



Property Description

Step into a turnkey medical environment designed with both patients and providers in mind. This 3,487 SF condo delivers what most practices spend 6+ months and hundreds of thousands of dollars building from a vanilla shell: nine exam rooms, private doctor's office, dedicated medical work room, break room, ADA restroom, and server/storage — all in place, all functional, all included in the lease. Located along Power Road with approximately 28,000 VPD and just one mile from Loop 202, the property offers strong visibility and convenient access for patients and staff alike.

Property Highlights

- 3,487 SF medical office suite near hospitals
- Efficient, functional floor plate
- Turn-key opportunity for providers
- 28,000 VPD on Power Road

Location Description

Medical office property located in the Red Mountain Professional Park area of Mesa, Arizona, with hospitals nearby. The City of Mesa is home to over a half million people and part of the greater Phoenix area. Mesa attracts many large employers including Banner Health, Boeing, Dexcom, ZF TRW, Daicel Corp, Nammo Talley, Able Aerospace, MD Helicopters, and Fujifilm. Recent and ongoing developments by Apple, Meta, Virgin Galactic, Xnrgy, Hadrian Automation, and Gulfstream among many others highlight Mesa's technology and business friendly atmosphere.

Offering Summary

Lease Rate:	\$22 SF/yr (NNN)
Available SF:	3,487 SF
Current NNNs:	TBD
Available October 1, 2026:	PLEASE DO NOT DISTURB TENANT



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3,487 SF TURN-KEY MEDICAL OFFICE FOR LEASE | 6828 E. BROWN ROAD, SUITE 102, MESA, ARIZONA 85207



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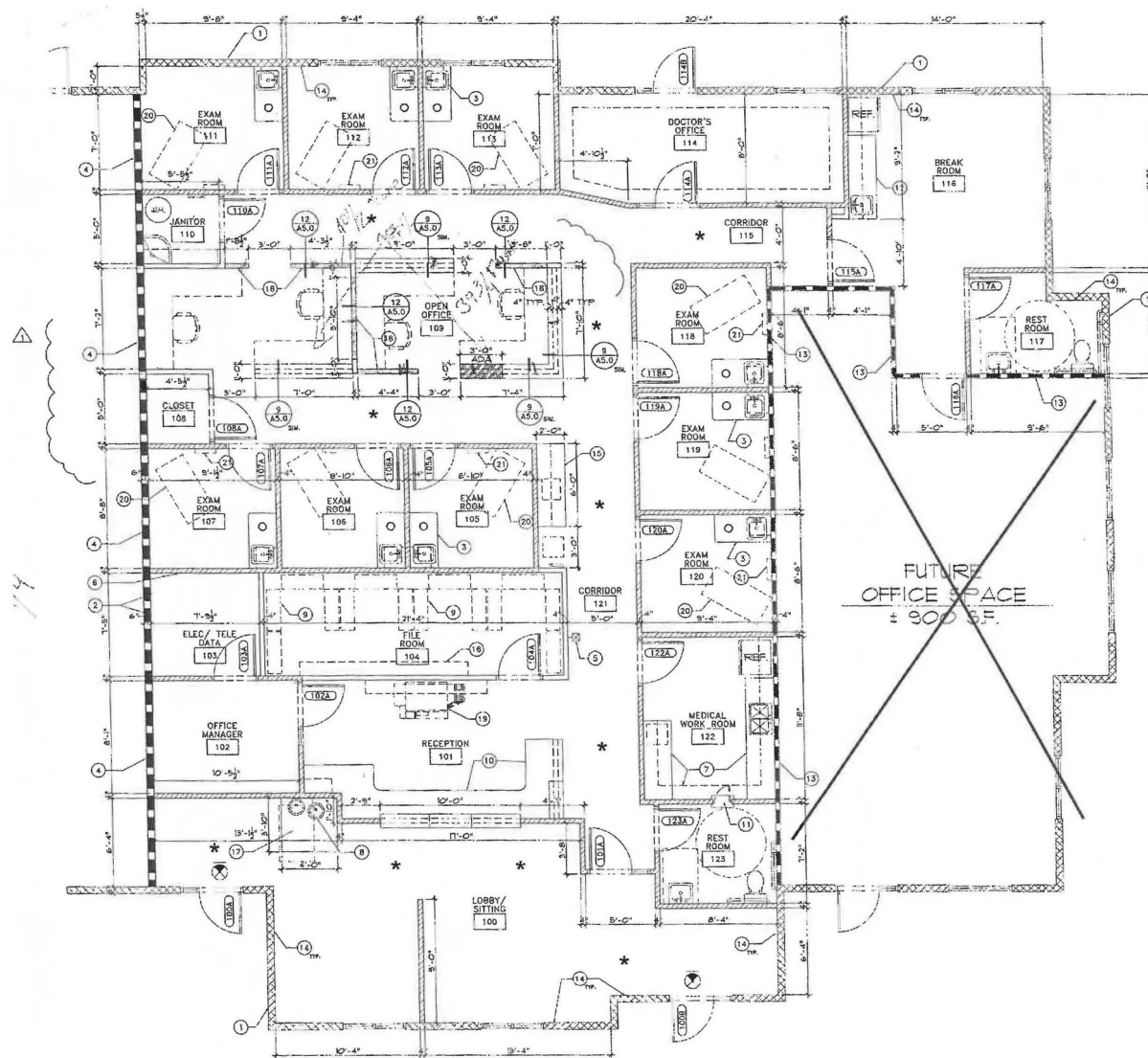
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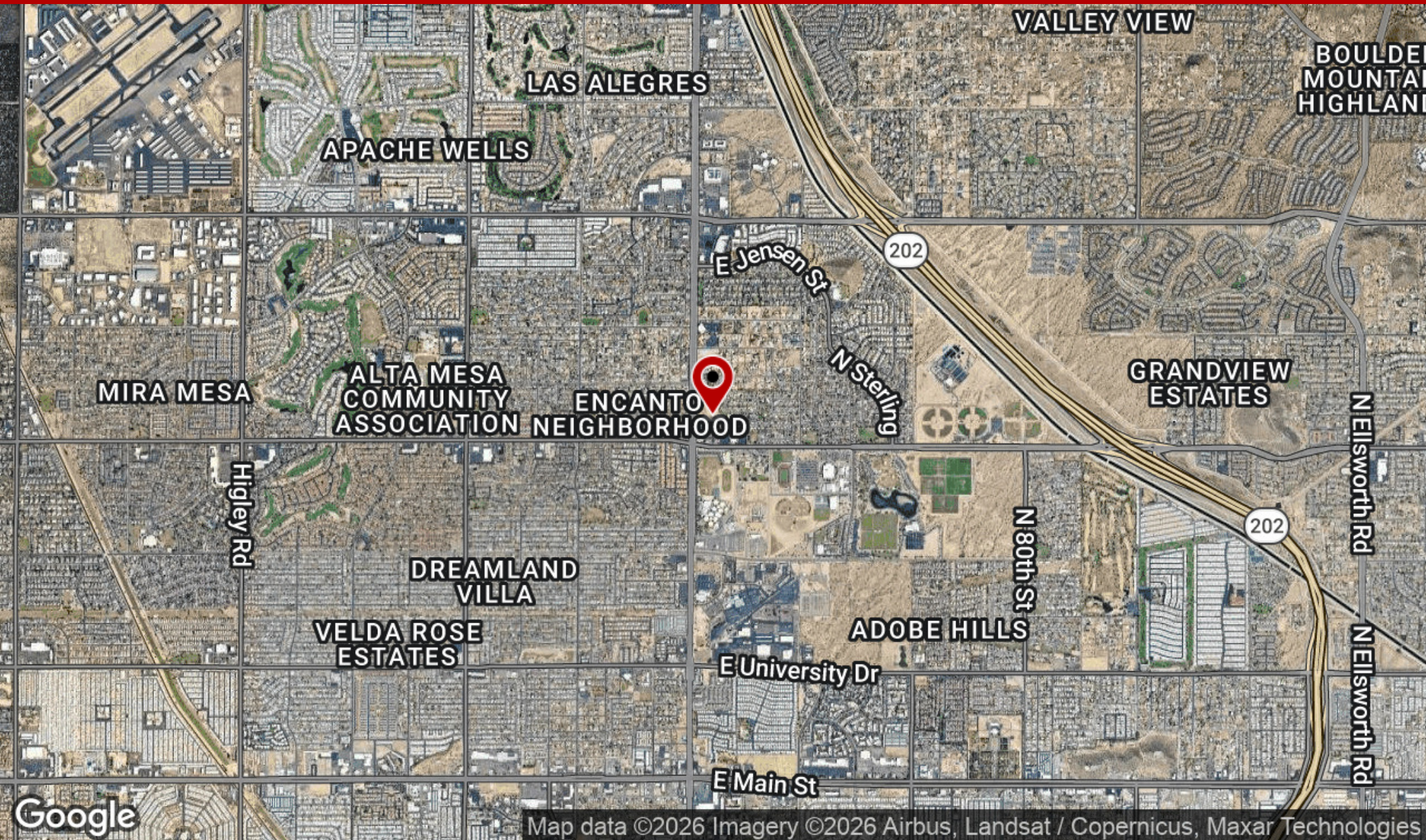


FLOOR PLAN



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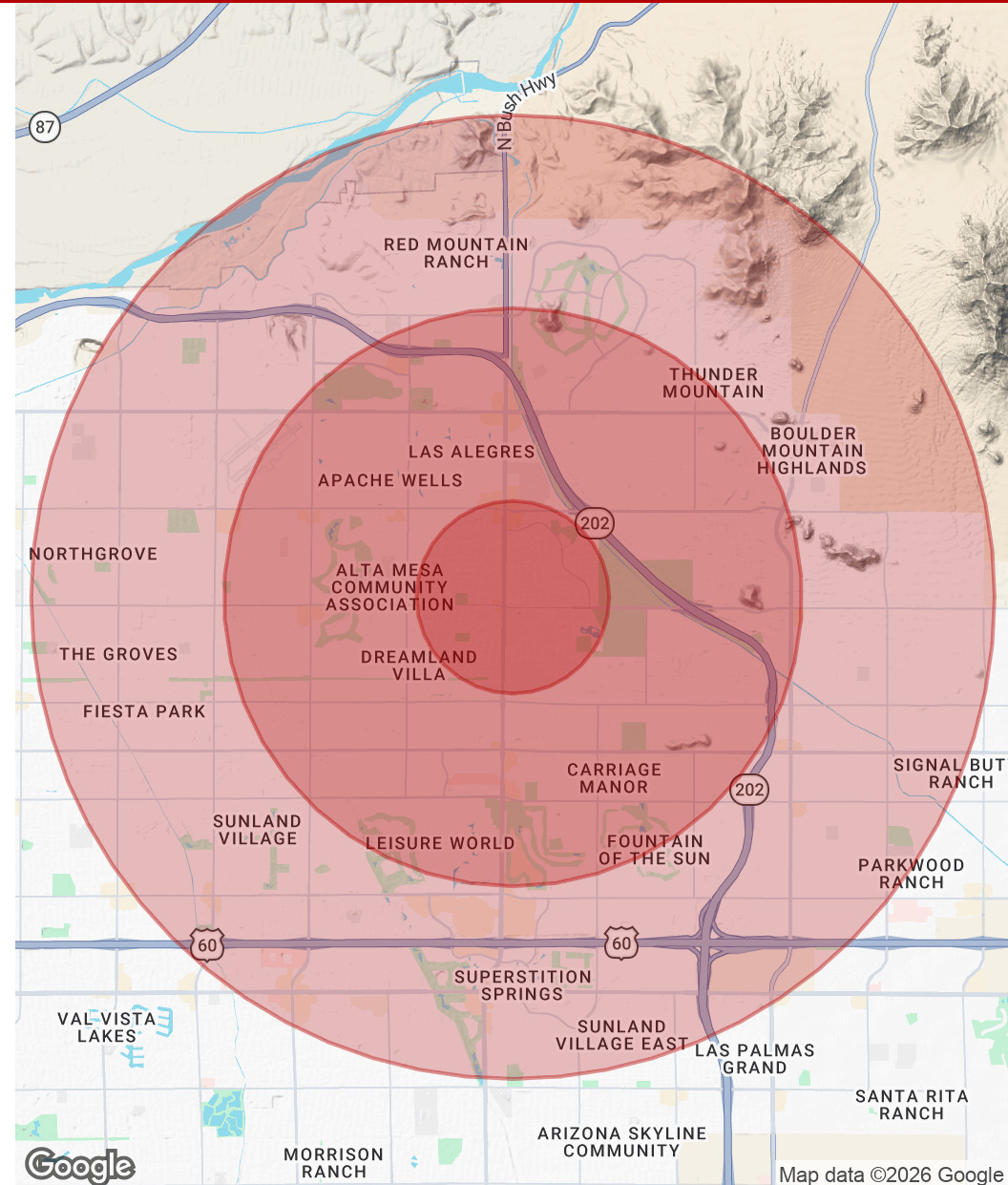
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,673	100,328	229,242
Average Age	41.9	48.2	45.7
Average Age (Male)	40.7	46.5	44.1
Average Age (Female)	43.1	49.8	47.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,033	43,753	96,054
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$108,213	\$101,237	\$101,204
Average House Value	\$399,651	\$385,718	\$394,423

2025 CoStar Estimates



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