

FOR LEASE

Dry Creek Professional Building 35 Dry Creek Road - Sedona, AZ 86336

Executive Summary

- Easy access*
- Well designed floor plan*
- Excellent monument signage*
- Office or Medical setting*
- Water & Sewer to several rooms*
- Zoned OP = Office Professional*

Details

Very nice, turn-key medical or office space. This space is very light, bright and airy with high clear-story windows within. This suite has recently been remodeled, with water and sewer to several potential 'exam rooms'. This is the perfect medical office - but has the flexibility to work as professional office space for nearly any use.

Anchor tenant includes Verde Valley Medical Center's 'Entire Care' physical therapy office.

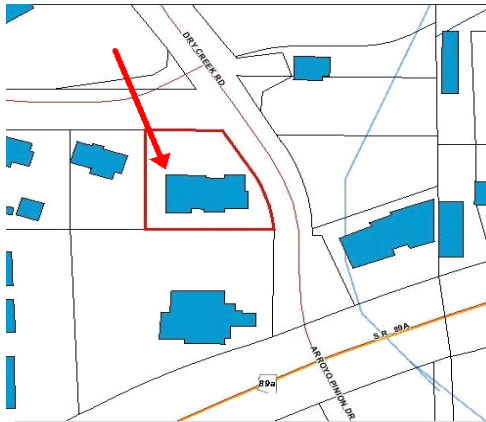
This property is also in very close proximity to the Sedona Medical Center, the Sedona Public Library and is immediately adjacent to some great eateries.



View of Building



South side of building



Property Parcel Map



Property Aerial

<u>Use</u>	<u>Suite #</u>	<u>Sq Ftg</u>	<u>Base Rent</u>	<u>NNN</u>	<u>TPT Tax</u>	<u>Tot. Mo. Rent</u>	<u>Base/sf</u>	<u>NNN/sf</u>	<u>TPT/sf</u>	<u>Tot./sf</u>
Medical	1	1,387	\$1,525.70	\$485.45	\$60.33	\$2,071.48	\$1.10	\$0.35	\$0.04	\$1.49

For detailed 24 hour
information, call:
888-262-0619 Dial ID#: 226



This information has been obtained from sources deemed reliable, its accuracy however, is not guaranteed. Information contained herein is subject to change at any time. Photos are of the property but may not show specific space(s) for lease.