



MHG Commercial

Where business meets **BOLD**

1702 E McNair Drive

Tempe, AZ 85283 | United States

mhgcommercial.com

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Medical Office / Retail Space

FOR LEASE

9212 N Central Ave | Phoenix, AZ 85020



KEY HIGHLIGHTS

- ±1,470 SF Medical Office / Retail
- Zoned C-2
- 3 Exam Rooms
- Kitchenette & Breakroom
- Private Restroom
- 2 Dedicated Parking Spaces
- Central Ave & Dunlap – High Visibility Location
- \$20 PSF Modified Gross



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BUSINESS OVERVIEW

Discover a versatile medical office or retail space ideally located at the high-traffic intersection of Central Avenue and Dunlap in North Central Phoenix. This 1,470 SF suite is zoned C-2, offering flexibility for a variety of professional, medical, or retail uses.

The space is thoughtfully laid out with three exam rooms, a private restroom, kitchenette, and a breakroom, making it move-in ready for healthcare providers, wellness practitioners, or service-based businesses. With two dedicated parking spaces and additional street and shared parking available, accessibility is convenient for both clients and staff.

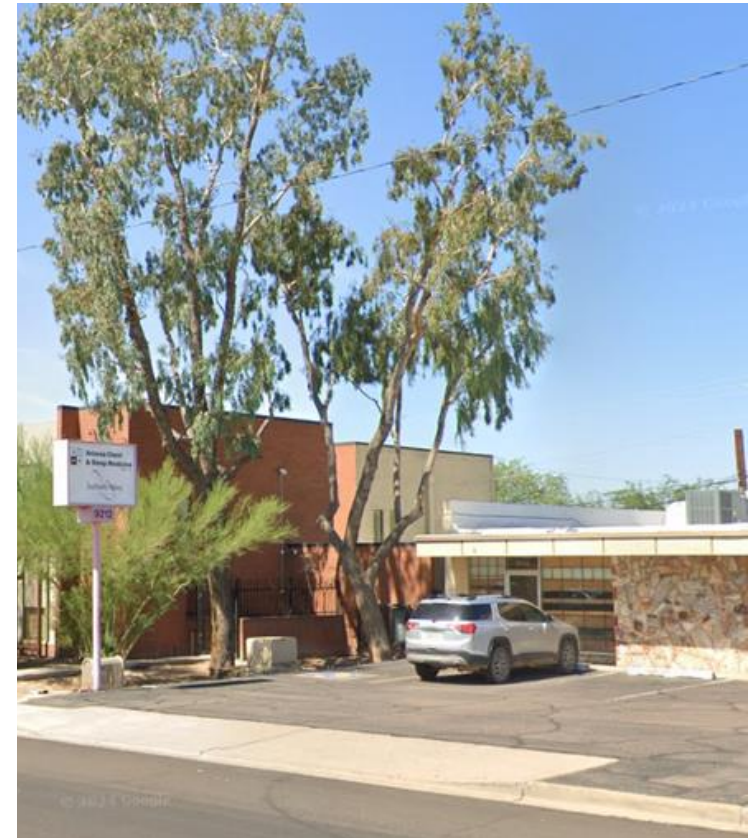
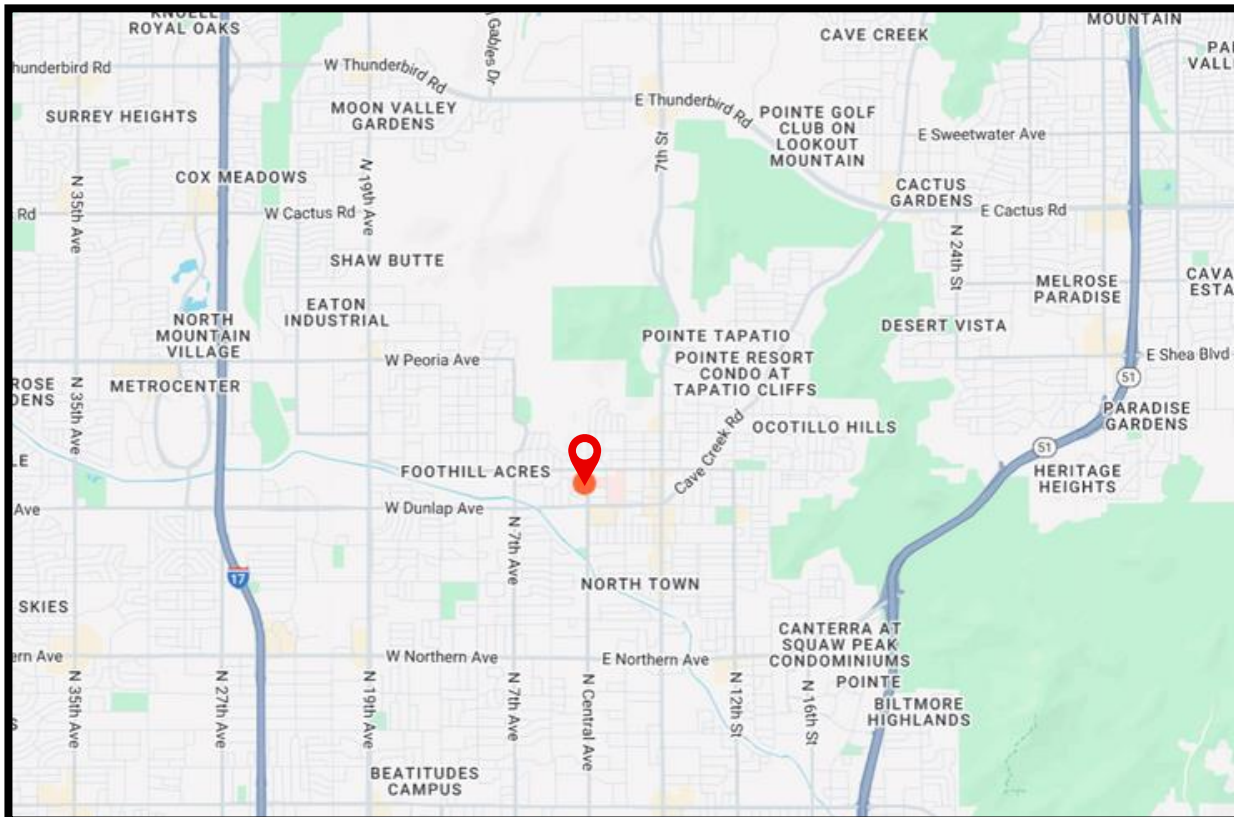
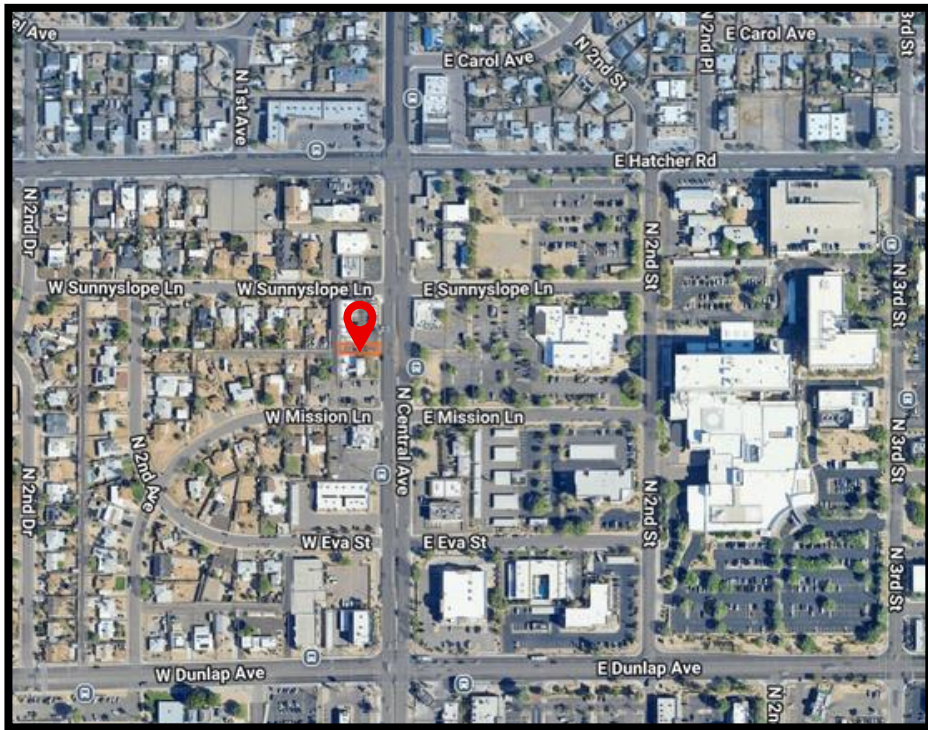
Take advantage of excellent visibility, easy access to I-17 and SR-51, and proximity to area amenities. Whether you're looking to expand your practice or open a customer-facing storefront, this space offers an unbeatable combination of location, layout, and functionality. ofits, and efficient day-to-day operations.

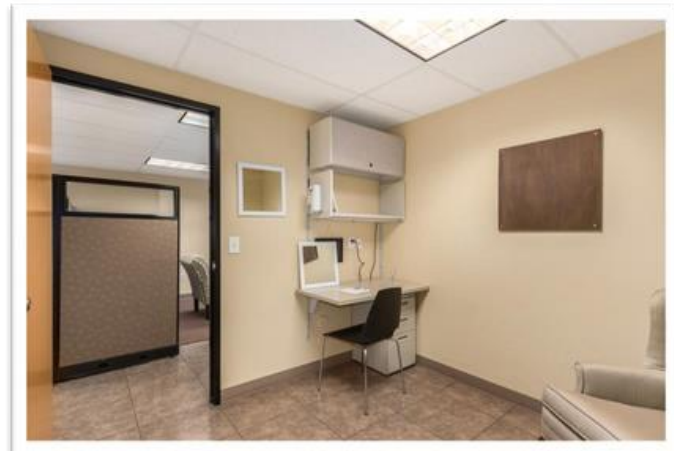


NORTH CENTRAL PHOENIX LOCATION

Situated at the intersection of Central Avenue and Dunlap, this location offers excellent visibility and accessibility in one of Phoenix's most well-traveled corridors. Nestled at the base of North Mountain, the area blends urban convenience with scenic surroundings, drawing steady foot and vehicle traffic from nearby neighborhoods, schools, and retail centers.

Just minutes from I-17 and SR-51, the site provides easy access to all parts of the Valley, making it an ideal spot for businesses seeking regional reach. The surrounding area features a diverse mix of medical offices, service-based businesses, and local dining favorites, creating a dynamic environment for both professionals and customers alike.







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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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