIGN RD NE, SUITE 300/360

Join a great group of medical office tenants conveniently located adjacent to Providence St. Peter's Hospital. You and your patients will enjoy the newer interior finishes the building has to offer, as well as a highly efficient heating and cooling system for maximum tenant comfort. The Landlord offers a full-service lease with professional property management, so you don't have to worry about a thing, focusing all of your attention on your patients and staff.

Suite 300/360: Formerly occupied by a plastic surgery practice, this improved medical office includes a surgical suite, recovery room with private restroom, two exam rooms, consultation room with adjoining exam room, reception and waiting areas, a large corner private office with windows, storage, and an additional private restroom. Suite 360 provides flexible office and storage space with an open work area and two private offices. Negotiable tenant improvements are available for qualified tenants. Full Service lease terms include operating expenses and utilities, subject to electrical overage provisions.

\$42.00 PSF, FULL SERVICE

±2,991 SF

DIVISIBLE TO ±727 SF

CBA# 45283527



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



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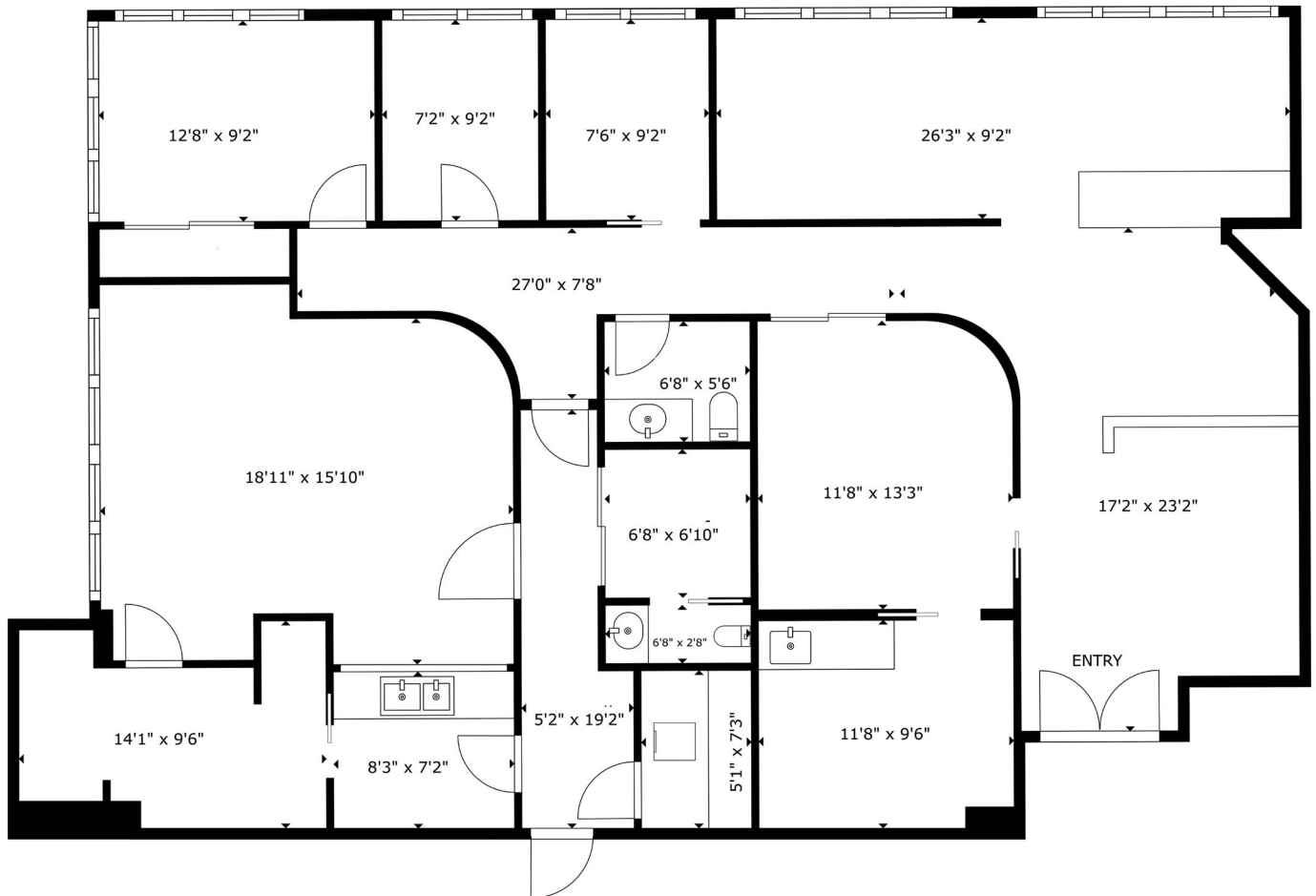
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FLOORPLANS ARE NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



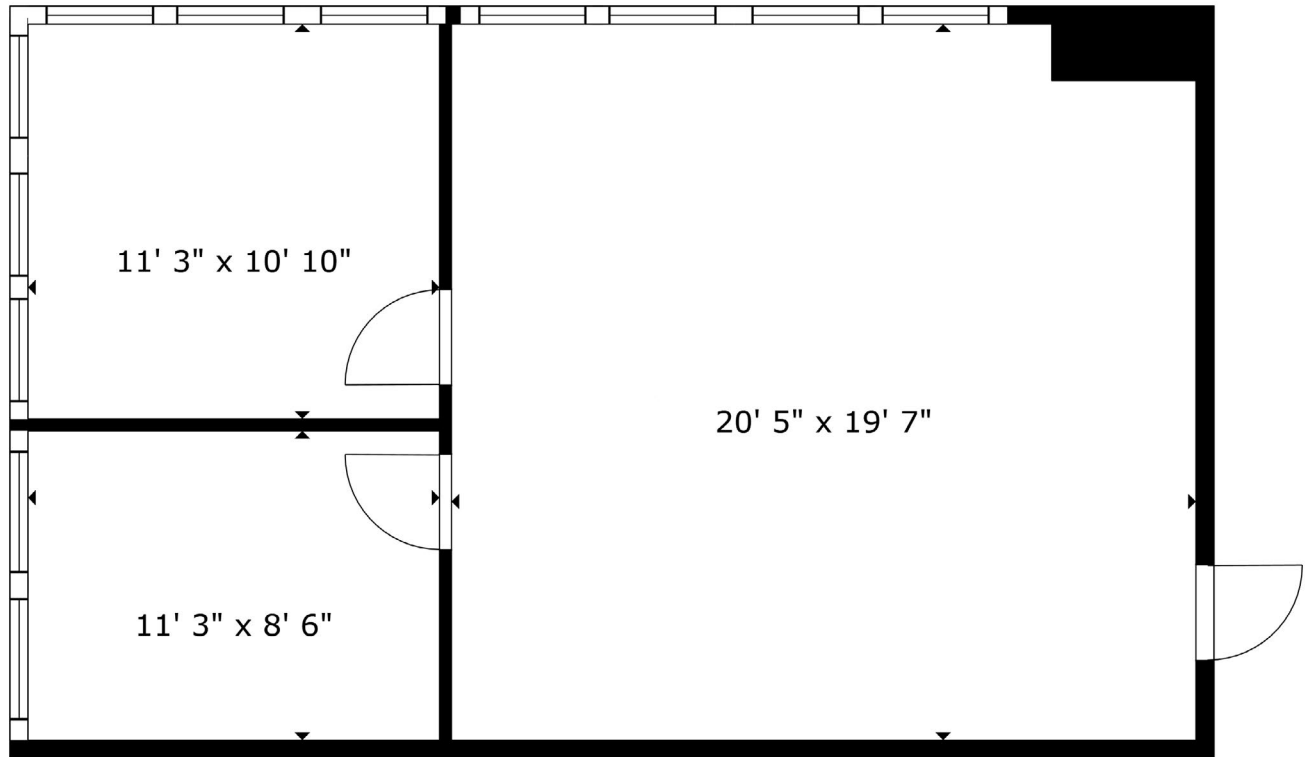
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