

# Medical and Office Suites | Available for Lease

117 E Main Street, Payson, AZ 85541



- Medical Plaza made up of Eight Buildings
- Total SF is approximately 31,248 SF
- +/- 21,840 SF Vacant
- For Lease: \$18.00 PSF NNN
- **Motivated Landlord**
- **Willing to provide turn-key Medical and Dental Suites with Term**
- **Shell and Built-Out Options Available**
- **Spec Suite Options Available**
- Landlord is currently building out backlit monument signage, visible from AZ-260, sealcoating the parking lot, painting buildings, improving common area lighting and general maintenance catch-up

[www.menlocre.com/property](http://www.menlocre.com/property)

Nyal Sewell

Director

[nyal@menlocre.com](mailto:nyal@menlocre.com)

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P: 480.659.1777 • F: 480.535.5854  
[www.menlocre.com](http://www.menlocre.com)

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## Lease Spaces

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### LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
Total Space: 1,680 - 3,360 SF Lease Rate: \$18.00 SF/yr

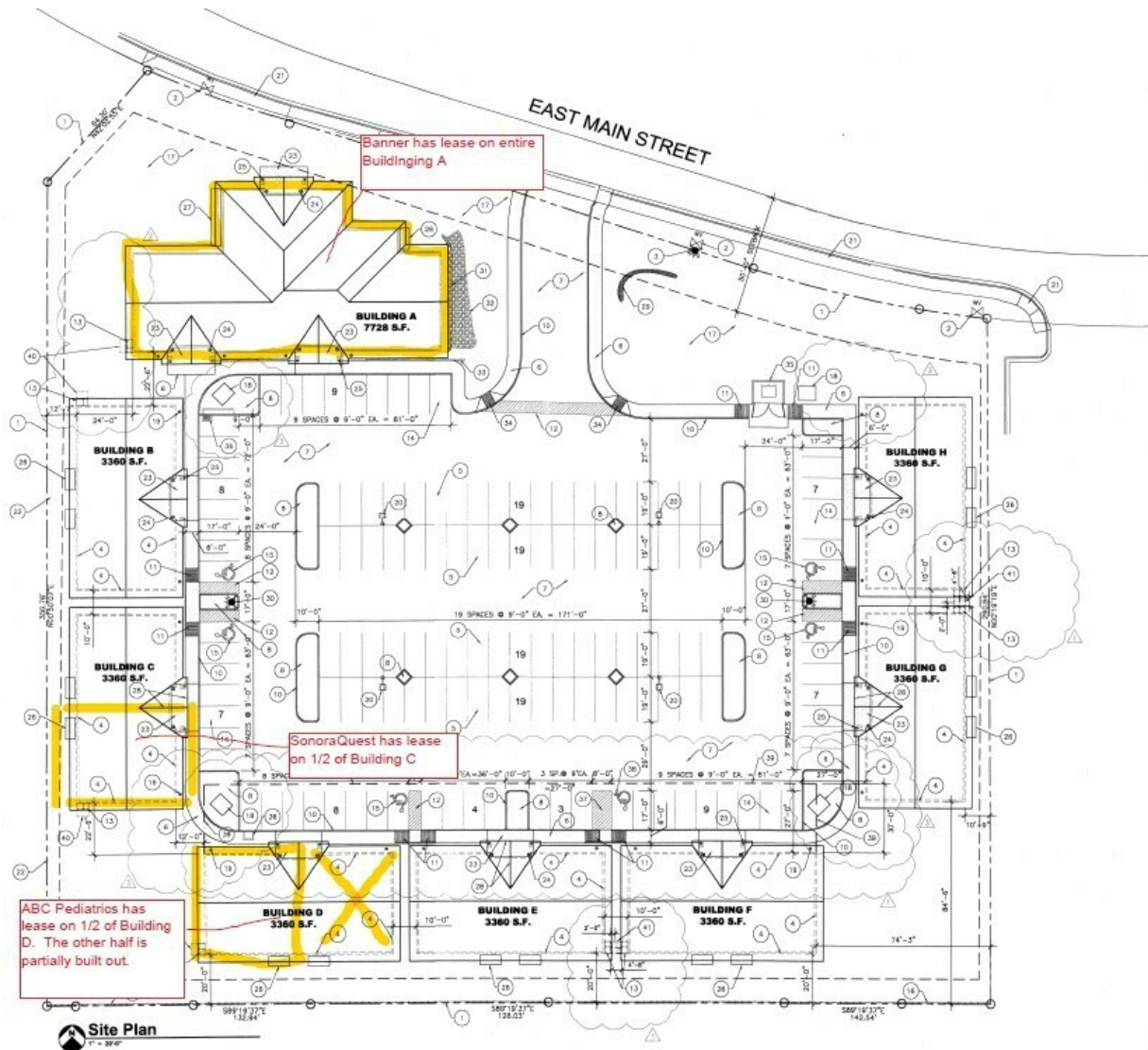
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building B	Available	3,360 SF	NNN	\$18.00 SF/yr	-
Building C	Available	1,680 SF	NNN	\$18.00 SF/yr	-
Building D	Available	1,680 SF	NNN	\$18.00 SF/yr	-
Building E	Available	3,360 SF	NNN	\$18.00 SF/yr	-
Building F	Available	3,360 SF	NNN	\$18.00 SF/yr	-
Building G	Available	3,359 SF	NNN	\$18.00 SF/yr	-
Building H	Available	3,360 SF	NNN	\$18.00 SF/yr	-

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## Site Plan



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## Site Details



DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	691	4,070	7,726
Total Population:	1,613	9,486	18,005
Average HH Income:	\$50,286	\$52,072	\$54,201