

FOR LEASE > OFFICE SPACE

# Advanced Medical Plaza

725 S. DOBSON RD., CHANDLER AZ 85224



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<b>BUILDING SIZE:</b>	±29,466 SF
<b>STORIES:</b>	2
<b>AVAILABILITY:</b>	Suite 203   ±3,673 RSF
<b>RATE:</b>	\$20.00 SF/YEAR, NNN
<b>PARKING:</b>	200 Parking Spaces (6.5/1,000) Covered Parking Ratio 1/1,000 Reserved at \$35 per space per month

## PROPERTY DESCRIPTION

The Advanced Medical Plaza is a 2-story contemporary medical office property with exceptional visibility in an attractive setting.

- > Highly Visible Building Signage Fronting Dobson
- > Lighted Monument Signage Fronting Dobson
- > Beautiful Four Sided Architecture with lots of natural light
- > Built-out Medical Suites Offering Immediate Occupancy
- > Professionally Manicured Landscaped Scenery
- > Generous Parking with Convenient Drop-off Lane



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$68,676	\$70,574	\$77,026
2017 Estimated Population	14,261	115,003	264,011
2022 Projected Population	15,349	124,462	285,155

## TRAFFIC COUNTS

Dobson Rd. & Pecos Rd. : 39,071 vehicles per day

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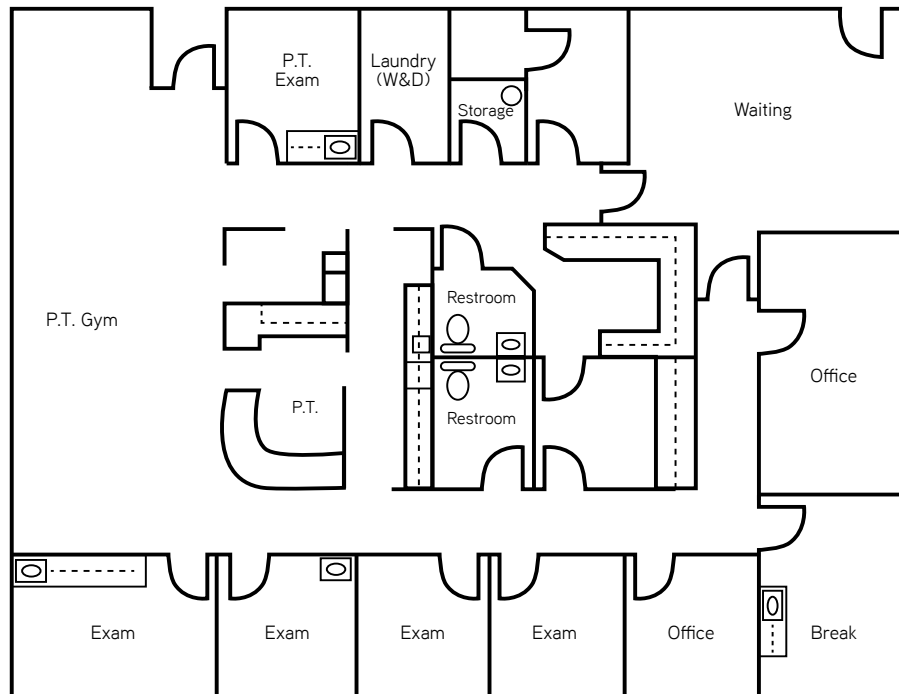
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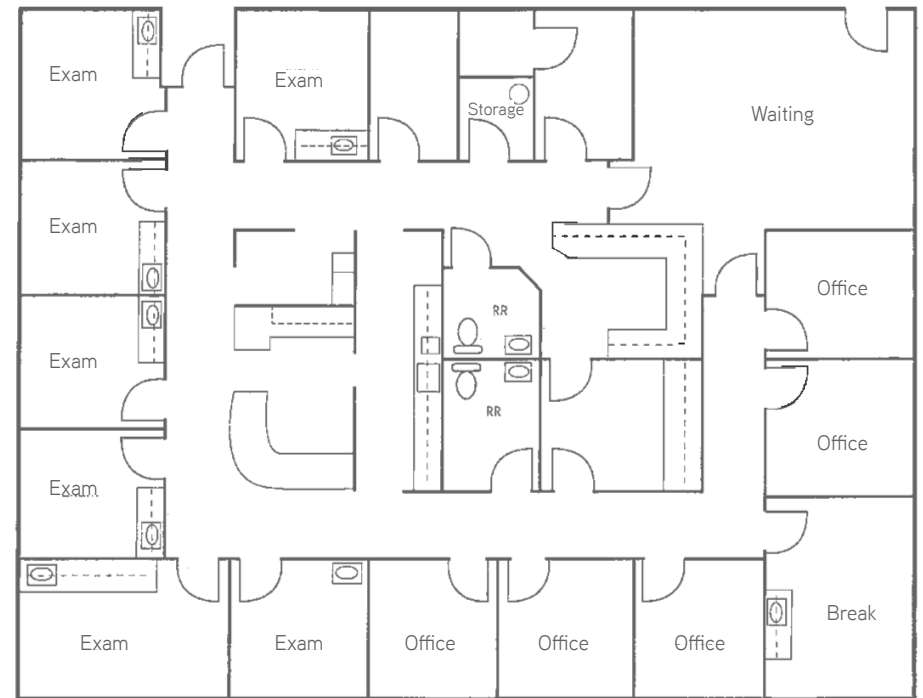
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Suite 203 | ±3,673 SF | Medical Office Suite



EXISTING FLOOR PLAN



CONCEPTUAL FLOOR PLAN

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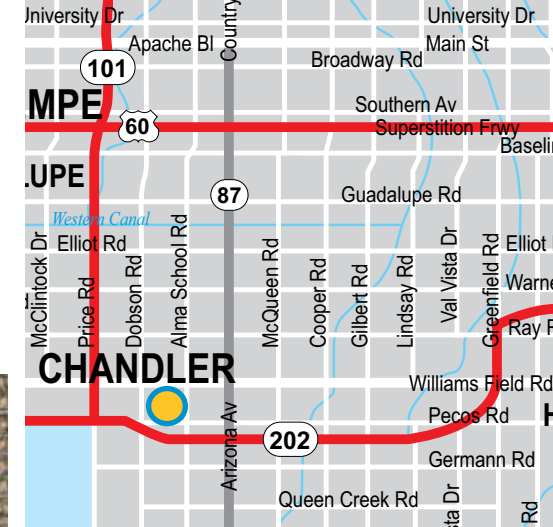
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## Contact

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