



6200 S McClintock Dr.  
Tempe, AZ



TRANSWESTERN

REAL ESTATE  
SERVICES



Medical and Dental Suites **Available For Immediate Occupancy**

**Kathleen Morgan**

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**Kevin Smigiel**

Vice President  
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**Vince Femiano**

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## Available Medical & Dental Suites



**\$18.00 NNN**  
**3% Annual Increase**

- **Suite 105:** ±1,600 RSF (*Dental Space*)
- **Suite 106:** ±767 RSF
- **Suite 109:** ±1,800 RSF
- **Suite 111:** ±2,590 RSF\* (*Dental Space*)
- **Suite 113:** ±1,755 RSF\*

*\*Suites 111 & 113 are contiguous to ±4,345 RSF*



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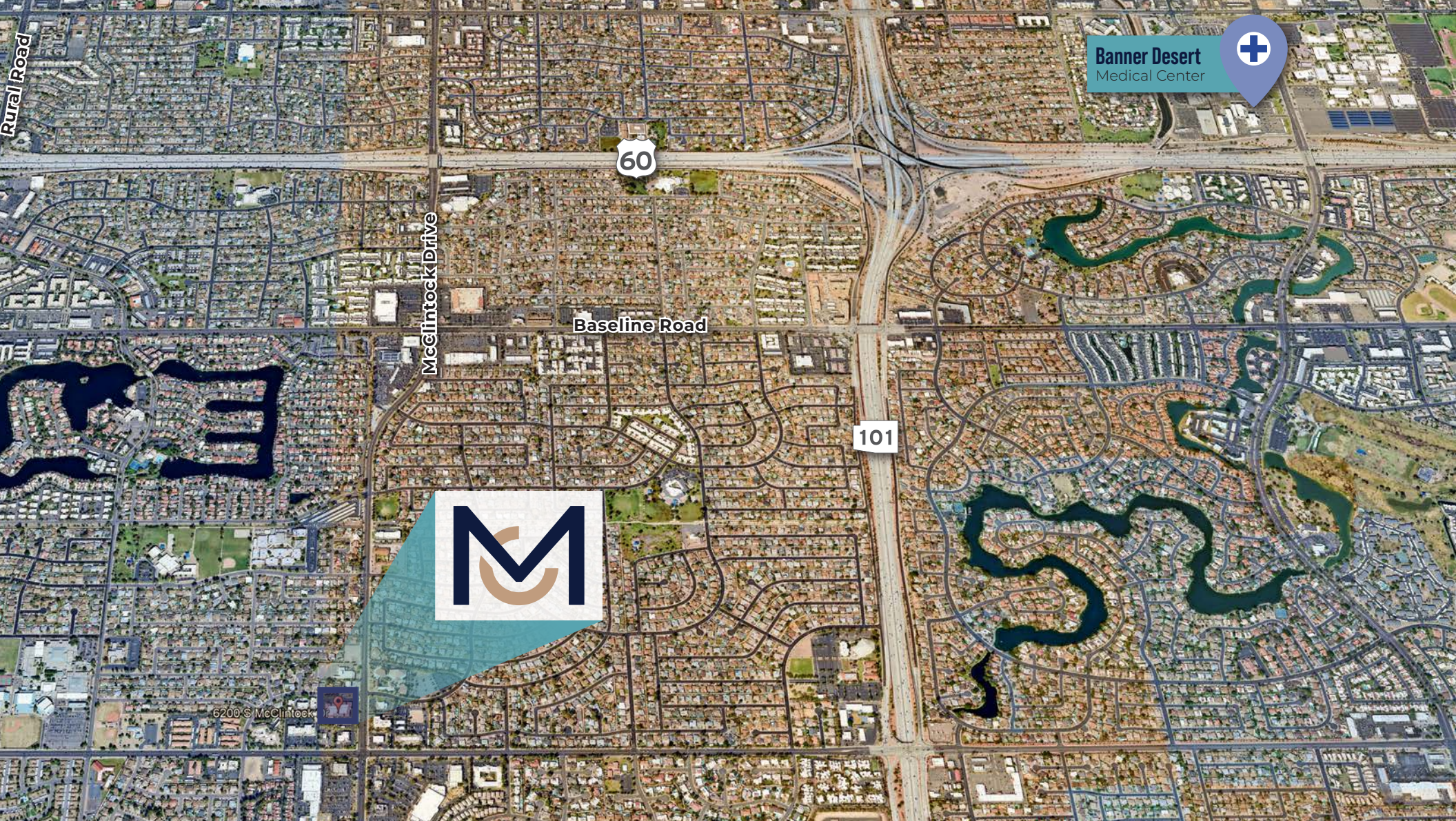
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## What We Offer at McClintock Medical & Dental Building

6200 S McClintock Dr. Tempe, AZ



### Easy Access

to Loop 101 and U.S. 60



### Synergistic Tenant Mix

including Imaging, Family Practice, and Physical Therapy



### Proximity to Hospitals

including Tempe St. Luke's (5.1 miles) and Banner Desert Medical Center (3.7 miles)



### Garden-Style Office

with Covered Courtyard



### Parking Ratio 5:1,000

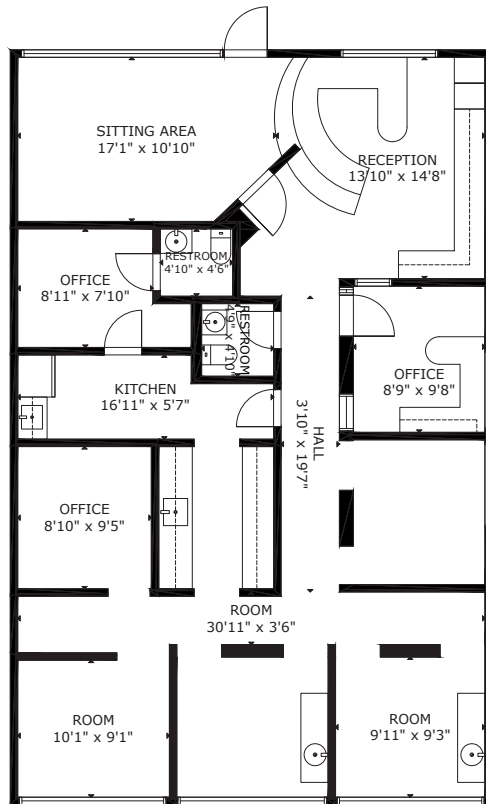
with Covered (fee) and Uncovered Courtyard Parking Available



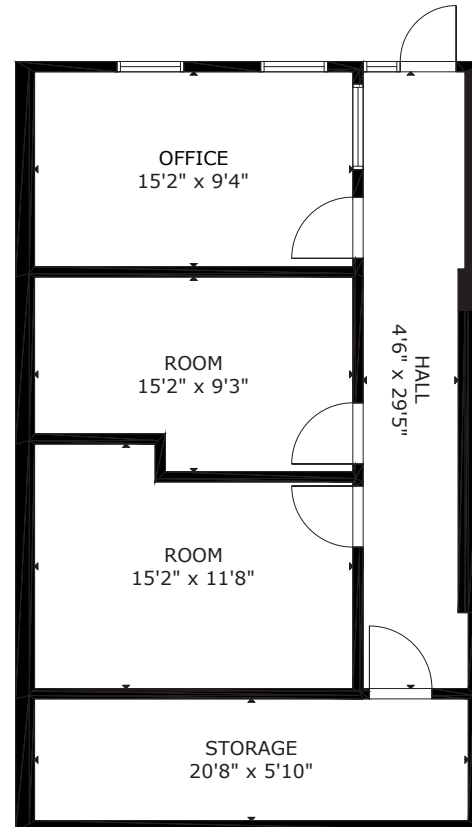
# Available For Immediate Occupancy



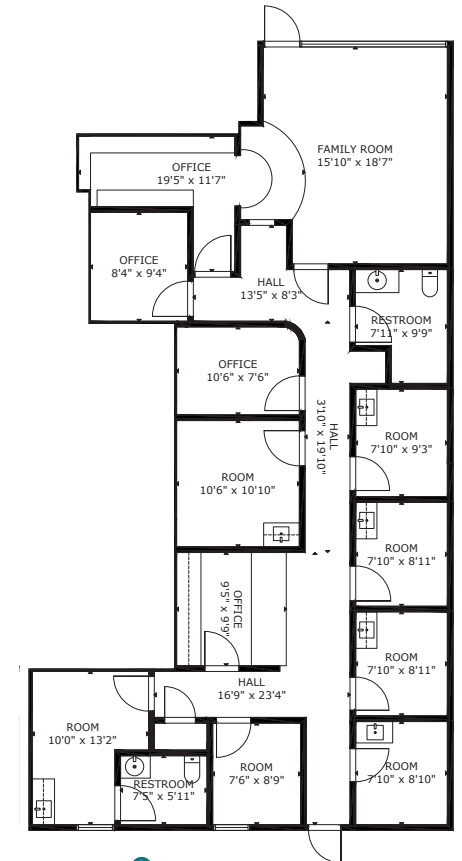
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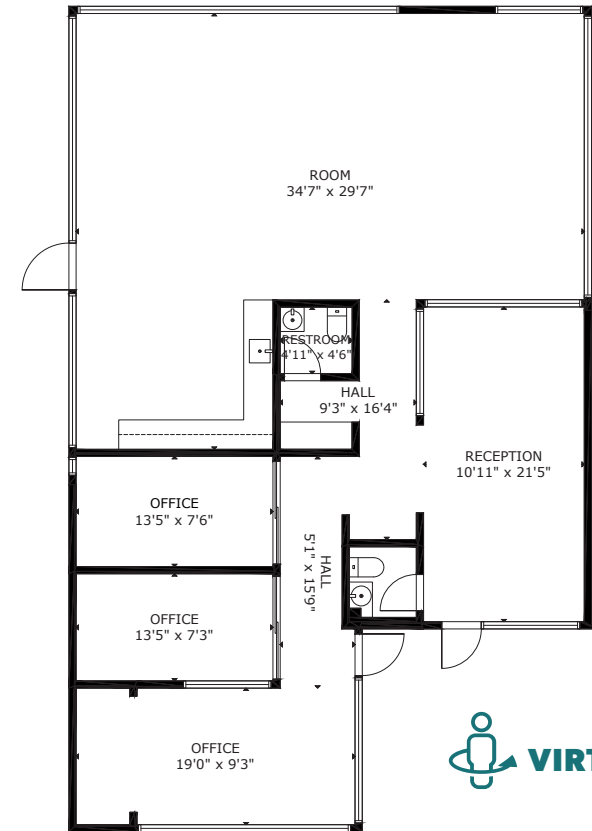
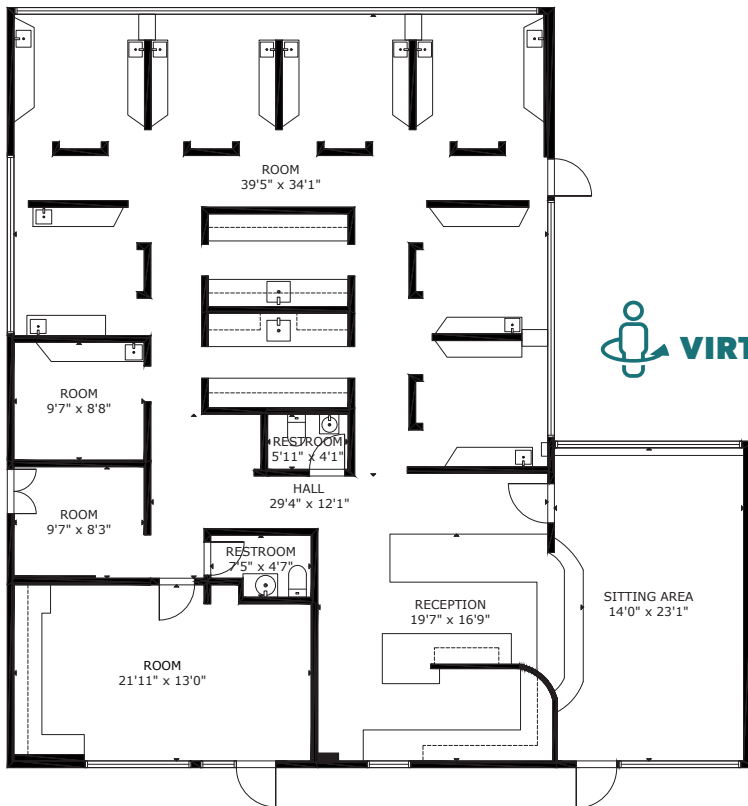
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▪ **Suite 111:** ±2,590 RSF (Dental Space)

**Contiguous to ±4,345 RSF**

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