

# MEDICAL / OFFICE SPACE FOR LEASE

±1990 SF DENTAL SUITE & ±2243 SF GREY SHELL, CAN BE COMBINED

6535 W CAMELBACK ROAD, PHOENIX AZ 85033



Highly acclaimed K-8 Academy of Math & Science School opened in Fall 2015 on the adjoining property.



- ★ 2 suites available that can be combined to total ±4423 SF:
  - ★ ±1990 sf dentist office
  - ★ ±2243 sf grey shell
- ★ Beautiful courtyard building with expansive grass area & large trees.
- ★ Excellent location in a busy intersection with daily traffic count of 45,000 cars.
- ★ Suite visibility to Camelback Rd, rent includes full size monument sign panel.
- ★ Great opportunity for medical or professional office; chiropractor, pediatric specialty, oral surgeon, small school, tutoring, etc.
- ★ Ample parking (10:1,000 parking ratio)
- ★ Additional basement storage also available.
- ★ Attractive TI allowance available for qualified tenants.
- ★ \$12.75/SF + NNN



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