DAVIS
COMMERCIAL AZ







FOR LEASE

Office/Medical Space for lease

in Chauncey Ranch Commerce Park in North Phoenix

6970 East Chauncey Lane, Suite 110, Phoenix, Arizona 85054

$31.00 PSF Full Service Lease

+/- 1,685 Rentable SF

www.DavisCREAZ.com



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Availability

- Office/ Medical Space for lease
- $31.00 PSF Full Service Lease
- Parking 5.00/1000
- Great layout for a Physical Therapist.
- Open floor plan with luxury carpet, one wall of mirrors and whiteboard paint on the walls to prevent marking.
- Two offices, kitchen and reception area.
- Right across the hallway from the lobby restrooms.
- Available August 1, 2027

Location. Location. Location.

Chauncey Ranch Commerce Park in North Phoenix is comprised of seven buildings. Just off Scottsdale Road and Mayo Blvd surrounded by luxury car dealers, Lifetime Fitness, Whole Foods and a number of retailers, Movie Theater and restaurants and new Apartment Complexes.

Neighbors with Leading Medical Specialty Practices. Close to Area Hospitals: Mayo Clinic Hospital, HonorHealth Scottsdale Thompson Peak, ASU Health Futures Center, and Abrazo Scottsdale Campus.

Property Details

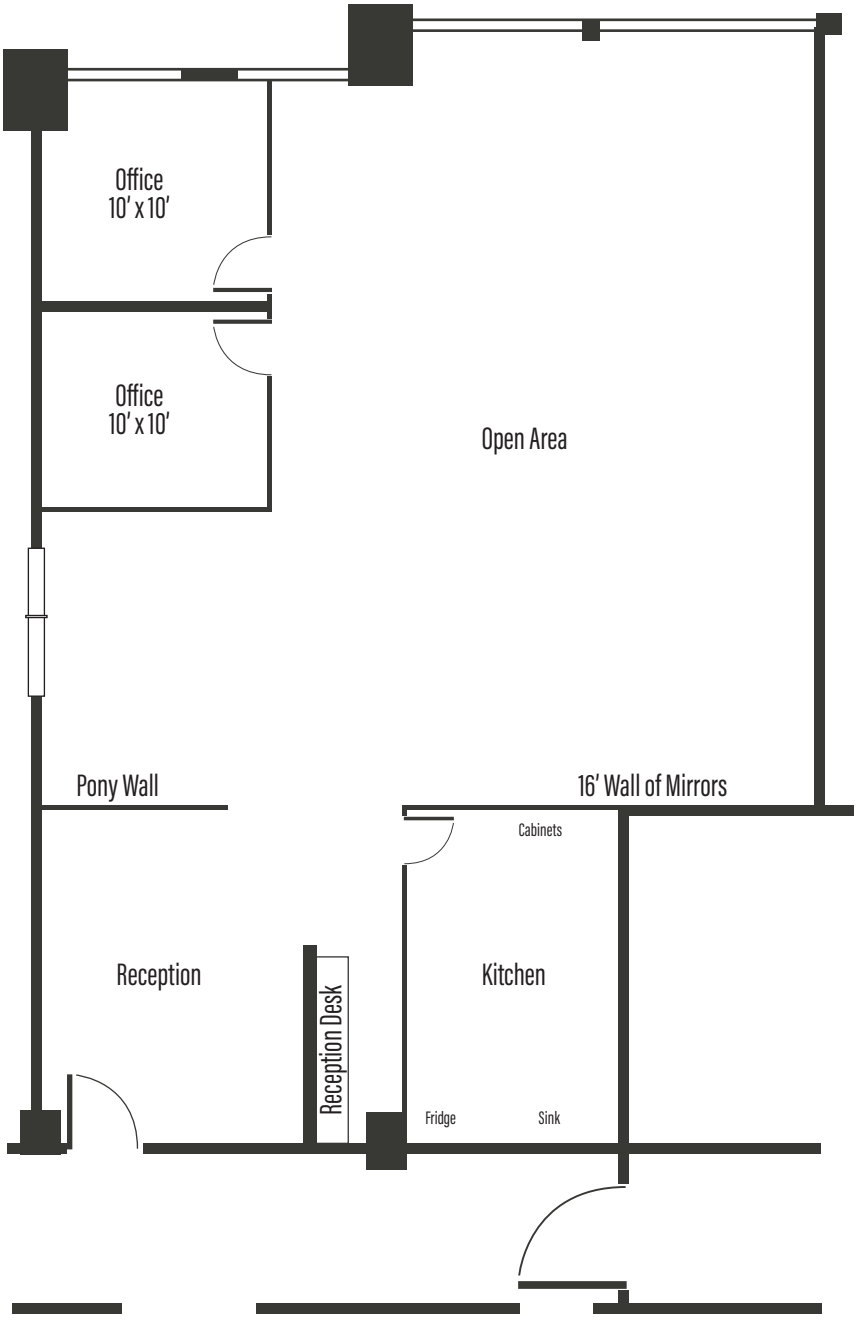
- On site property manager since 2008.
- Patio on the North Side of the building for the tenant's use
- Upgraded finishes throughout the building including floor to ceiling windows, tile floors, UVA/ UVB blinds.
- Cactus landscaping to reduce water usage and beautiful plants and pictures throughout the lobby and hallways.
- Variety of Medical and Business tenants
- Monument sign available.
- 2 minutes to 101 and N Scottsdale Rd.

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Floor Plan Suite 110











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Demographics:	1 Mile	5 Miles	10 Miles
POPULATION	9,332	71,898	204,430
HOUSEHOLDS	5,120	33,068	84,523
AVG HOUSEHOLD INCOME	$112,307	$144,620	$148,851
MEDIAN HOME VALUE	$753,391	$777,813	$750,828
AVG HOUSEHOLD SIZE	1.8	2.1	2.2
MEDIAN AGE	37.3	43.7	44.3



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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

Sign up for news and updates at www.daviscreaz.com.

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