



Property Description

Maximize patient care from day one in a fully equipped, state-of-the-art OB/GYN office. This premium, sunlit condominium suite offers a seamless layout featuring two exam rooms, two private offices (one with sink), a welcoming reception and waiting area, admin area, staff break room, storage room, and two ADA restrooms. Ideal location available for immediate occupancy well-suited to medical practitioners or other professionals. High-end furniture, fixtures, and medical equipment can be included (negotiable terms). Hassle-free, abundant front-row patient parking in a pristine professional plaza with two covered reserved parking spaces for staff.

Property Highlights

- Well-maintained medical office
- Affluent area with high traffic counts
- Less than a half mile from Loop 101
- Ray Road frontage

Location Description

This site is in close proximity to major local hospitals and laboratories. Situated in a high-traffic East Valley corridor just minutes from Loop 101, Loop 202 and the I-10 freeways ensuring seamless commuting for professionals. Chandler, Arizona is home to many large employers such as Northrop Grumman, Intel, Wells Fargo Admin, OnTrac and Cyrus One Data translating to a high net worth households. There is an abundance of amenities including shopping, dining and entertainment options located in Chandler itself and all the attractions of Phoenix, Tempe and Mesa are a short drive away. Embrace the vibrant synergy of the surrounding community at this prime leasing opportunity!

Offering Summary

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	1,424 SF
Furniture, Fixtures & Equipment:	Available, terms negotiable



Hani Aldulaimi

Keller Williams Realty Phoenix
O: 480.900.8484 | C: 480.900.8484
info@kwccig.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or



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Turnkey 1,424 SF Medical Office Suite Available Immediately | 2410 W. Ray Road, Suite 4, Chandler, Arizona 85224

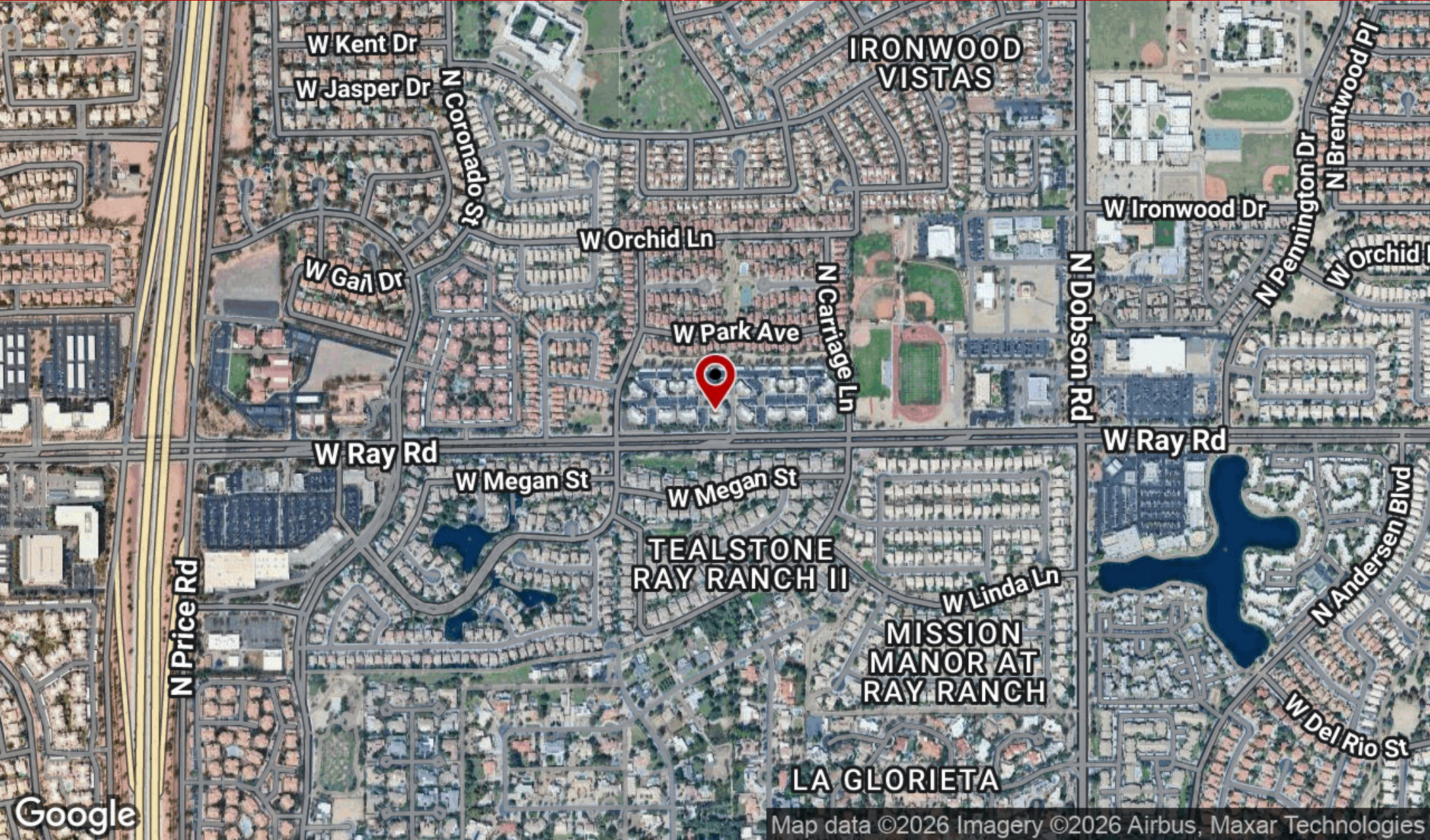


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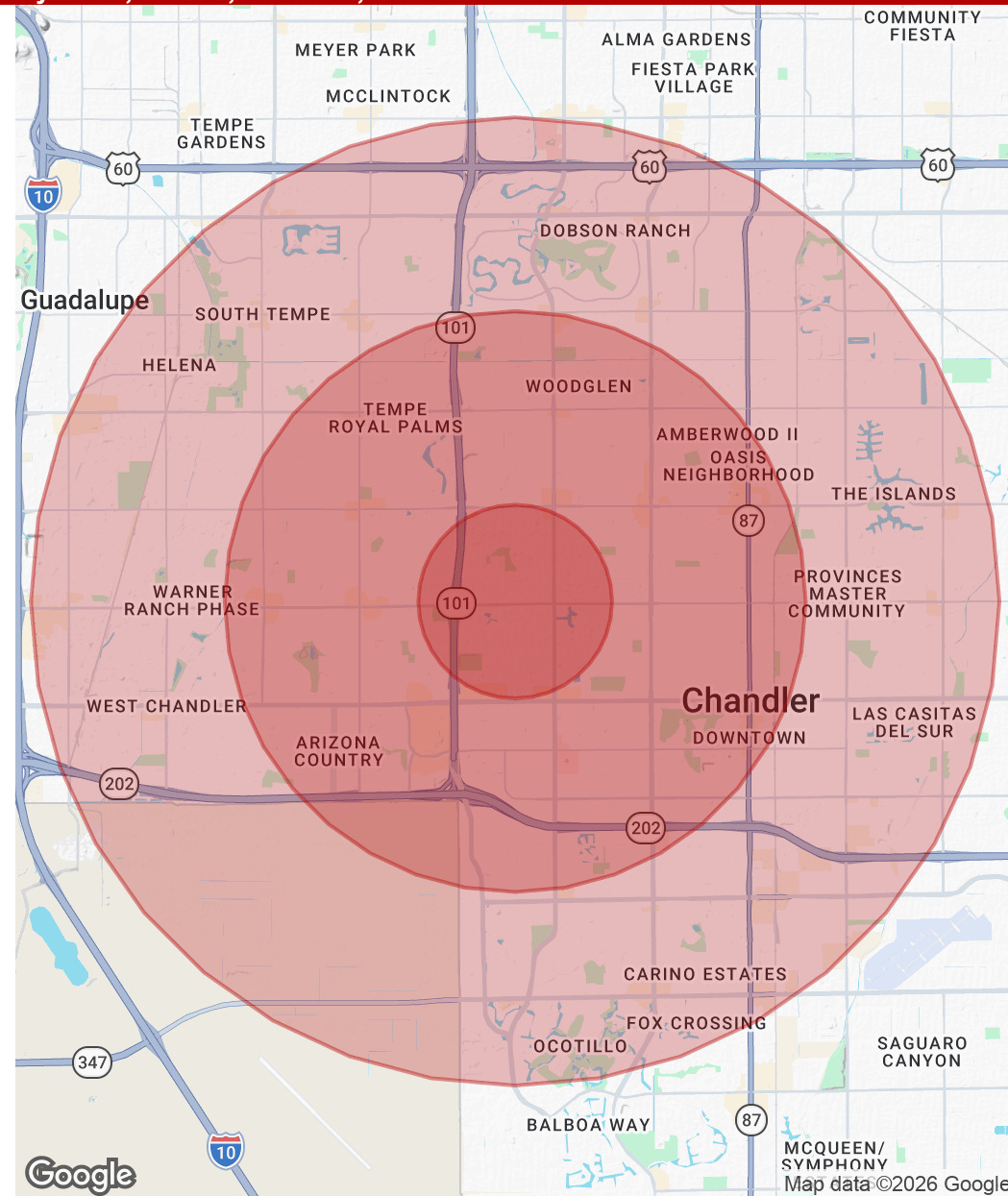
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Population	1 Mile	3 Miles	5 Miles
Total Population	17,161	129,859	312,021
Average Age	39.1	38.5	38.8
Average Age (Male)	38.2	37.6	37.9
Average Age (Female)	40	39.4	39.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,003	53,043	124,618
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$127,152	\$119,326	\$125,251
Average House Value	\$492,123	\$467,146	\$485,150

2023 American Community Survey (ACS)



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