

# 3654 N POWER RD | SUITE 143

Mesa, AZ 85215 - Office/Medical Condo for Lease or Sale

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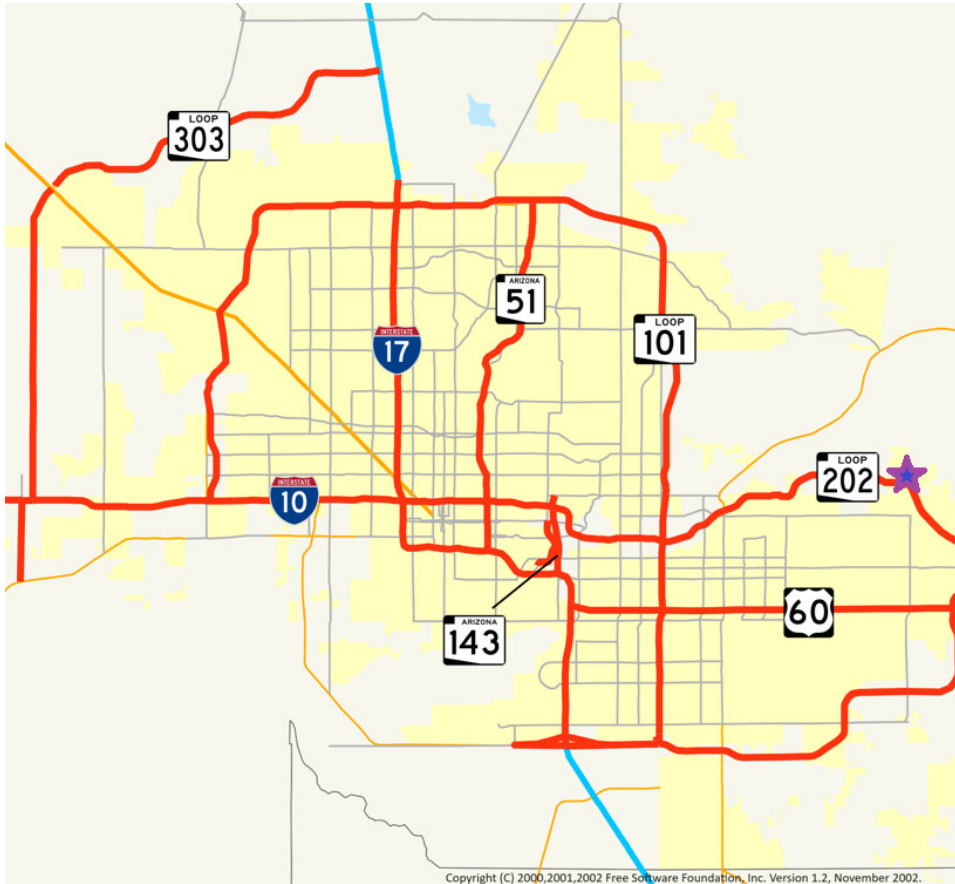


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## OFFICE/MEDICAL CONDO FOR LEASE OR SALE



### PROPERTY DESCRIPTION

This move-in-ready, single story  $\pm 2,500$  SF medical office condo is located in the beautifully maintained Zahara Professional Offices complex. It features a highly functional layout currently used for a chiropractic practice. This property is available for lease or purchase.

### PROPERTY HIGHLIGHTS

- APN # 141-71-225
- Fully built-out with high-end improvements
- Two (2) Covered, Reserved Parking Spaces Included
- Parking Ratio: 5.63/1,000 SF
- Situated just off N Power Rd & E Thomas Rd, a quick hop to Loop 202 Red Mountain Freeway
- Minutes from the Red Mountain Gateway Shopping Center
- Zoning: C-2

### OFFERING SUMMARY

|             |                            |
|-------------|----------------------------|
| Sale Price: | \$900,000 (\$360 PSF)      |
| Lease Rate: | \$24.00/SF/Year Triple Net |
| Unit Size:  | $\pm 2,500$ SF             |

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

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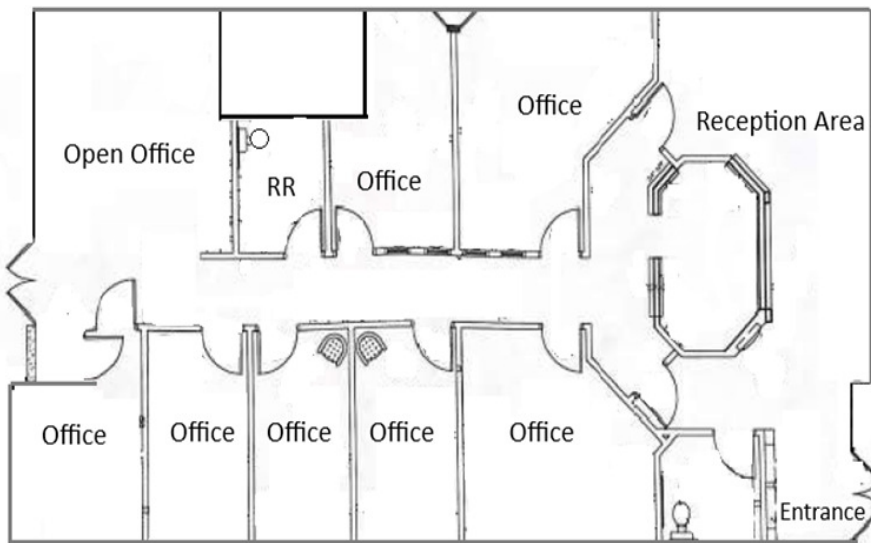


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## FLOORPLAN & PROPERTY LOCATION



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## ADDITIONAL PHOTOS



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