



Property Rendering

Exclusively Listed by:

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Menlo Group
COMMERCIAL REAL ESTATE

Turnkey Medical Space Available For Lease

2640 N Verrado Way, Buckeye, AZ 85396



Property Rendering

PROPERTY OVERVIEW

Menlo Group Commercial Real Estate is pleased to present this Class A medical office in Buckeye, AZ. The 14,917 sq. ft. medical office building is delivering a 5,002 sq. ft. turnkey space available for lease with an estimated delivery date of October 1st, 2026. The space shares the building with a 2-operating room surgery center and Regency Specialties, a multi-location dermatology and plastic surgery clinic.

The property is located in the heart of Verrado and is governed by the master-planned development regulations. Located approximately 1.5 miles off the I-10, the medical office building is positioned near major retail anchors and amenities, including Target, Harkins, HomeGoods and Safeway. With a beautiful triARC design build and fantastic location, the space would make a great home for a variety of medical practices.





Property Rendering

PROPERTY SUMMARY

Property Type	Class A medical office space
Lease Rate	\$59.00 PSF/year MG
Space Available	5,002 SF
Building Size	14,917 F
Est. Delivery Date	October 1 st , 2026
Zoning	PC, City of Buckeye
Parking	39 total spaces in common

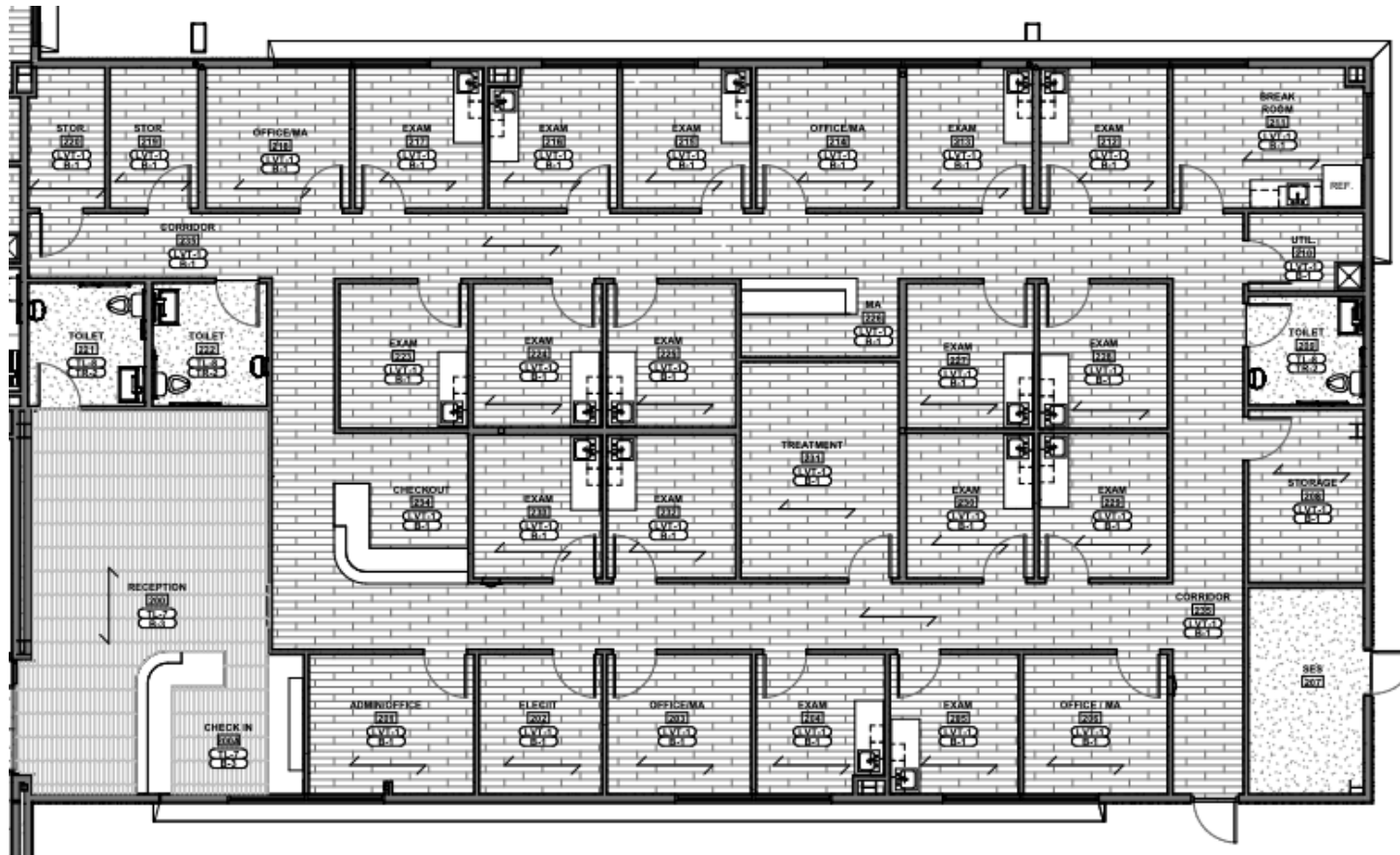
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FLOOR PLAN



Exam Rooms	15	Break Rooms	1	Restrooms	3
Treatment Rooms	1	IT/Electrical	1	Reception/Waiting	1
Procedure/SES Rooms	1	Utility	1	Check-In	1
Office/MA Rooms	4	Storage	3	Checkout	1
Admin Offices	1				



SITE PLAN

Suite 1

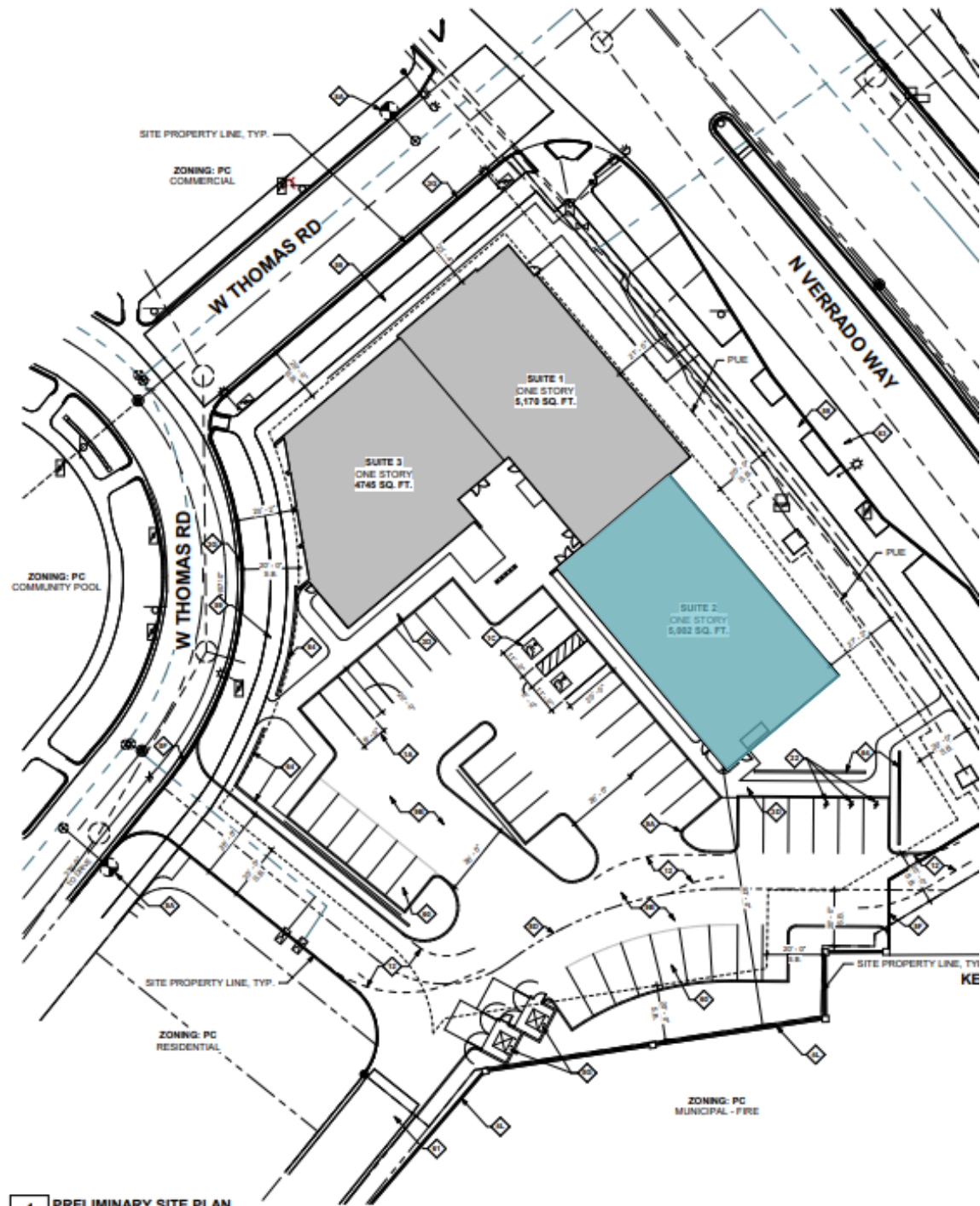
Regency Specialties

Suite 2

Available

Suite 3

2-OR surgery center



ELEVATIONS



- KEYED NOTES**
- 304 METAL TRUSS PRICE TO CAP WALL END.
 - 305 METAL PARAPET CAP SHADOW LINE CORING.
 - 306 STONE ACCENT PANEL.
 - 307 METAL SHADOW BOX TO FRAME WINDOW AND ACCENT PANEL.
 - 308 BRUCCO CORNER JOINT, TYPICAL.
 - 309 DIAGONAL LINES INDICATE SPANDREL GLASS.
 - 310 DASHED LINE INDICATES TOP OF ROOF BEHIND WALL.
 - 311 PLAY SCREENS MECHANICAL UNIT BEHIND TYP.
 - 312 REGENCY AT VERANDA BEHIND, 1/4" LASER CUT STEEL PLATE ATTACHED TO WINDOW SOX AND SCAULT.
 - 313 SIGNAGE TO BY TENANT, 1/4" LASER CUT STEEL PLATE ATTACHED TO WINDOW SOX AND SCAULT.
 - 314 VERTICAL LINES REPRESENT FILLETED STUCCO TEXTURE, TYP.



Property Renderings



CURRENT PROJECT PHOTOS



Verrado Golf Club

Verrado Elementary
& Middle School

Verrado High School

Verrado Heritage
Elementary School



N Verrado Way



AERIAL MAP



ABOUT BUCKEYE

Located 30 miles west of Downtown Phoenix, Buckeye, AZ, has been one of the **fastest-growing cities** in the United States over the past decade.

Buckeye has **35 residential developments** currently active. Master planned communities in Buckeye include:

- Verrado
- Tartesso
- Festival Ranch Del Webb
- Trillium
- Estrella Mountain Ranch
- Elianto

Commercial development continues to expand in Buckeye; 2021 saw **4.7 million square feet** in new commercial development alone.

DEMOGRAPHICS



Population

	1-Mile	3-Miles	5-Miles
2025 Total Population	5,405	50,977	108,237
2030 Total Population	6,022	57,121	124,461



Households

	1-Mile	3-Miles	5-Miles
2025 Households	1,662	16,193	33,440
2030 Households	1,856	18,335	38,943



Incomes

	1-Mile	3-Miles	5-Miles
2025 Median HH Income	\$133,271	\$121,316	\$120,338
2025 Avg. HH Income	\$160,499	\$139,403	\$140,782



Businesses

	1-Mile	3-Miles	5-Miles
2025 Businesses	64	415	834



ABOUT VERRADO

Established in 2002, the master planned community of Verrado offers small-town charm just 25 miles from Downtown Phoenix. Nestled at the base of the White Tank Mountains, Verrado is home to five highly performing schools and more than 86 neighborhood parks.

The community's walkable Main Street has a variety of restaurants and shops for residents and visitors to enjoy. Other neighborhood amenities include a community center, pool, two golf courses, and more than 26 miles of bike paths and hiking trails.

Verrado is conveniently located just off I-10 for easy access to the rest of the Valley. The community will continue to evolve as new development is finished.

