



7201 East Camelback Road, Suite 250  
 Scottsdale, Arizona 85251  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



**Kathleen M. Morgan, CCIM**  
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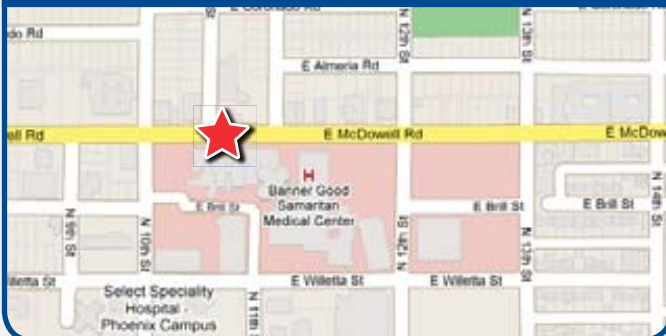


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COMMERCIAL ADVISORS

# 1030 E MCDOWELL - Phoenix, AZ 85006

## Prime Location



## 1030 E MCDOWELL

NE Corner of N Dayton St & E McDowell Rd

**Building Size** 3,197 SF

**Availability** Entire Building - 3,197 SF

**Lease Rate** \$12.00/SF NNN (Triple Net)

**Annual Increases** \$0.50

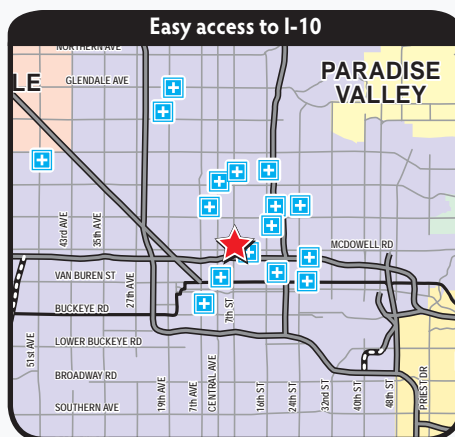
**Tenant Improvements** Negotiable

**Operating Expenses** Triple Net

**Parking** Ample



Medical Suite Available for Lease Across the Street from Banner Good Samaritan Hospital



## AMENITIES

- Across the street from Banner Good Samaritan Hospital
- Shares a parking lot with surgery center
- Convenient freeway access
- Five (5) treatment rooms



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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## AERIAL MAP





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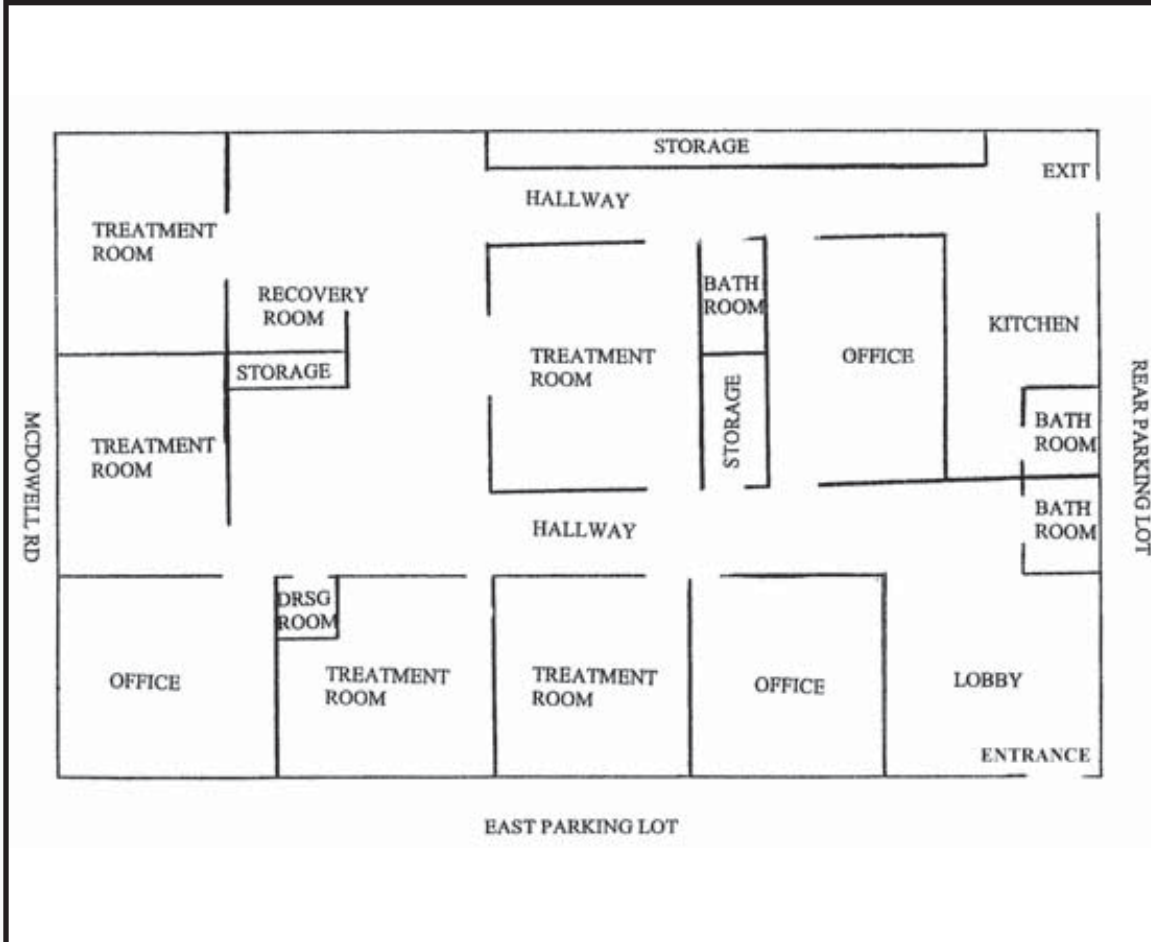


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## FLOOR PLAN • 3,197 SF



## SITE PLAN

