



2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
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COMMERCIAL ADVISORS



Julie A. Johnson, CCIM  
 Executive Vice President  
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 jjohnson@gpe1.com



# 13575 WEST INDIAN SCHOOL ROAD - Litchfield Park • Az 85340

## 13575 W INDIAN SCHOOL RD

SW of W Indian School Rd & N Dysart Rd

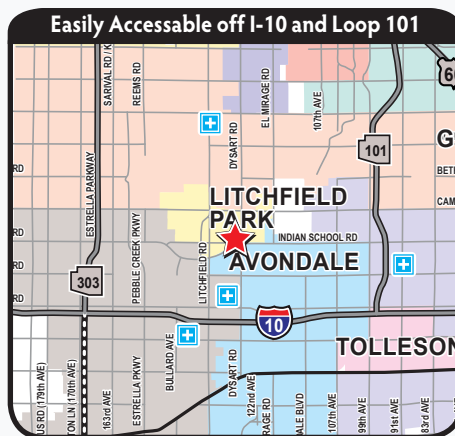
<b>Building Size</b>	25,590 SF	
<b>Availability</b>	Suite 200	3,134 RSF
<b>Lease Rate</b>	\$21.00/RSF plus electric, janitorial	
<b>Annual Increases</b>	3%	
<b>Tenant Improvements</b>	Move-in ready! Existing dental build-out features 8 operatories - space can easily convert to medical suite with 8 exam rooms. [Minimal tenant improvement allowance.]	
<b>Expenses</b>	Base year	
<b>Parking</b>	12 covered reserved	

### Beautiful Interiors



**MAKE OFFER**

Move-in Ready Dental Office Space for Lease in Litchfield Park



### AMENITIES

- **MAKE OFFER!**
- Growing area of the West Valley
- Easily accessible off I-10 and Loop 101
- Beautiful dental office is move-in ready or easily converted to medical office suite
- Building signage available
- Close to Banner Estrella Medical Center and West Valley hospitals
- Owner ready to lease!



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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Suite 200 • 3,134 SF • Existing Dental Build-out





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# 13575 WEST INDIAN SCHOOL ROAD - Litchfield Park • Az 85340

Suite 200 • 3,134 SF • Spec Medical Build-out

