

Suite 105

8325 W Happy Valley Rd, Peoria, AZ 85383



Presented by
Black Mountain Investment Company



Price: \$39.75 /SF/YR

Fully built out doctors office on 83rd ave and Happy Valley Rd in North Peoria.

Suite 105

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Fully built out medical office - premium location.



Mihai Toma

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Black Mountain Investment Company

8325 W Happy Valley Rd, Suite 220

Peoria, AZ 85383



Suite 105

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attachment (2)



attachment (5)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Artis Corp	-	
Black Mountain Investment Company	-	January 2030
Dragos & Co, Century 21 Toma Partners	-	
Justin Davis Law Firm	-	
Stacy Dragos (Toma Partners)	-	
Thunderbird Footcare	-	January 2027
TruDental	-	January 2030

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1M4A3030

Listing space

1st Floor Ste 105

Space Available	3,133 SF
Rental Rate	\$39.75 /SF/YR
Date Available	March 01, 2027
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Fully built out doctors office in North Peoria on one of the busiest intersections in the city.

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Property Photos



1M4A3054



1M4A3052

Suite 105

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Property Photos



1M4A3035



1M4A3048

Suite 105

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Property Photos



1M4A3045



1M4A3038

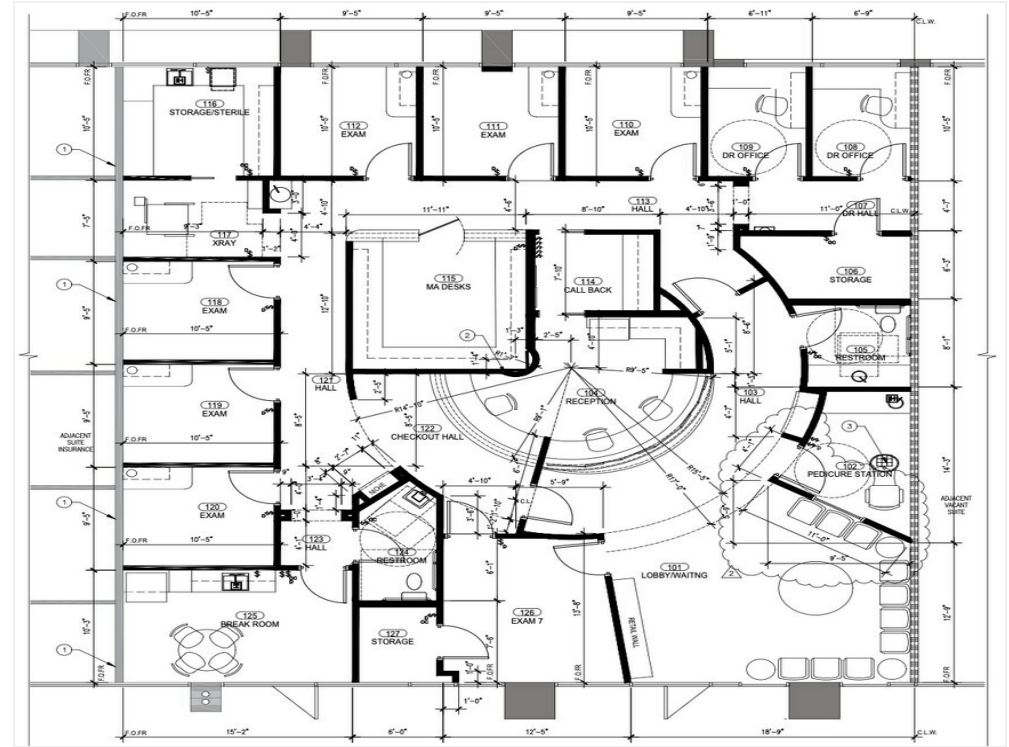
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Property Photos



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Floorplan

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Property Photos



Monument Signage



Aerial

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Property Photos



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Location

