

10-YEAR NNN SINGLE TENANT medical opportunity



Rose Garden Office Park BUILDING C PHOENIX, ARIZONA



GRUBB & ELLIS
BRE Commercial, LLC
Independently Owned and Operated

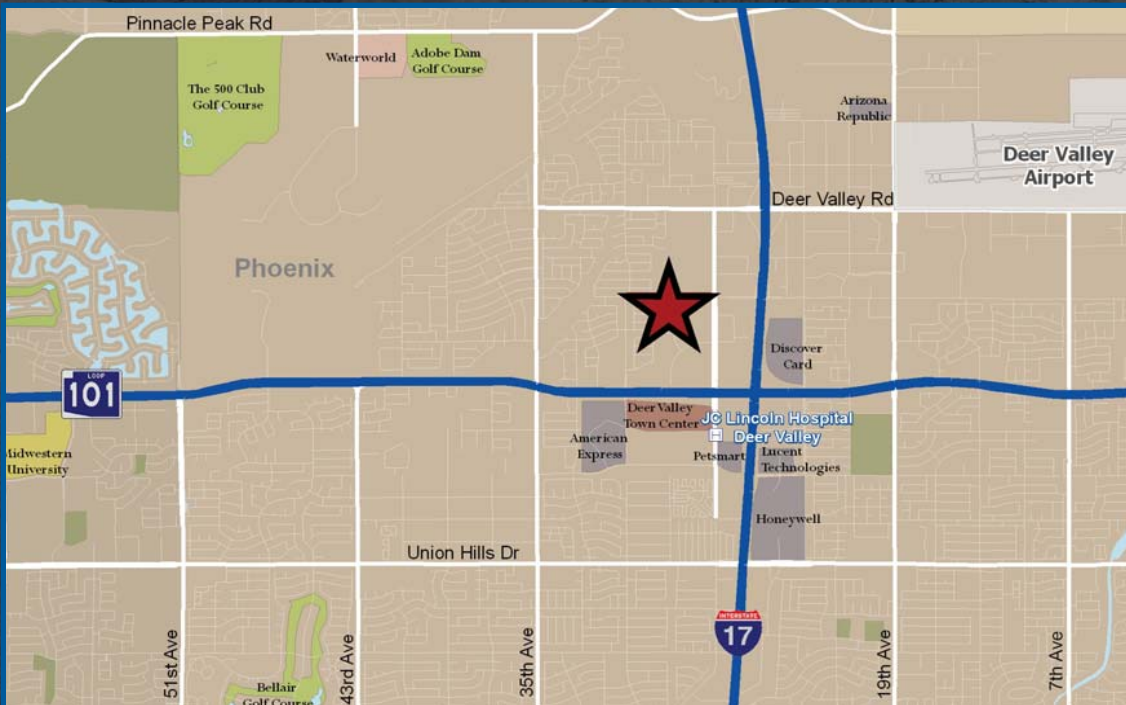
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In partnership with:



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PROJECT FEATURES:

- **PROPERTY ADDRESS** 20950 North 29th Avenue
Building C
Phoenix, Arizona
- **PROPERTY TYPE** Medical Office Building
- **SIZE** ±8,981 SF
- **OCCUPANCY** 100%
- **YEAR BUILT** 2008
- **PRICE** \$2,750,000
- **CAP RATE** ±7.8%
- **LEASE TERMS** 10-yr, NNN, Personally Guaranteed.

- Leased to a leading breast cancer treatment center with 20 Arizona locations.
- 10-yr NNN lease with 3% annual increases and personal guarantee.
- Located near the interchange of two (2) major freeways.
- Excellent construction quality and curb appeal.

For further information, please contact:



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