

±40,620 SF MEDICAL OFFICE BLDG WITH HIGHWAY EXPOSURE / SIGNAGE

15601 N 28TH AVE | PHOENIX, AZ 85053



FOR SALE & LEASE

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HIGH EXPOSURE NORTH VALLEY MEDICAL OFFICE BUILDING FOR SALE & LEASE

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OFFERING SUMMARY

Sale Price:	\$12,500,000
Price/SF:	\$307/SF
Lease Rate:	Withheld
Building Size:	40,620 SF
Parking Ratio:	7.48/1,000 SF
Year Built/Reno:	1996 2017
Price / SF:	-

PROPERTY OVERVIEW

For Sale and Lease: A 40,620 square foot Medical Office building situated conveniently at I-17 / Greenway. This property offers an array of features including lab rooms, exam rooms, operating rooms, general office space, spacious restrooms, an elevator, two stairwells, highway frontage, and prominent electronic monument signage. The first floor is dedicated to general office space, medical offices, and a surgery center, while the second floor offers versatile classroom and educational facilities. Strategically located in the North Valley just south of the Loop 101 / I-17 stack, Deer Valley, and TSMC, within the Arizona Business Park.

PROPERTY HIGHLIGHTS

- The Surgery Center occupies 22,900 RSF on the first floor and may consider a leaseback. Contact broker for details.
- The second floor, currently 100% vacant, offers ±13,330 RSF built out as classroom/training space with restrooms, two stairwells and elevator access.
- Available for Lease: ±1,777 RSF shell space on the first floor and ±13,330 RSF of educational training space on the second floor.

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R.O.I. PROPERTIES

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17 MIN FROM TSMC, 23 MIN FROM NORTH SCOTTSDALE

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16 MIN FROM NORTH CENTRAL PHX, 25 MIN FROM DOWNTOWN PHOENIX

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FLEXIBLE OCCUPANCY WITH AN ABUNDANCE OF PARKING

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SURGERY CENTER BUILT IN 1996, RENOVATED IN 2017

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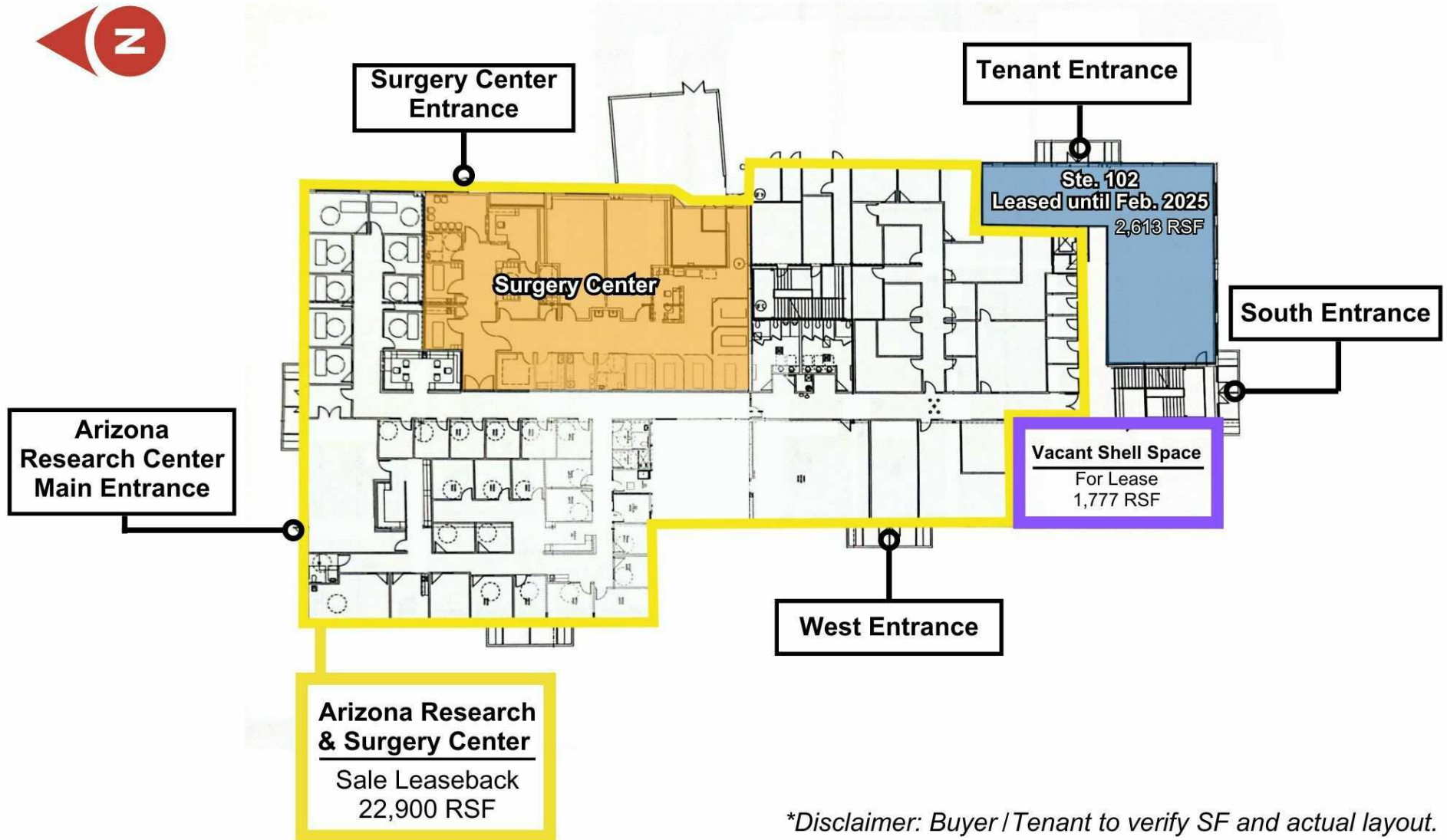
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1ST FLOOR: 27,273 SF MULTI-TENANT OCCUPANCY

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**Disclaimer: Buyer / Tenant to verify SF and actual layout.*

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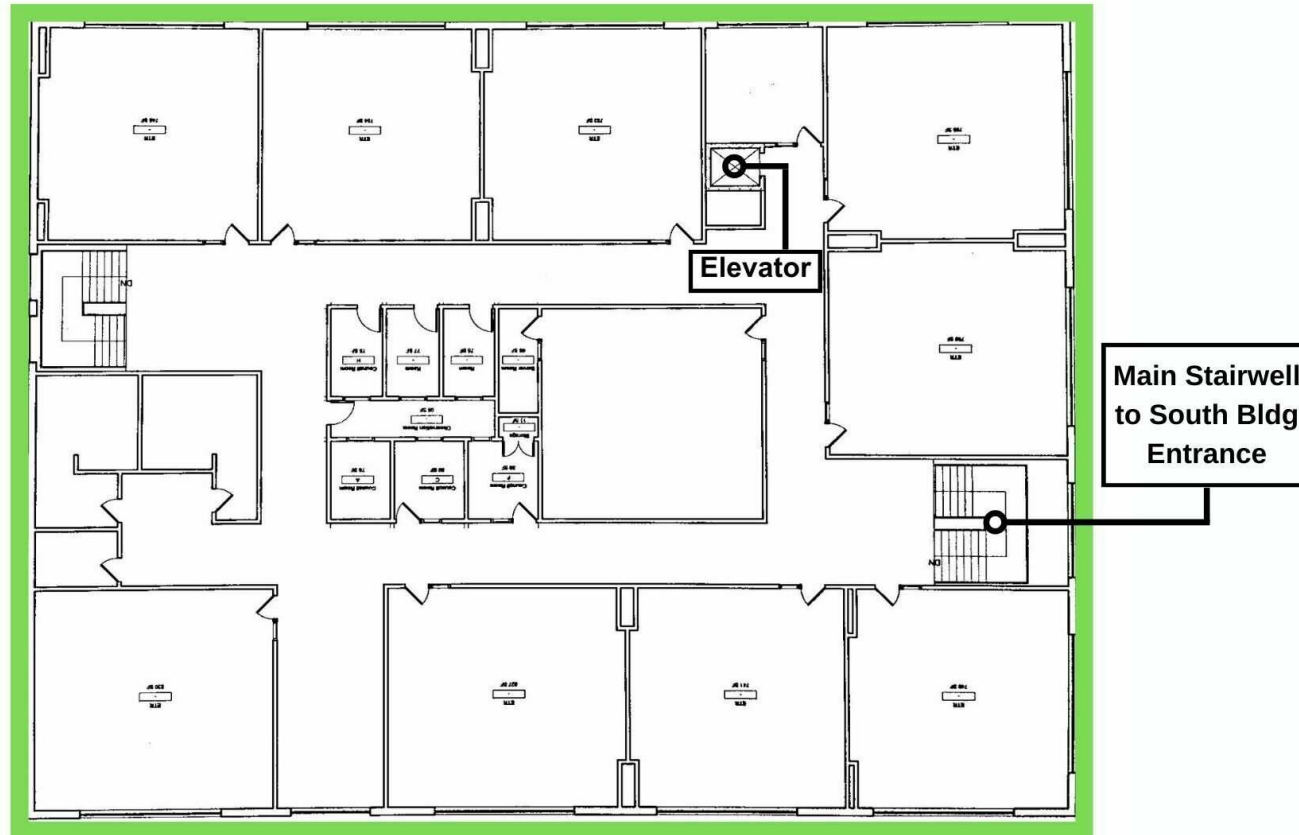
2ND FLOOR: 13,347 SF SINGLE TENANT OCCUPANCY OR INVESTOR COULD BUILD OUT SMALLER SUITES

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2nd Floor

Great Opportunity for Owner User to Acquire Property with Supplemental Income from 1st Floor Tenants



Vacant - For Lease
13,347 RSF

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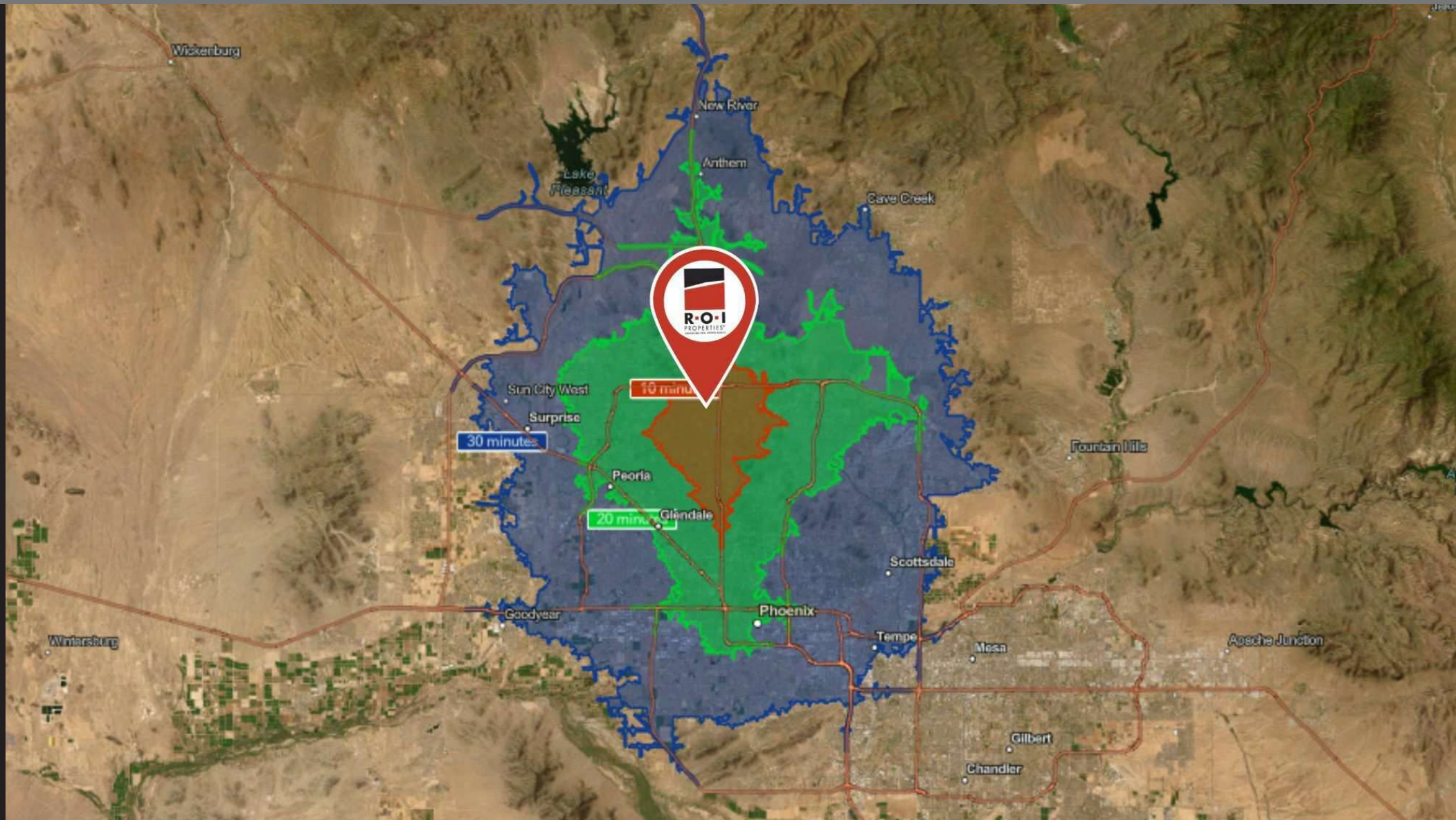
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CONVENIENTLY LOCATED FOR PATIENTS AND STAFF

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STRONG DEMOGRAPHICS

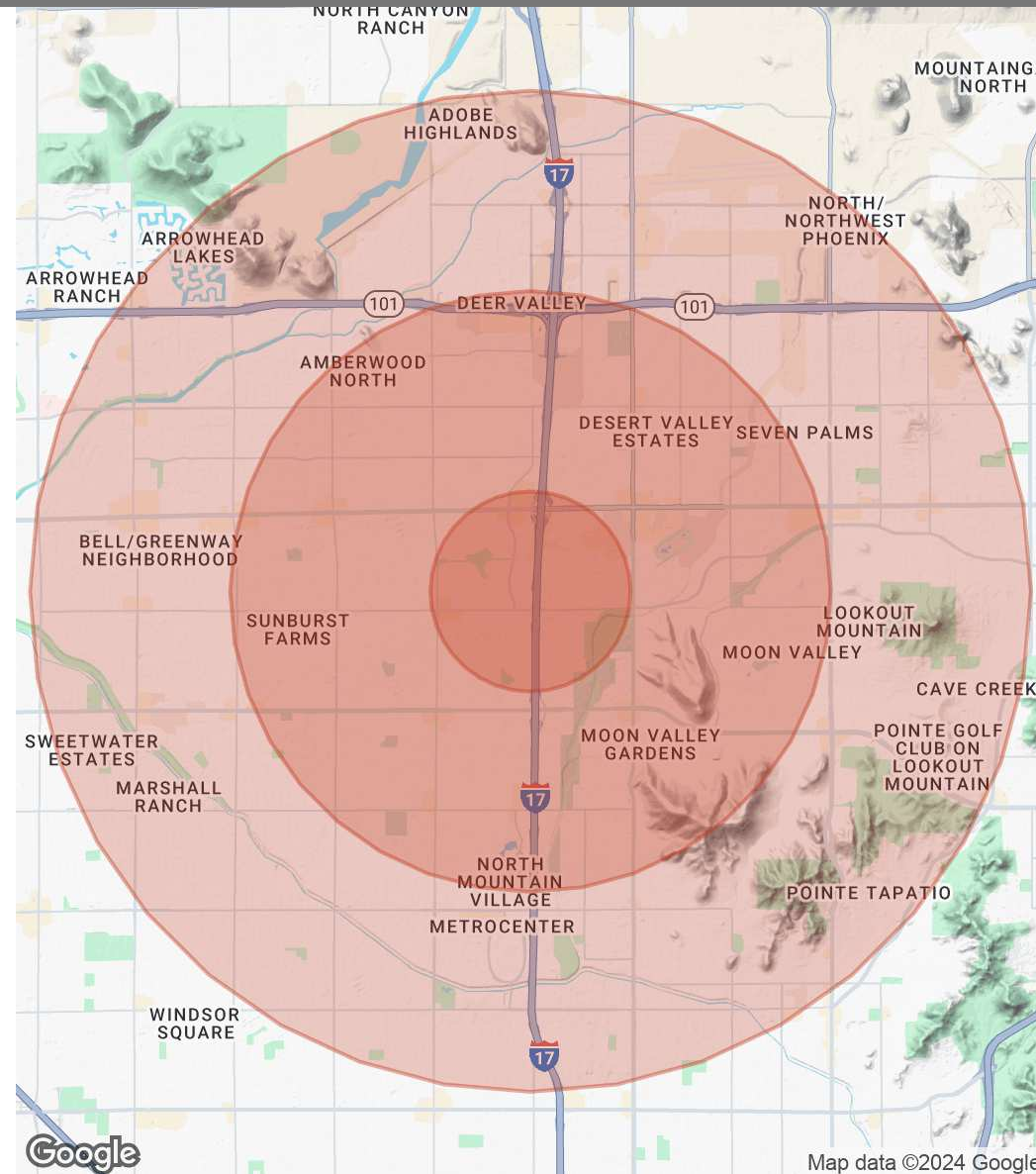
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,532	148,993	363,399
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,490	58,148	142,310
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,279	\$92,093	\$91,111
Average House Value	\$371,847	\$390,443	\$389,439

Demographics data derived from AlphaMap



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