



For Lease: \$18.80 PSF NNN

**Thomas Bean, CCIM**  
(602) 393-6790 • [thomas.bean@naihorizon.com](mailto:thomas.bean@naihorizon.com)

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# Property Details

## MEDICAL SUITES AVAILABLE FOR LEASE Parkvale Medical Building 4616 N 51st Ave, Phoenix, AZ 85031



### BUILDING

- Highly visible property with building signage potential
- Fully built-out medical suites available
- Tenant improvements available (based on space + terms)
- Professionally managed and well-maintained property
- Elevator served
- 4.5:1,000 parking ratio, including covered/reserved spaces

### LOCATION

Located in Maryvale Village, one of the Arizona Dept. of Health Services (AZDHS) Medically Underserved Area (AZMUA) which is one of the potential criteria that allows for a possible exemption to the current AHCCCS moratorium.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,972	230,485	526,232
Average HH Income	\$74,496	\$74,288	\$81,112
Average Age	30.6	28.9	30.9

TRAFFIC COUNTS	VPD
N 51st Ave	30,842
W Camelback Rd	35,275

Fully built-out  
medical suites with tenant  
improvements available!



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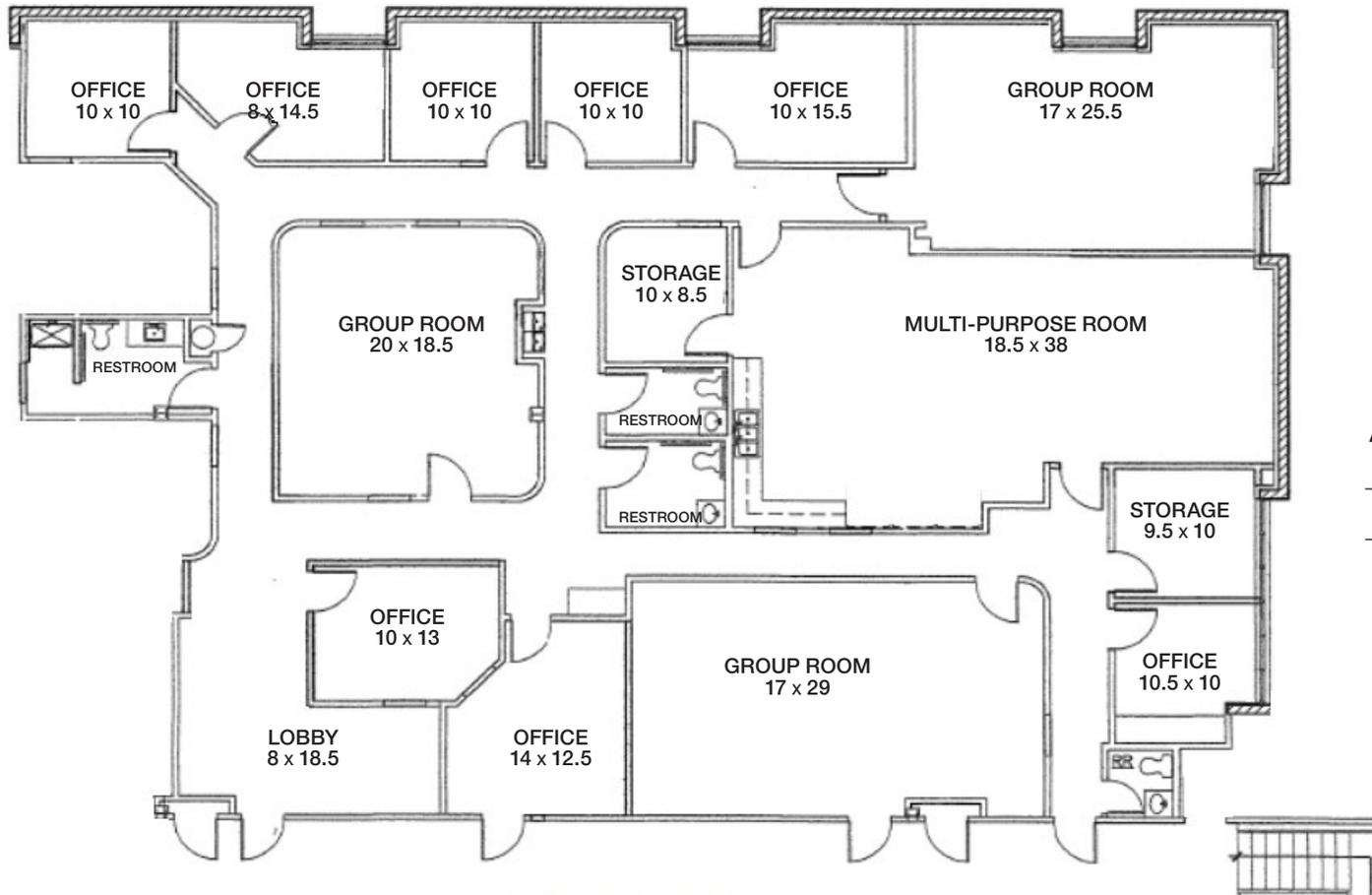
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# Available Suites

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## FLOOR PLAN 2ND FLOOR DIMENSIONS



AVAILABLE SUITE	SIZE	LEASE RATE	TYPE
201	5,348 SF	\$18.80 PSF	NNN

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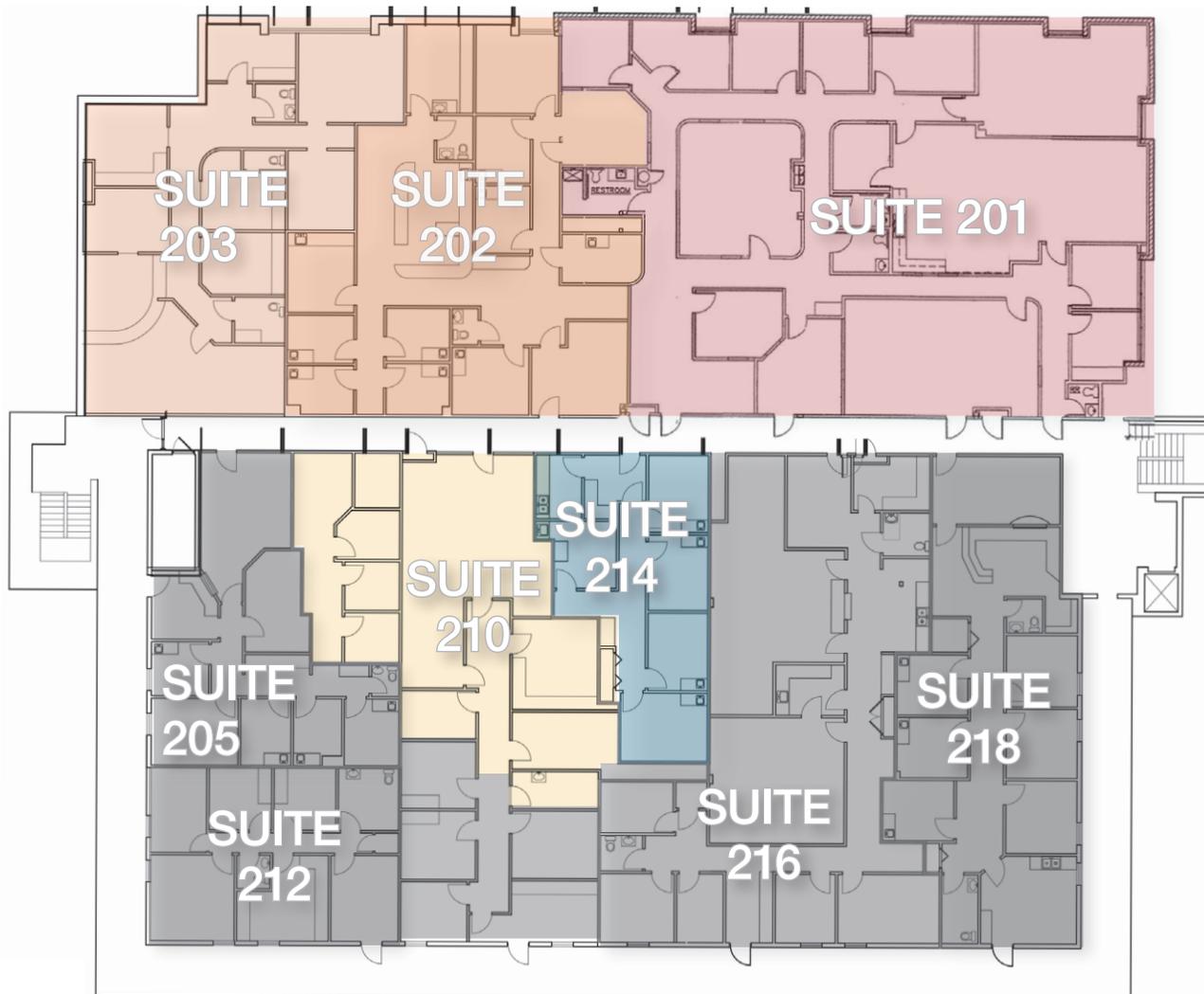
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## FLOOR PLAN 2ND FLOOR



Leased  
 205 | 212 | 216 | 218

AVAILABLE SUITES	SIZE	MAXIMUM CONTIGUOUS (RSF)	LEASE RATE	TYPE
201	5,348 SF	10,047 SF	\$18.80 PSF	NNN
202	2,701 SF	10,047 SF	\$18.80 PSF	NNN
203	1,998 SF	10,047 SF	\$18.80 PSF	NNN
210	1,575 SF	2,950 SF	\$18.80 PSF	NNN
214	1,375 SF	2,950 SF	\$18.80 PSF	NNN

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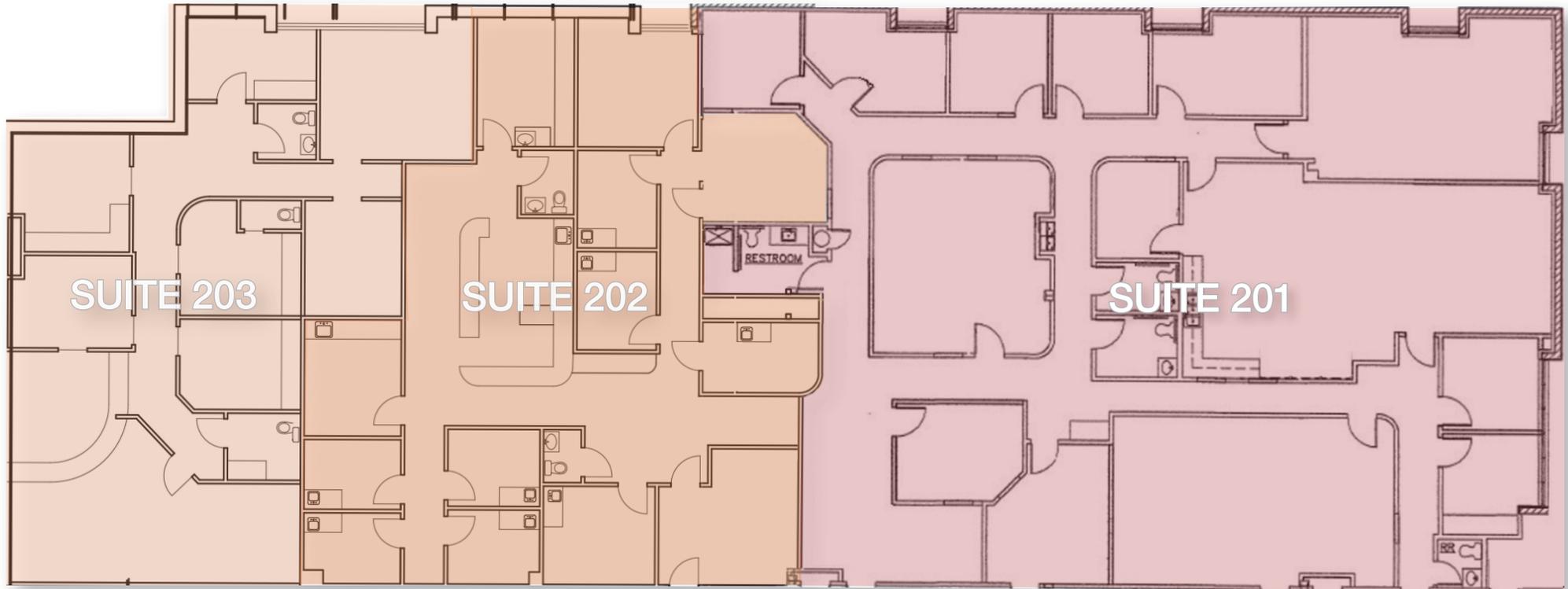
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## FLOOR PLAN 2ND FLOOR DETAIL



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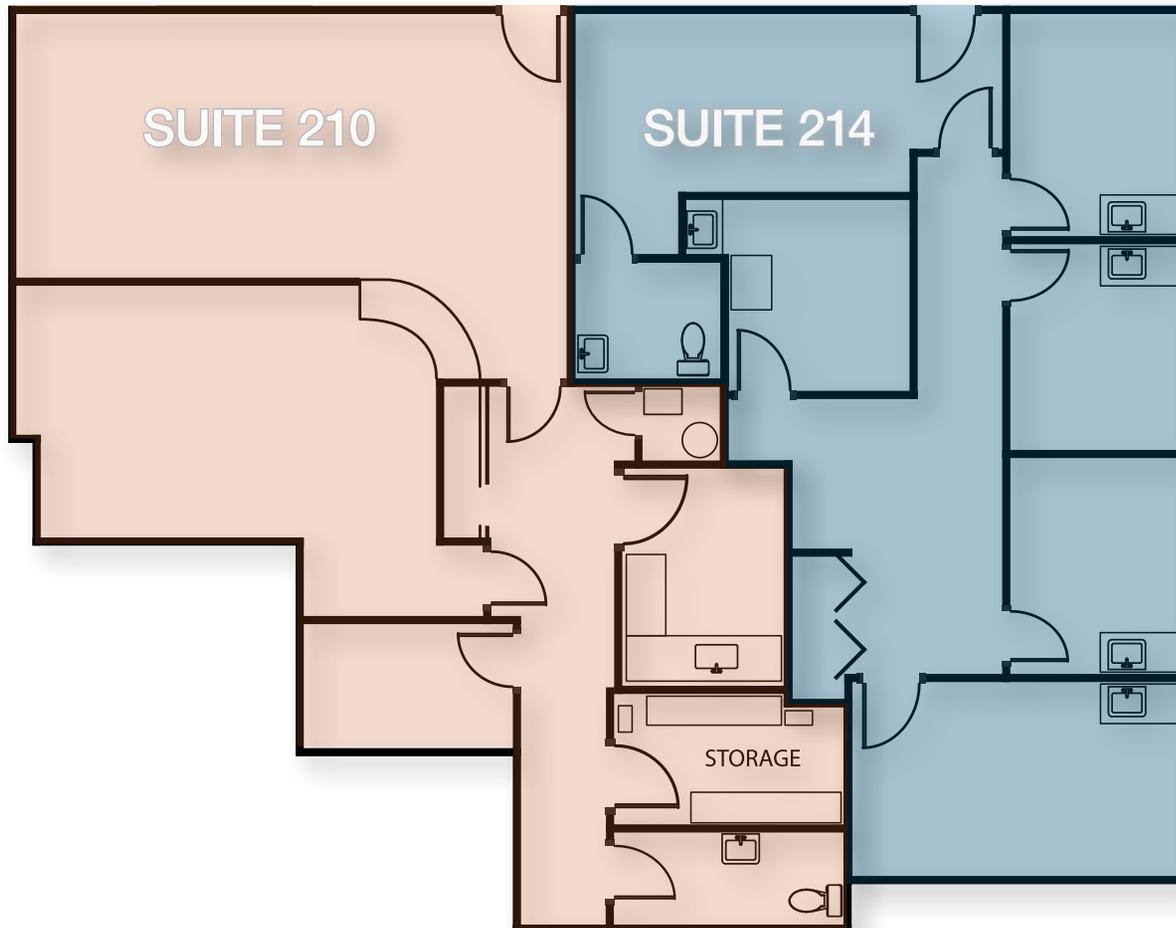
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# Exterior Photos

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# Interior Photos

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First Floor Common Lobby



Suite 202 Reception



Suite 202 Admin Desk

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# Interior Photos

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Suite 201



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# Interior Photos

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Suite 202



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Suite 210



Suite 210



Suite 203

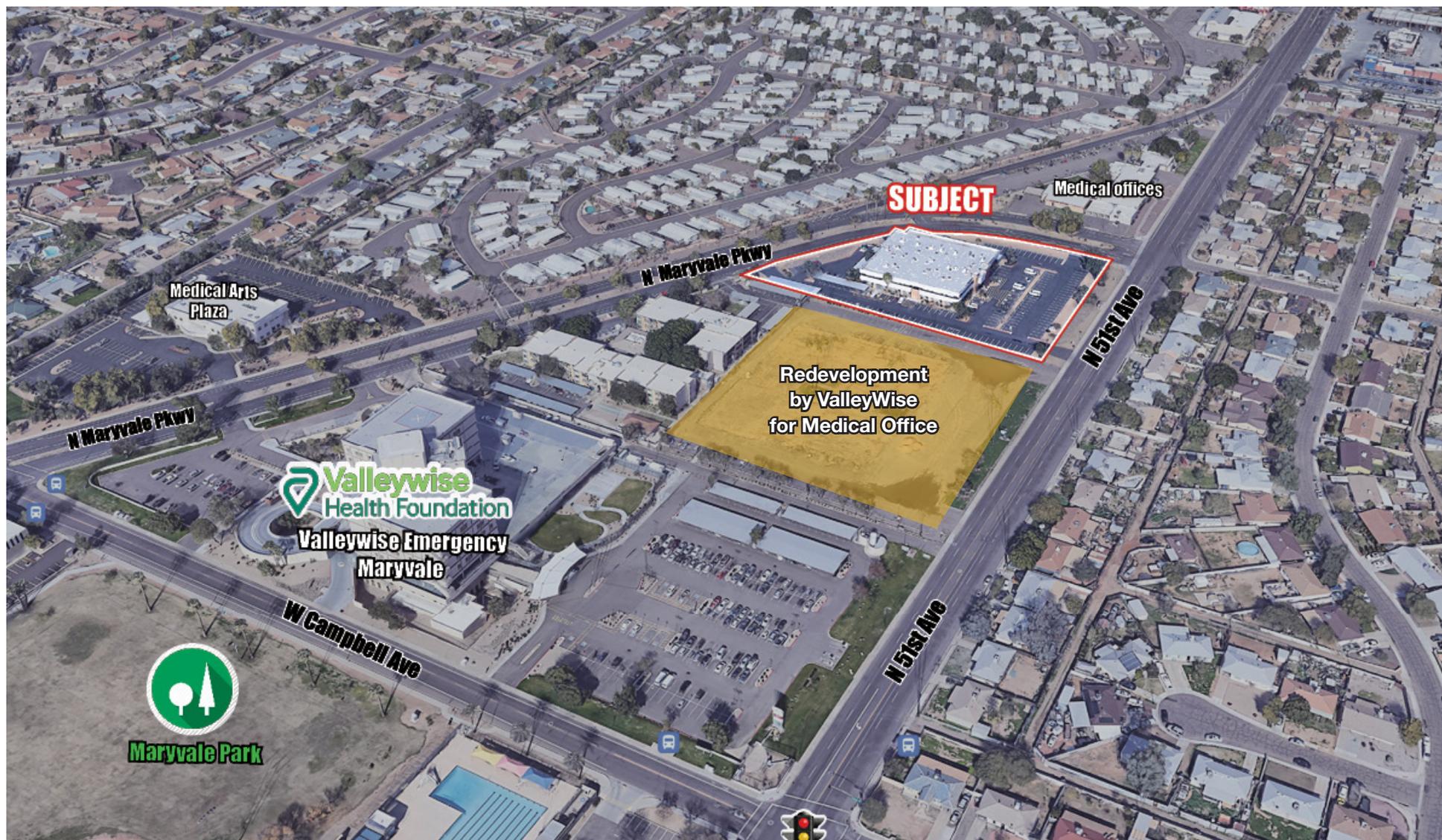


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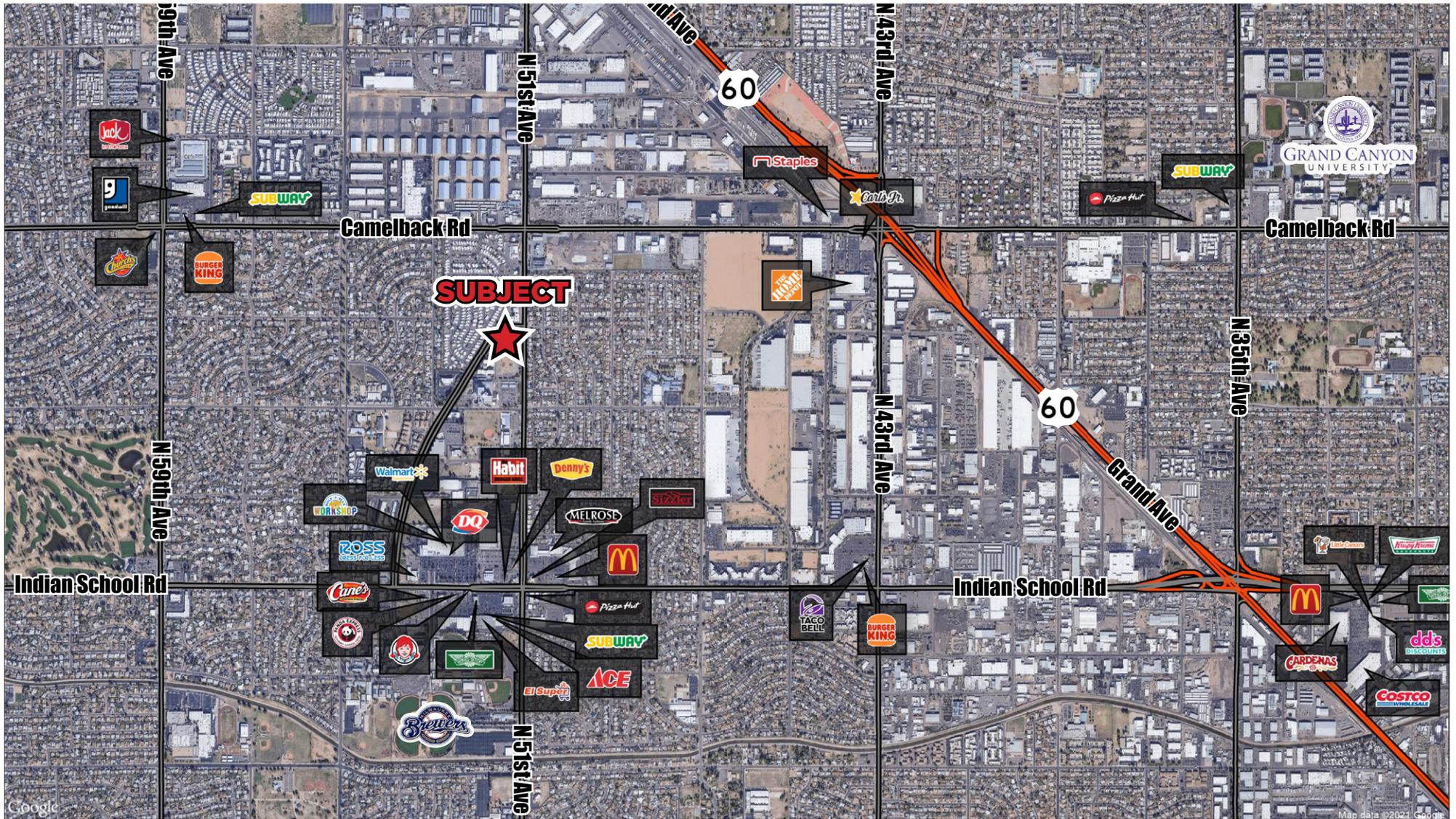
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# Retail Map

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