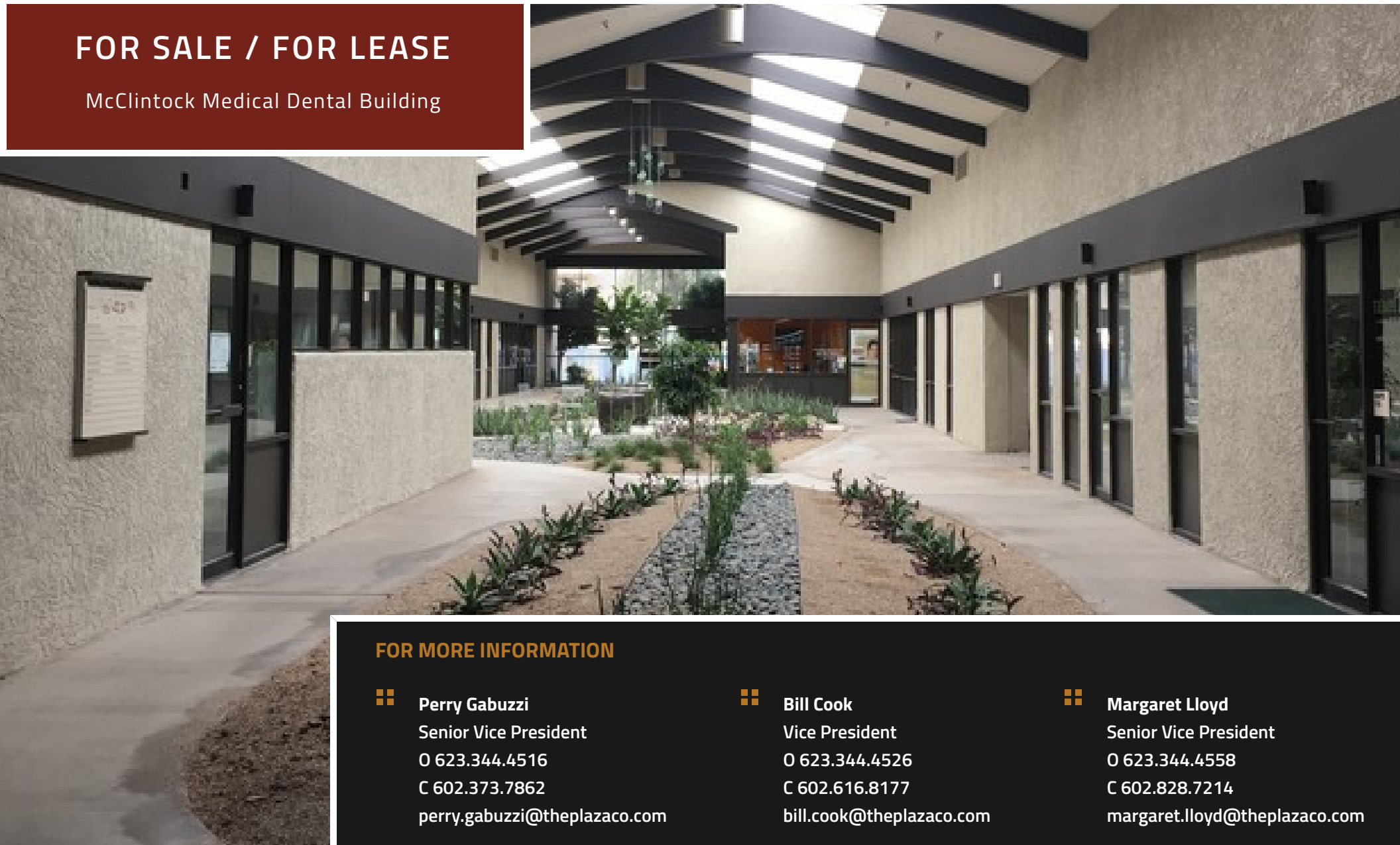


McClintock Medical and Dental Building

6200 S. MCCLINTOCK DRIVE, TEMPE, AZ 85283

FOR SALE / FOR LEASE

McClintock Medical Dental Building



FOR MORE INFORMATION



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Executive Summary



PROPERTY SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (NNN)
Available SF For Lease:	1,365 - 3,464 SF
Building Size:	22,845 SF
Occupancy:	77%
Purchase Price:	\$3,500,000

DOWNLOAD CONFIDENTIALITY AGREEMENT:

<https://buildout.com/plugins/inventory/192448-sale/view?document=964292>

PROPERTY HIGHLIGHTS

- New centralized vacuum system available to all suites for use by dental/oral health tenants.
- Strong existing Tenant mix consisting of dental, orthodontics, and periodontist.
- Contiguous blocks of space available between 3,261 rsf - 3,464 rsf.
- Revitalized common areas and entry are well maintained and very appealing.
- Signage opportunities available.
- Medical / Dental building in close proximity to multiple hospitals including Banner Desert Medical Center and Tempe St. Luke's.
- Easy access to all major Valley freeways.



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Available Spaces

LEASE TYPE | NNN **TOTAL SPACE** | 1,365 - 2,395 SF **LEASE TERM** | NEGOTIABLE **LEASE RATE** | \$16-\$18 SF/YR

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104	1,365 SF	NNN	\$16.00 - \$18.00 SF/yr	Available with 30 days notice, contiguous with Suite 103 for up to 3,261 RSF
109	1,800 SF	NNN	\$16.00 - \$18.00 SF/yr	Brand new medical spec suite, contiguous with Suite 110 for up to 3,464 RSF
110	1,664 SF	NNN	\$16.00 - \$18.00 SF/yr	2nd generation medical suite, contiguous with Suite 109 for up to 3,464 RSF
114	2,044 SF	NNN	\$16.00 - \$18.00 SF/yr	2nd generation dental build-out
115	2,395 SF	NNN	\$16.00 - \$18.00 SF/yr	2nd generation dental build-out



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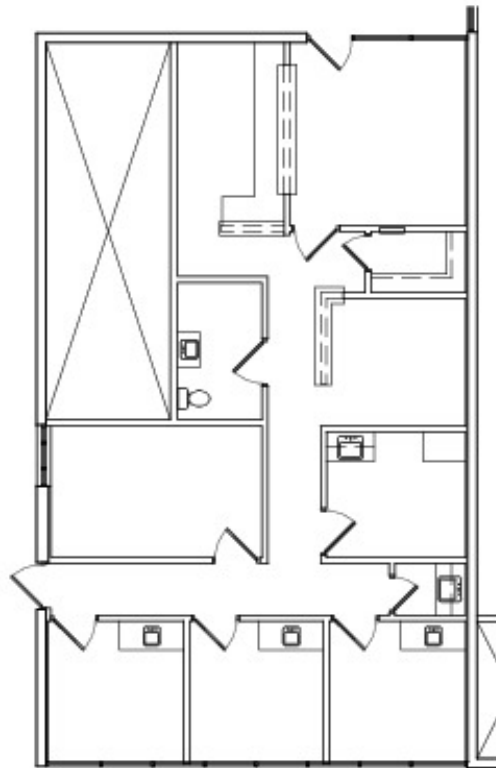
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Floor Plans



SUITE 104 - 1,365 RSF

Available with 30 days notice



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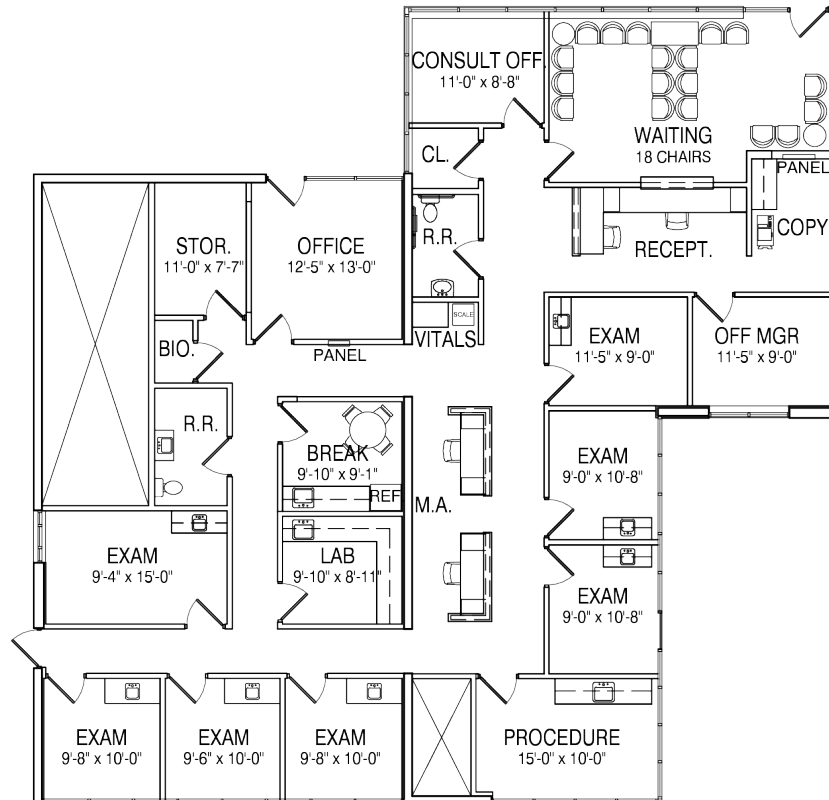
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Floor Plans



SUITE 103/104 PROPOSED FLOOR PLAN

3,261 RSF



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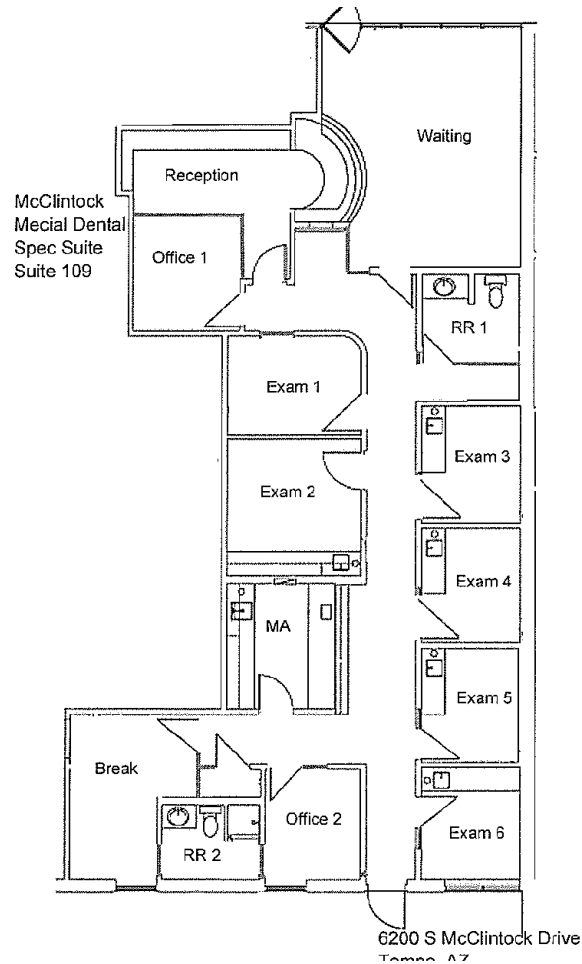
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Floor Plans



SUITE 109 - 1,800 RSF
Spec suite

SUITE 109 - LOBBY



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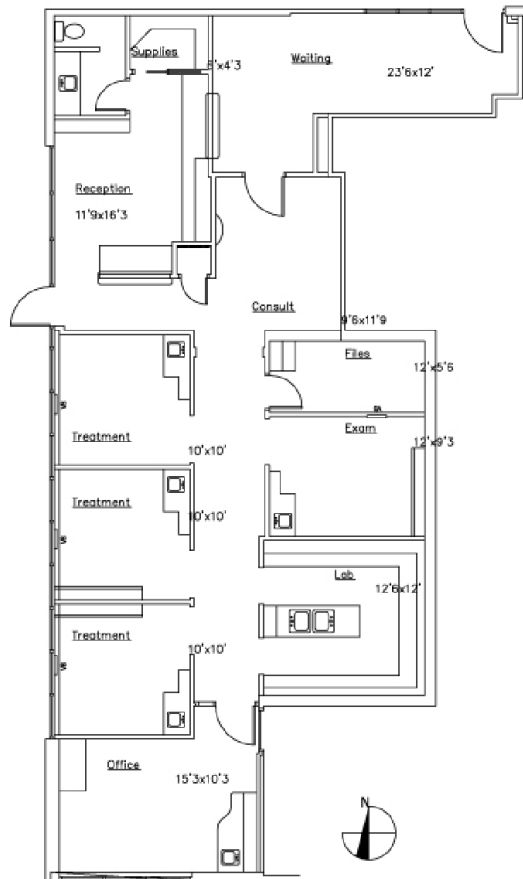
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Floor Plans



SUITE 110 - 1,664

Second-generation medical office space



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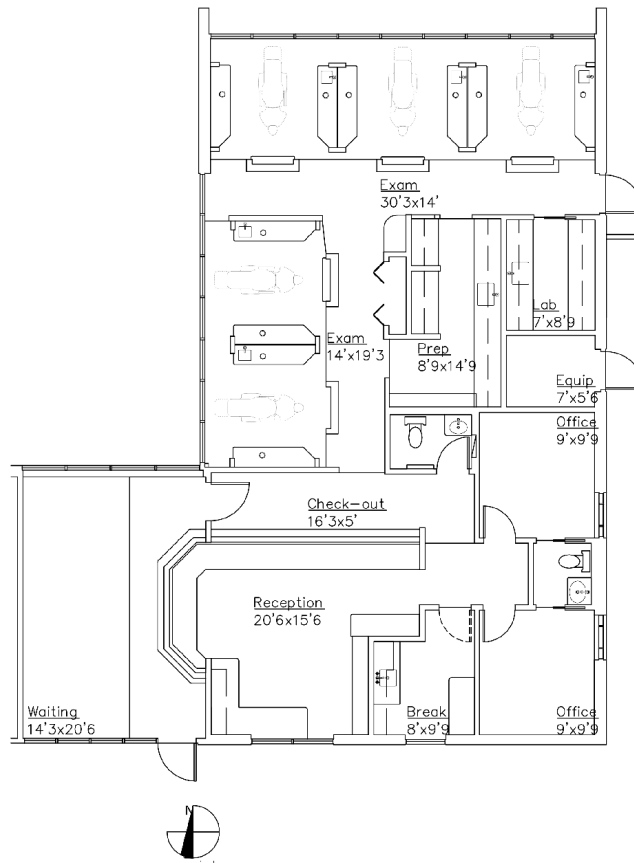
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Floor Plans



SUITE 114 - 2,044 RSF

Second-generation dental build-out



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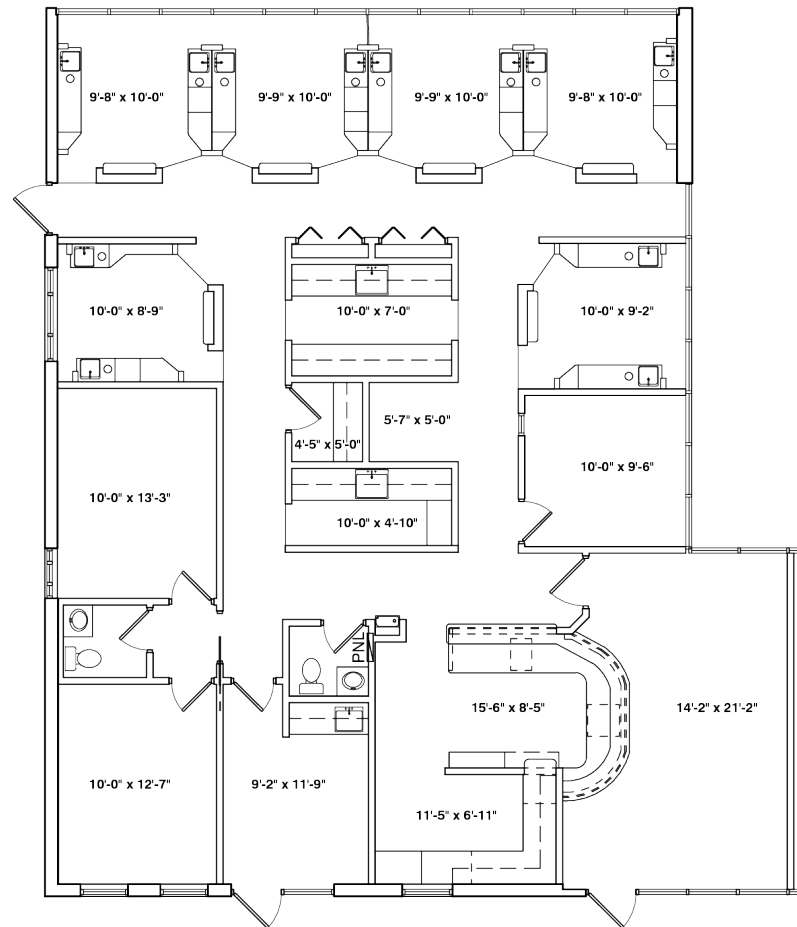
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Floor Plans



SUITE 115 - 2,395 RSF

Second-generation dental build-out



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Retailer Map

