

PECOS

PROFESSIONAL PLAZA

16611 S 40TH ST | PHOENIX, AZ



Medical Office Space Available for Lease in Ahwatukee

LEASING INQUIRIES:

MICHAEL DUPUY

602.513.5123

michael.dupuy@kidder.com

CHAD SUTTON

602.513.5110

chad.sutton@kidder.com



**Kidder
Mathews**

PROPERTY HIGHLIGHTS

±38,856 SF single-story medical office building

\$25.00 NNN lease rate

EXCELLENT PARKING ratio of 6.38/1,000 with 40 covered spaces

BEAUTIFUL courtyard views and childrens playground

BUILT in 2006



PECOS PROFESSIONAL PLAZA

Pecos Professional Plaza is strategically located less than a half mile to Loop 202 access and a short 10 minute drive to both Banner Ocotillo Medical Center and Dignity Health Chandler Regional Medical Center.

The property is located within close proximity to ±20 million SF of retail amenities, including Phoenix Premium Outlets, Chandler Fashion Center and Ahwatukee Foothills Towne Center all within 8 minutes.



**STRATEGICALLY
LOCATED**



8.7 MILES

**TO BANNER OCOTILLO
MEDICAL CENTER**



\$135,635

AVERAGE HH INCOME



2 MIN

DRIVE TIME TO LOOP 202



AHWATUKEE TOWNE CENTER



PECOS PROFESSIONAL PLAZA



WILDHORSEPASS
HOTEL & CASINO

PHOENIX PREMIUM OUTLETS

CHANDLER FASHION CENTER



Dignity Health
CHANDLER REGIONAL
MEDICAL CENTER

Banner Health
OCOTILLO
MEDICAL CENTER

0.3 MILES

FROM LOOP 202 SOUTH
MOUNTAIN FREEWAY

3.0 MILES

FROM INTERSTATE 10
FREEWAY ACCESS

6.5 MILES

FROM CHANDLER
FASHION CENTER

8.8 MILES

FROM DIGNITY HEALTH CHANDLER
REGIONAL MEDICAL CENTER

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