



FOR LEASE

Dayspring Maryland Gardens

**640 W. MARYLAND AVE. #1
PHOENIX, AZ 85013**

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

UNIT SIZE:	2,249 SF
LEASE RATE:	\$20.00 PSF (NNN) \$3,748.33/Month
2026 CAMS:	\$1,108.73/Month
2025 TAXES:	\$6,383.22/Yr.
ELECTRICAL	Tenant Responsible Separately Metered
WATER	Included in CAM

PROPERTY HIGHLIGHTS

- Move-In Ready Medical Office Space for Lease
- Traditional Medical Layout
- 7 Wet Exam Rooms
- Modern Finishes and Upgraded Throughout
- Conveniently Located within Uptown Phoenix
- Close Proximity to Both 51 and I-17 Freeways

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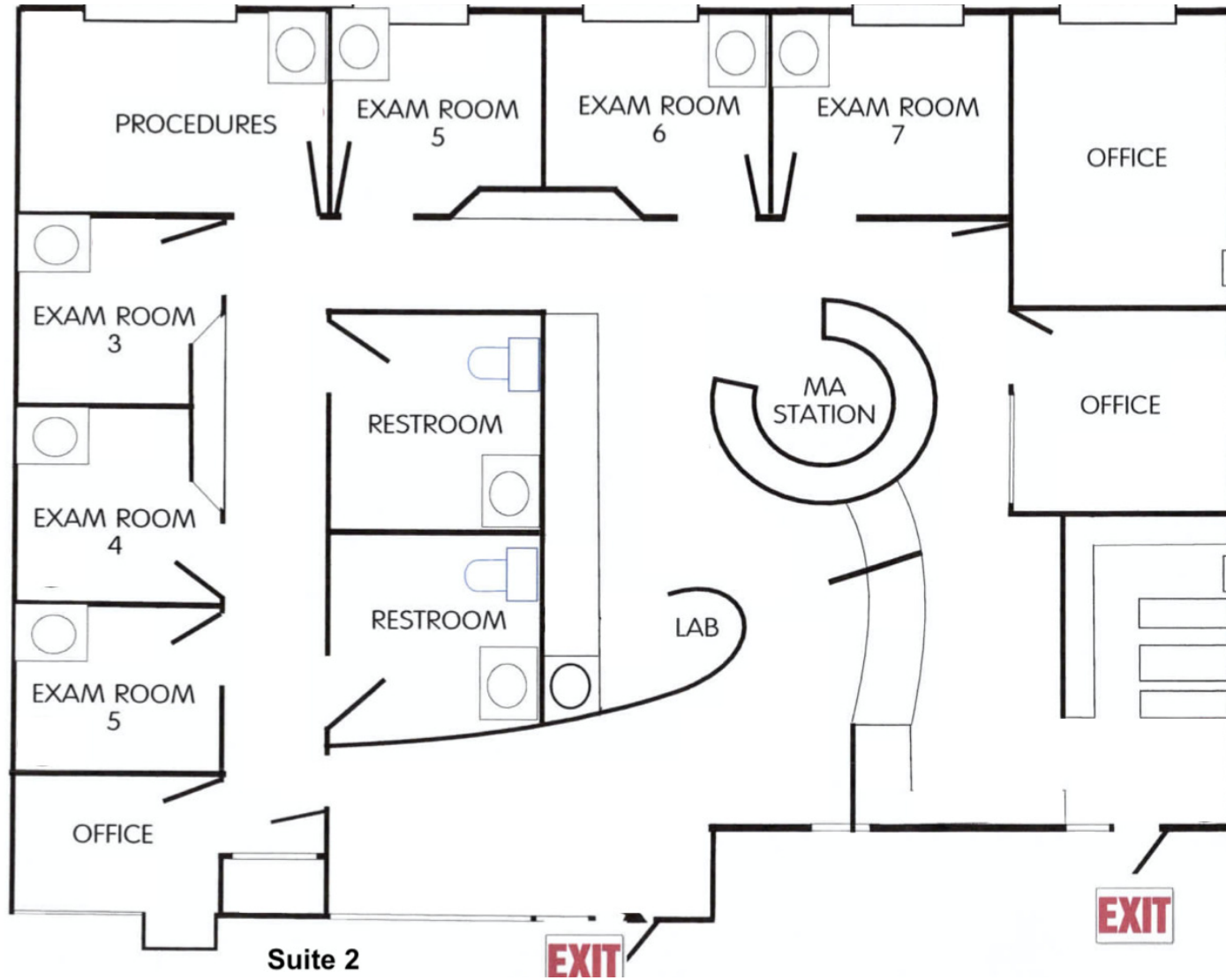
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FLOOR PLAN



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INTERIOR PICTURES



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SITE PLAN



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