



4,485 SF FOR LEASE

# 3600 NORTH THIRD AVENUE

PHOENIX | ARIZONA



CUSHMAN &  
WAKEFIELD



# PROPERTY FEATURES

## 4,485 SF MEDICAL OFFICE FACILITY IDEALLY SUITED FOR A CLINIC OR URGENT CARE

- 11 plumbed exam rooms, large reception & waiting area, lab space, MA station, procedure room and 4 restrooms
- Very accessible central Phoenix location on highly visible arterial street
- Very close to St. Joseph's, Banner University and Phoenix Children's Hospitals
- Close to Downtown Phoenix & easy access to major freeways
- Illuminated monument signage
- Secured Covered Parking and surface parking



**\$23 NNN**  
ASKING RENT



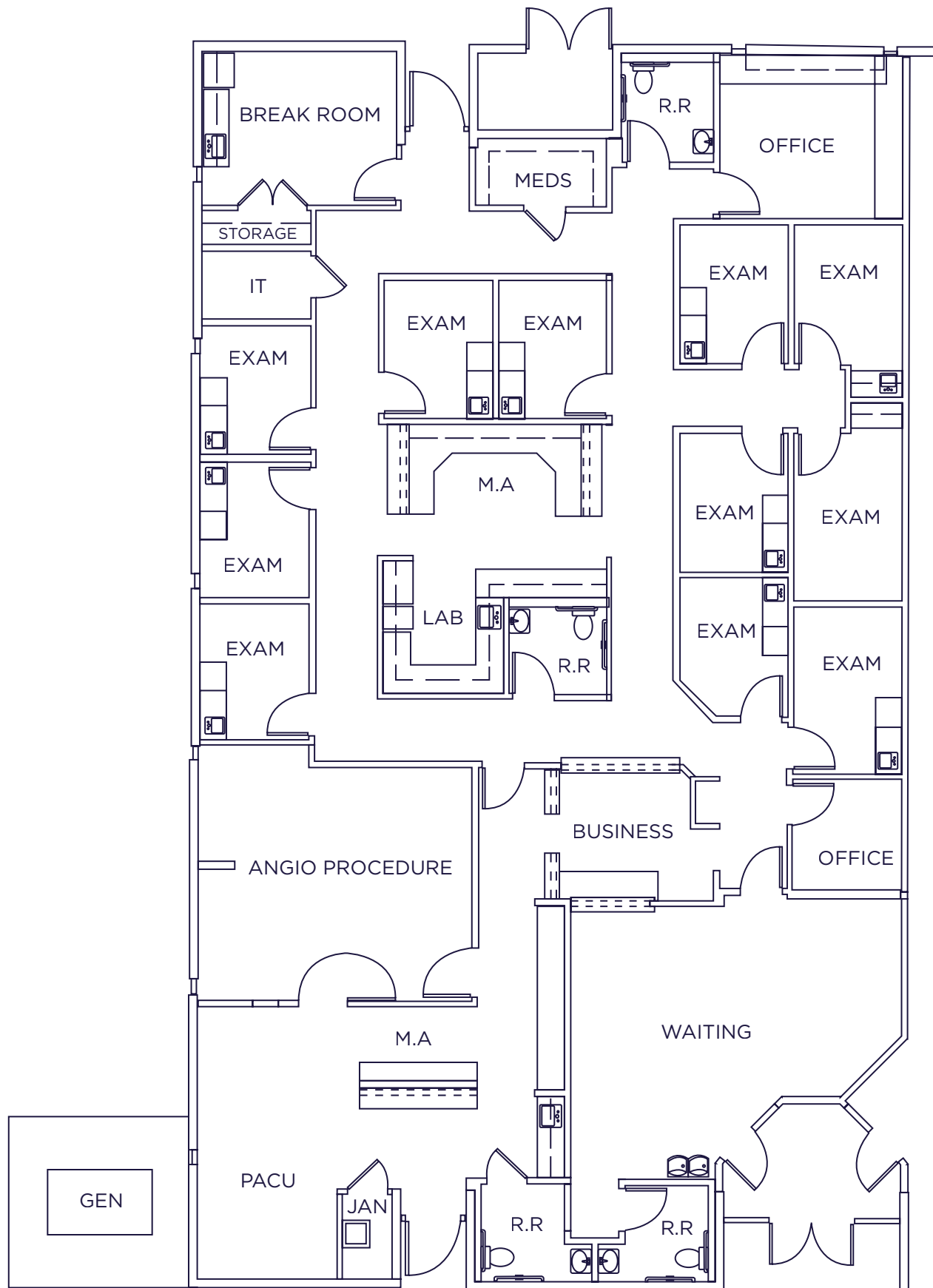
WAITING ROOM



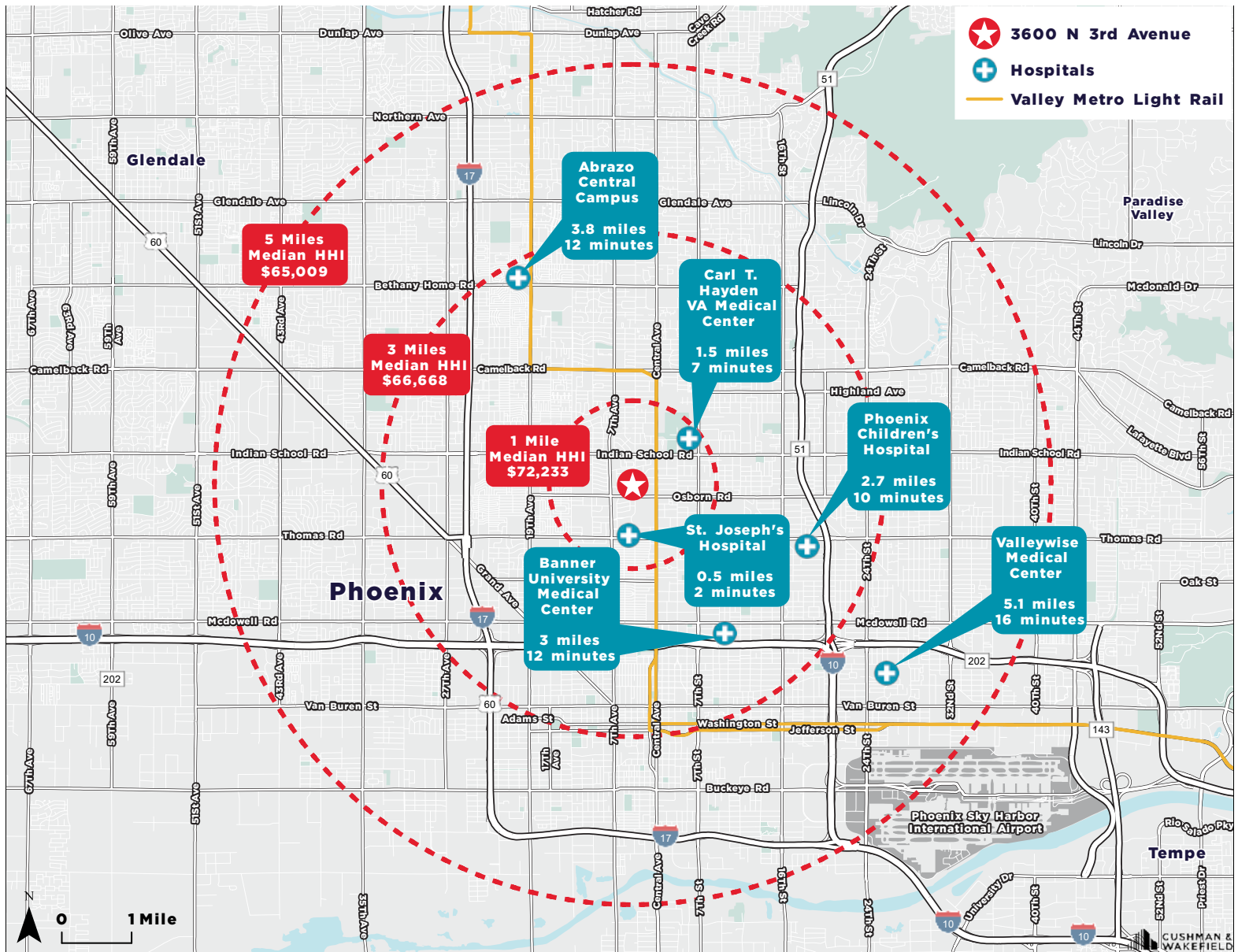
# PROPERTY PHOTOS



# FLOOR PLAN



# DEMOGRAPHICS

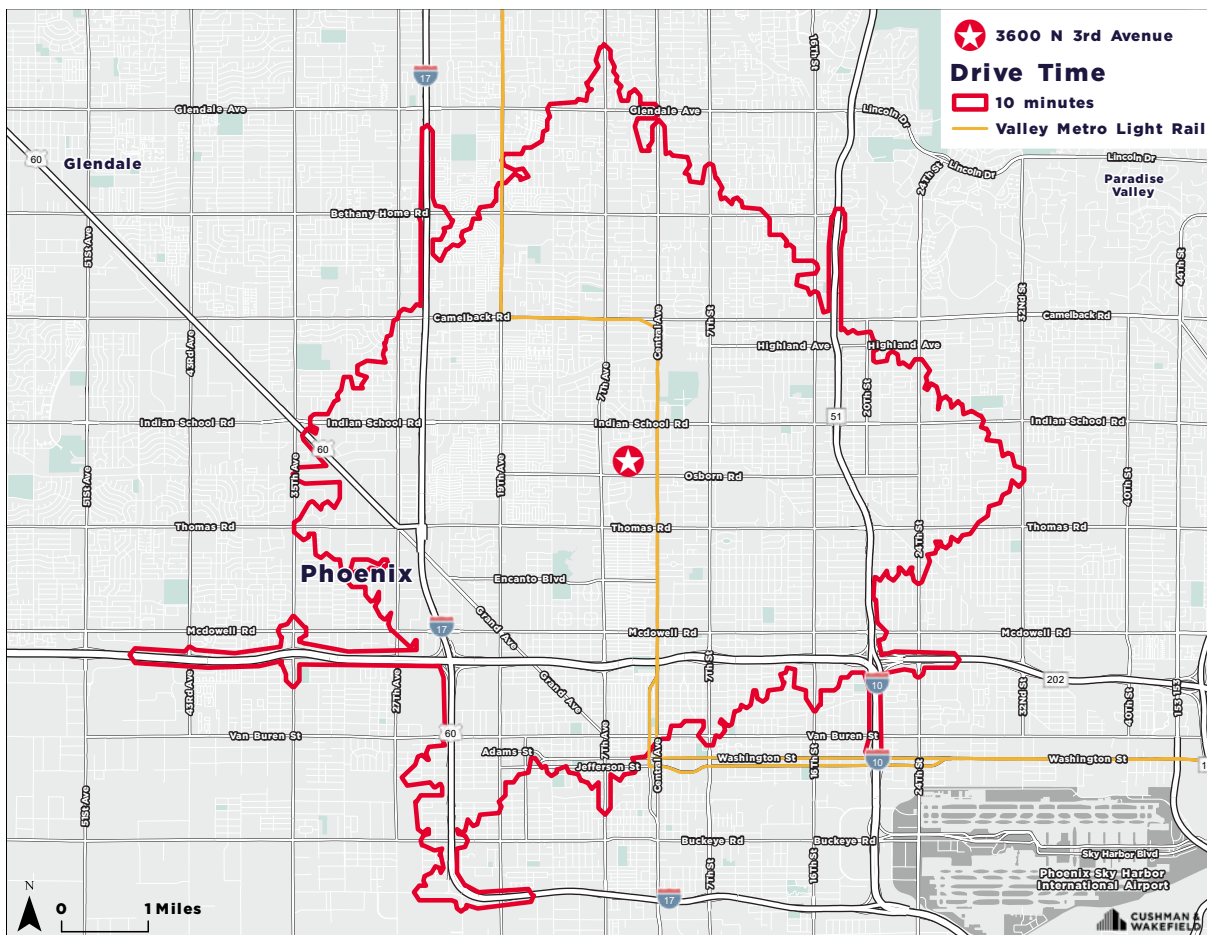
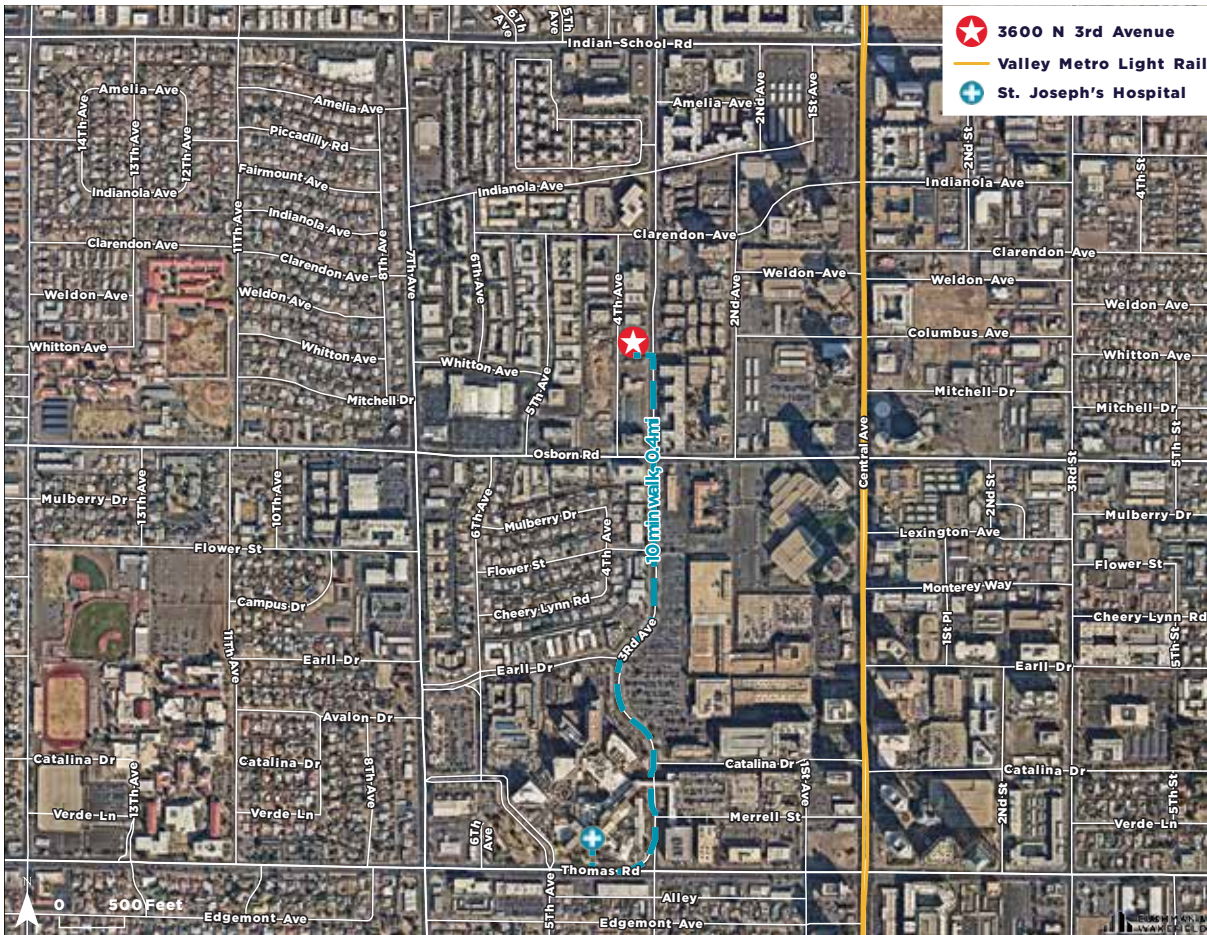


GIS 2024

	1 MILE	3 MILES	5 MILES
Population	20,636	177,660	441,914
Median Household Income	\$72,233	\$66,668	\$65,009
Median Age	34.9	34.3	34.2

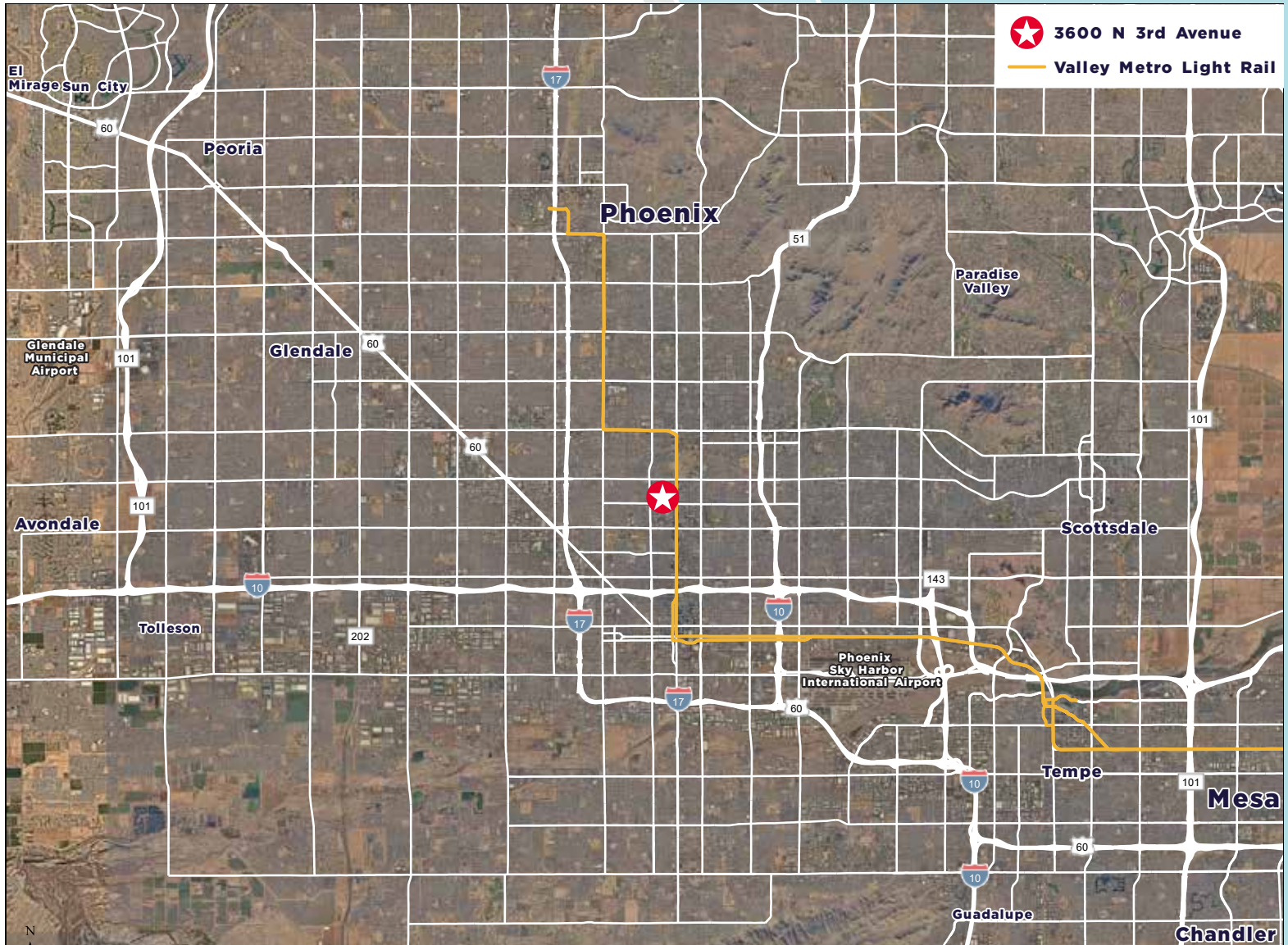


# LOCATION & DRIVE TIMES





# AERIAL MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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