

GARDEN LAKES PROFESSIONAL PLAZA

4110 N 108TH AVE, STE 105, PHOENIX, AZ 85037

PHYSICAL THERAPY

YOUR SIGNAGE HERE

±2,536 SF Medical Office for Sale and/or Lease

Represented by

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 **Kidder
Mathews**



4410 N 108th Ave

4110 N 108th Ave is a single-story medical office building ideally positioned in the heart of the West Phoenix/Avondale medical corridor, with convenient access to Loop 101 and prominent frontage along N 108th Ave.

With pull-up patient parking, monument signage, and close proximity to Banner Estrella Medical Center, this property is the perfect location for any medical or professional office user looking to establish a presence in the rapidly growing West Valley.

Property Highlights

One-story, $\pm 8,148$ square foot exterior-loaded building available for sale and/or lease

4.2/1,000 parking ratio with pull-up patient parking and covered reserved spaces available

Excellent visibility and access along N 108th Ave corridor with convenient ingress/egress for patients and staff

Within distance from multiple elementary, middle, and high schools

Direct access to Loop 101 via full diamond interchange for regional accessibility

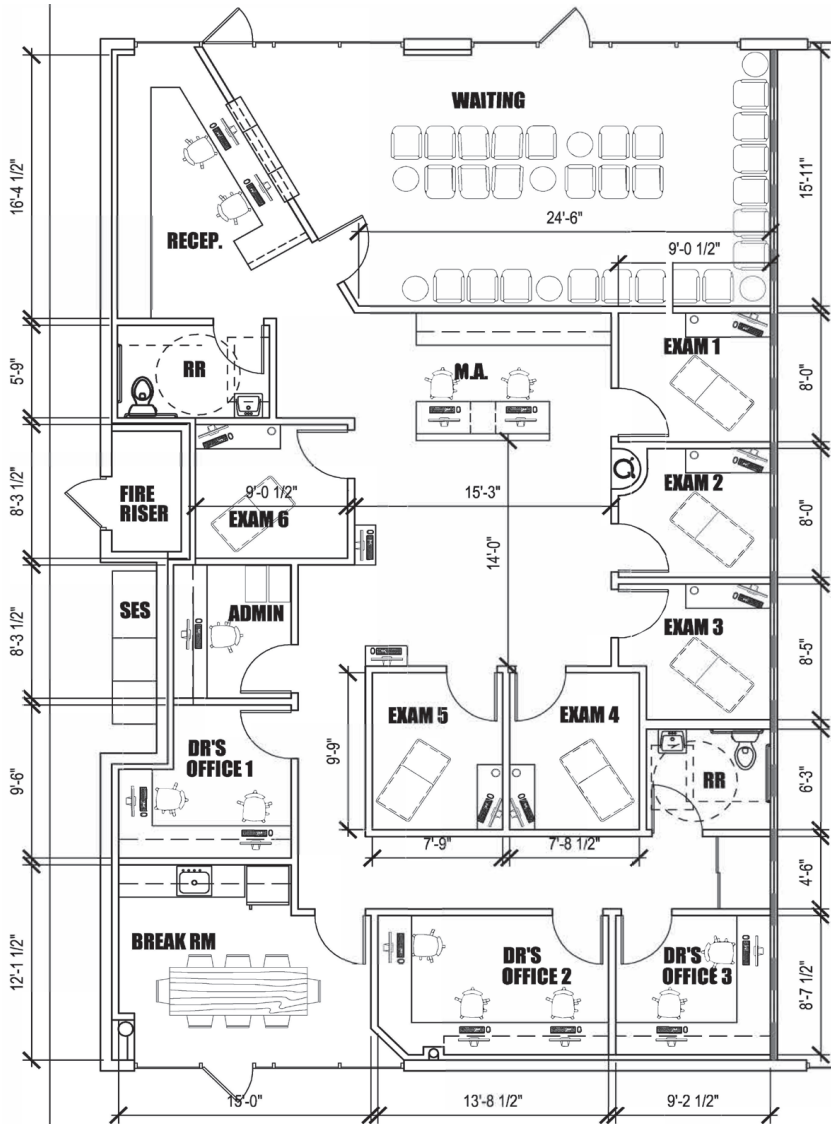
Serves the rapidly growing West Phoenix and Avondale residential base

Dense retail amenity base within 2 miles

Located within an established medical corridor



SUITE 105



2,536 SF

AVAILABLE

\$1,000,000

SALE PRICE

\$26.00

LEASE RATE (SF/YR)



1 MIN

TO GARDEN LAKES
RETAIL CENTER

7 MIN

TO GATEWAY
PAVILIONS

9 MIN

TO BANNER ESTRELLA
MEDICAL CENTER

10 MIN

TO STATE FARM STADIUM

For leasing information contact

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