



MHG Commercial

Driven. Different. Dark Horse.

1702 E McNair Drive

Tempe, AZ 85283 | United States

mhgcommercial.com

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Dover Shores

Freestanding Medical Office for Sale

2222 S Dobson Rd - Building 7 | Mesa, AZ 85202

Owner-user/investment opportunity



\$1,850,000



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PROPERTY HIGHLIGHTS

Parcel 305-10-130
 Lot Size ±13,893SF
 Bldg Size + 5,244 SF
 Year Built 1981
 Parking 3.89:1,000

SUITE 703 - MEDICAL

- 5 plumbed rooms, 3 with lake views
- IV suite with lake views
- laundry room
- small clean room with a in-ceiling single directional ISO 7 Filter
- All 3 suites can be easily combined



Suite	Occupant	Current Rent	Term	Notes
700	Kim DuBois LPC PLLC	\$2,089.50 a month plus NNN's	5/1/2026 - 6/30/2029	3% annual escalation, no renewal option
702	WIS IVS, LLC	\$2,180.00 a month plus NNN's.	7/1/2026 - 6/30-2029	3% annual escalation, no renewal option
703	Owner Occupied	Available for immediate occupancy		Qualifies for SBA financing

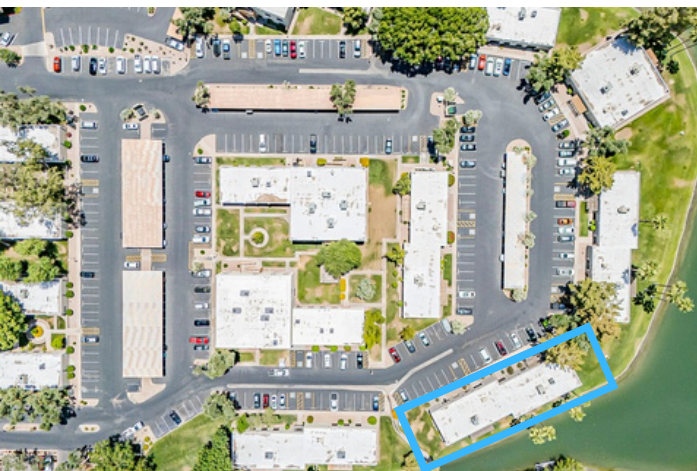
AREA BENEFITS

- **Situated in the Dobson Ranch Professional Village, a well-known business hub**
- **Excellent Connectivity:** Situated near major freeways (Loop 101 & US 60), providing easy access to Tempe, Scottsdale, Chandler, and Phoenix.
- **Proximity to major corporate and healthcare campuses creates synergy for professional services, medical practices, and administrative offices**
- **Close to Mesa Riverview and Dobson Ranch Retail Corridor – dining, retail, fitness, and entertainment all within 2 miles**
- **Located in Mesa's most established office corridor. Strong lease comps and limited competing inventory in the immediate area**

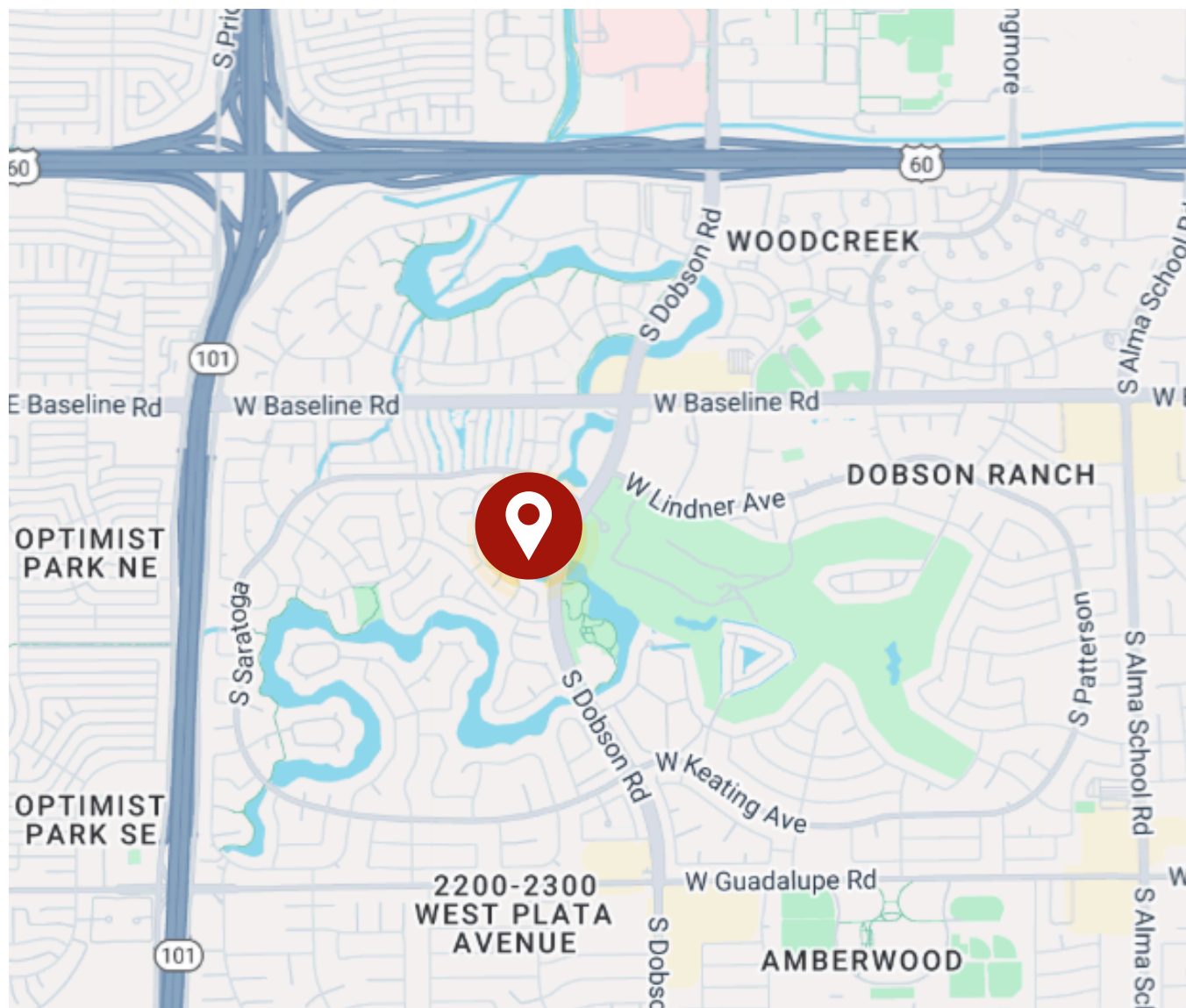


SPECIAL FEATURES

- Over 5,000 SF freestanding office condo
- Private entrance and dedicated parking with 6 covered spaces
- Brand new pergola, landscaping, and exterior paint
- Flexible floor plans ideal for medical, professional, or administrative use
- Includes reception area, private offices, conference room, and kitchenette
- High-quality interior finishes with abundant natural light
- Turnkey or move-in ready condition – minimal tenant improvements needed
- Monument signage available along Dobson Rd for increased visibility
- Part of a well-maintained professional office park with landscaped common areas
- Condo ownership structure – control your occupancy costs and build equity

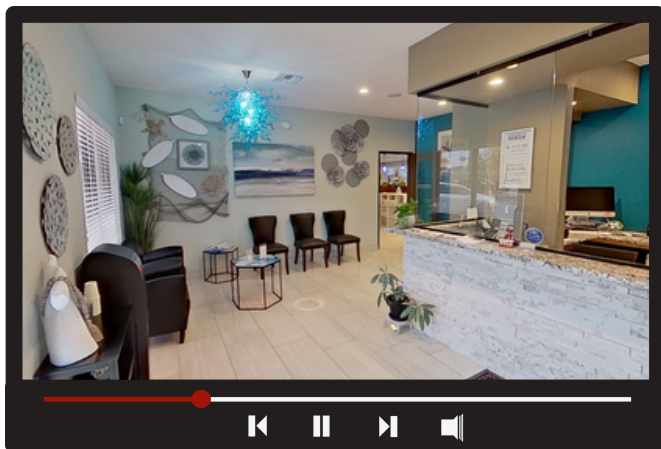


Discover a rare opportunity to own a high-quality office condo in the heart of Mesa's Dobson Ranch professional corridor. This freestanding suite offers a flexible layout with private offices, a reception area, and modern finishes—perfect for medical, legal, or professional use. With direct parking, monument signage, and easy access to Loop 101 and US 60, this property combines visibility, convenience, and long-term value in one of Mesa's most established business districts.





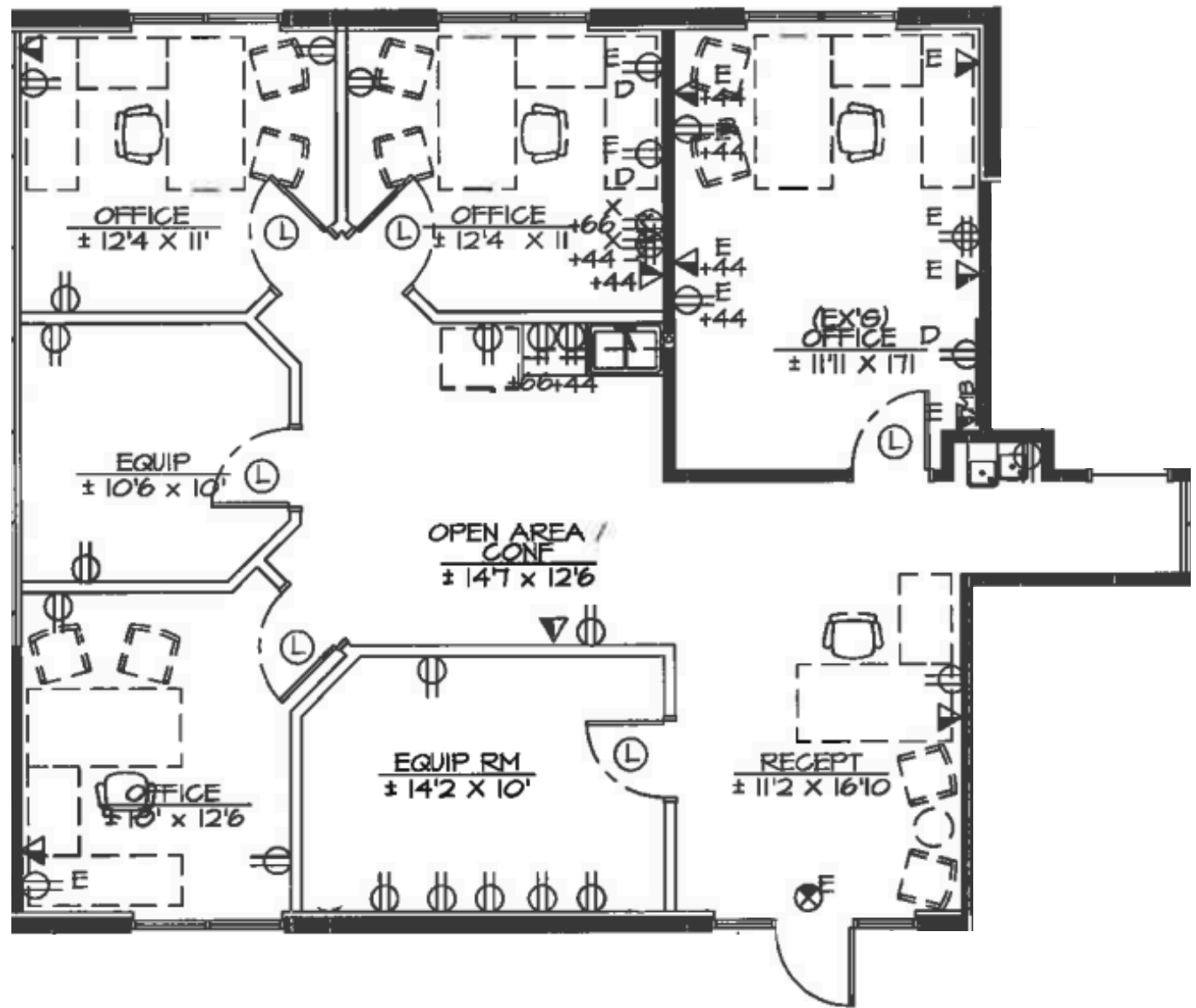
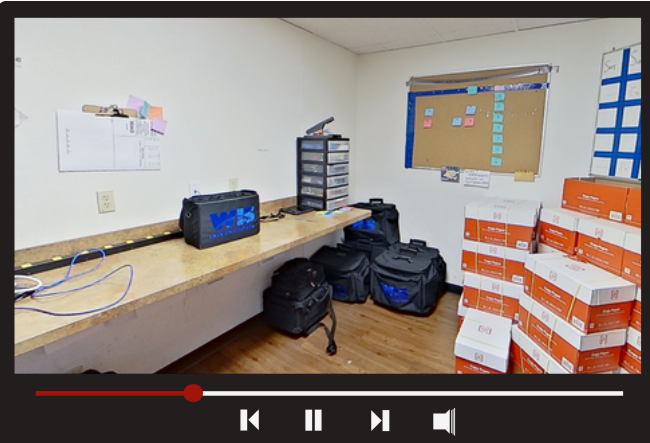
Interactive Video Tour



Suite 703

Suite	Occupant	Current Rent	Term	Notes
703	Owner Occupied	Available for immediate occupancy		Qualifies for SBA financing

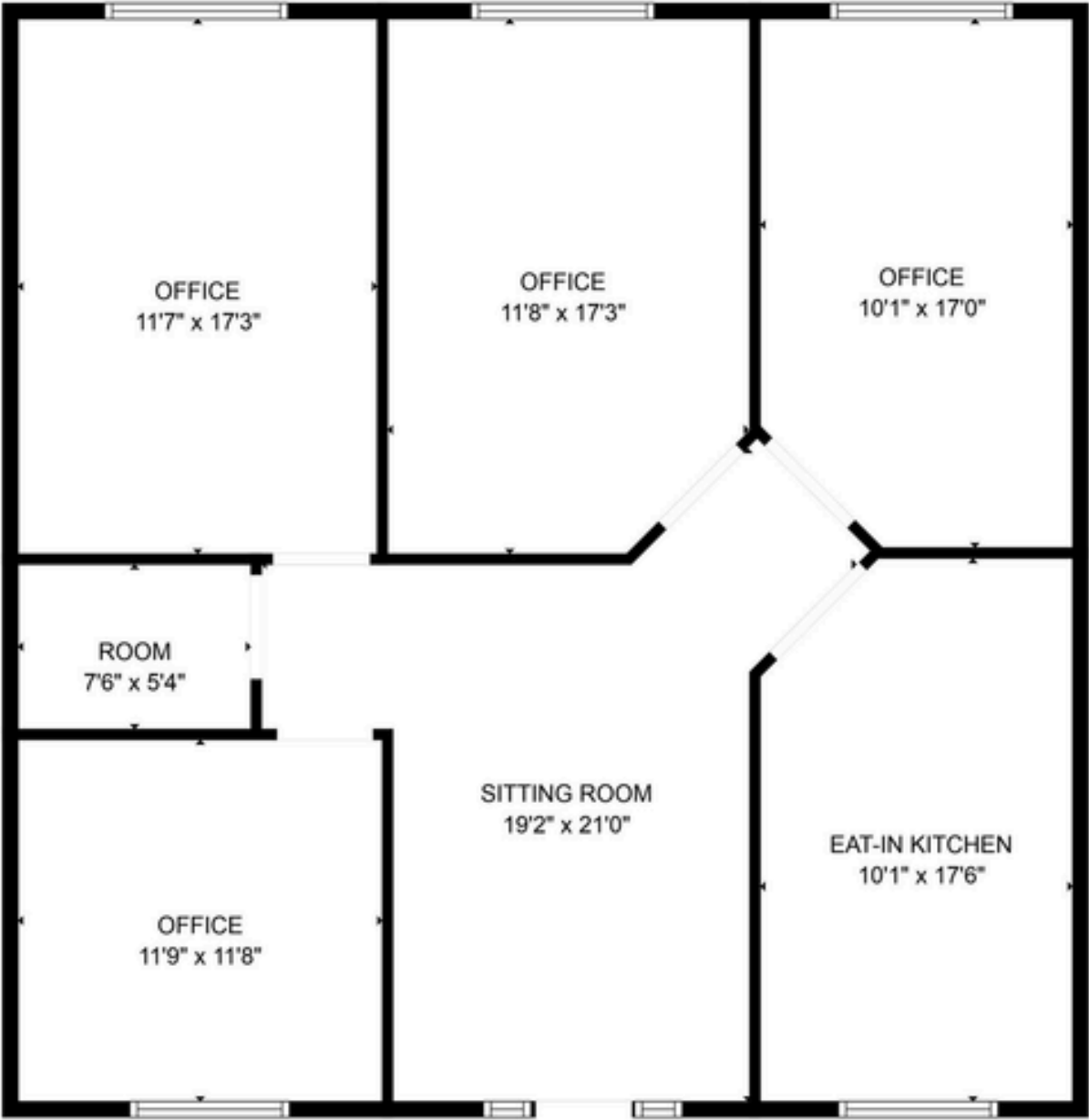
Interactive Video Tour



Suite 702

Suite	Occupant	Current Rent	Term	Notes
702	WIS IVS, LLC	\$2,180.00 a month plus NNN's	7/1/2026 - 6/30-2029	3% annual escalation, no renewal option

Interactive Video Tour



Suite 700

Suite	Occupant	Current Rent	Term	Notes
700	Kim DuBois LPC PLLC	\$2,089.50 a month plus NNN's	5/1/2026 - 6/30/2029	





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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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