



Algodon Medical

3033 N Algodon, Phoenix, AZ 85037



Jim McCabe

Fathom Realty Elite

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Algodon Medical

\$32.00 - \$35.00 /SF/YR

Now Pre-Leasing: Two-Story Class A Medical & General Office Building

35,189 RSF | Breaking Ground January 2026 |

Delivering Q2 2027

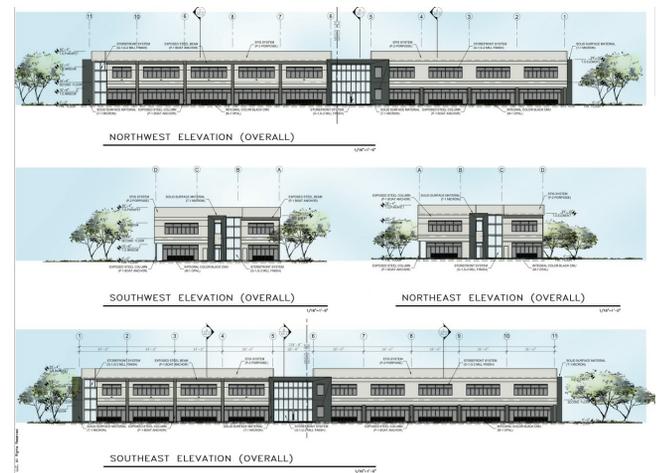
Secure Your Space in a Premier Medical & Office Destination

We are excited to announce pre-leasing for a state-of-the-art, Class A medical and general office building, featuring 35,189 rentable square feet over two highly efficient floors. With construction fully approved and groundbreaking scheduled for January 2026, this exceptional project will be delivered in the second quarter of 2027.

Why Choose This Opportunity?

- Modern Design: Enjoy a contemporary workspace tailored...

- ADA Compliant: Elevator access, welcoming lobbies
- Pre leasing now with delivery in Second Quarter of 2027
- Ample surface parking for patients, clients, and staff
- Modern architecture, premium finishes, customizable layouts



Rental Rate:	\$32.00 - \$35.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	53,837 SF
Year Built:	2027
Construction Status:	Under Construction
Cross Streets:	Thomas Rd and 93rd Ave
Walk Score ®:	33 (Car-Dependent)
Transit Score ®:	38 (Some Transit)
Rental Rate Mo:	\$2.92 /SF/MO

1st Floor

1

Space Available	25,656 SF
Rental Rate	\$35.00 /SF/YR
Date Available	April 01, 2027
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

The first floor features 25,656 square feet of new medical or office space, available May 1, 2026, at a rate of \$35.00 per square foot per year on a triple net basis, with lease terms negotiable.

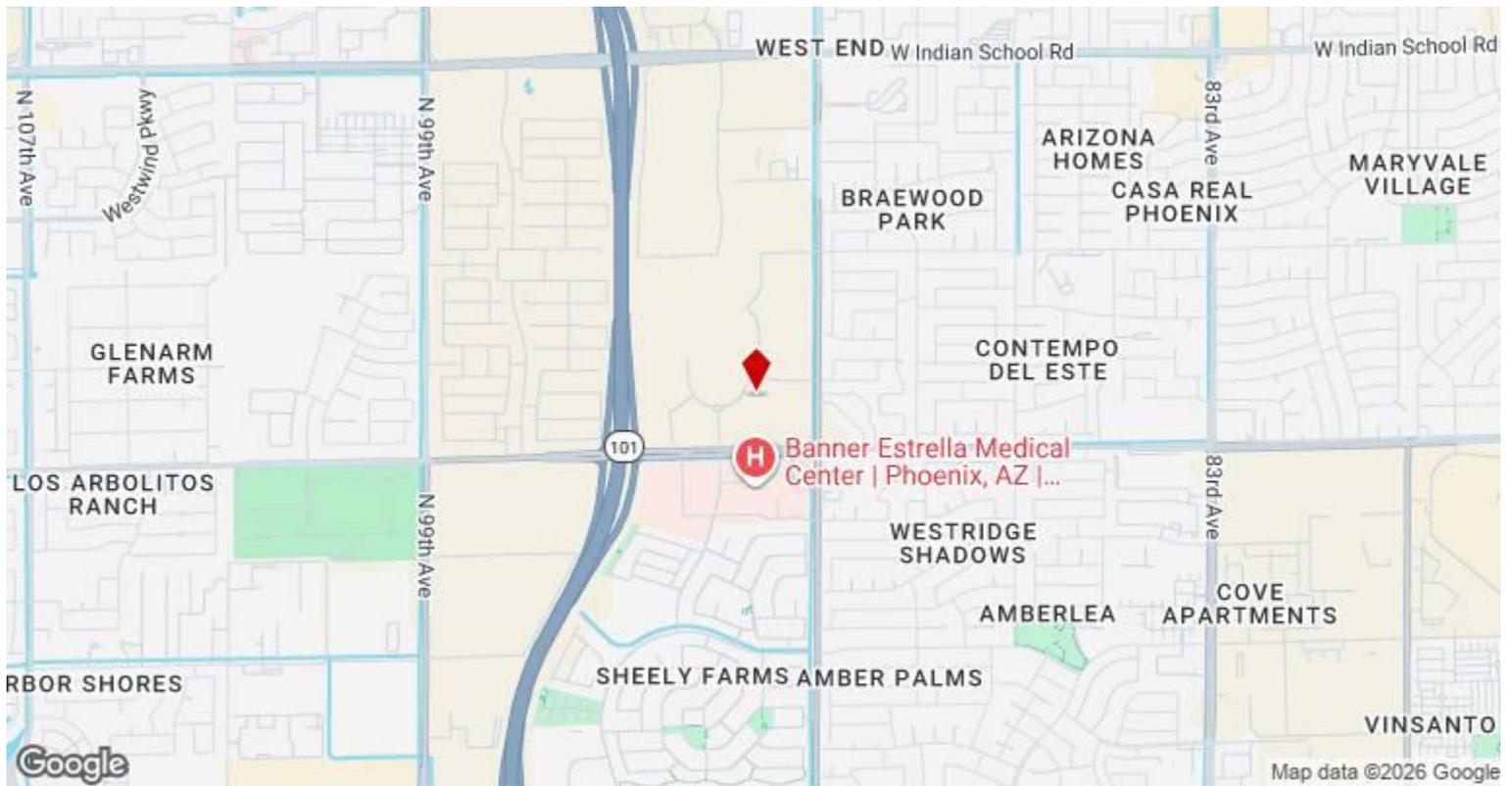
2nd Floor

2

Space Available	9,533 SF
Rental Rate	\$32.00 /SF/YR
Date Available	March 15, 2027
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Arizona Lung Sleep And Valley Fever Institute	-	
Arizona Maternity & Women's Clinic	-	
Arizona Medical Academy	-	



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Why Choose This Opportunity?

- Modern Design: Enjoy a contemporary workspace tailored for medical and professional needs.
- Flexible Layouts: Create the ideal environment for your practice or business from the ground up.
- Prime Timing: Be among the first to reserve your space in this brand-new development.
- Efficient Floor Plans: Benefit from two spacious floors designed for productivity and comfort.
- Fully Approved Project: Move forward with confidence knowing approvals are complete and construction has begun.

Property Highlights

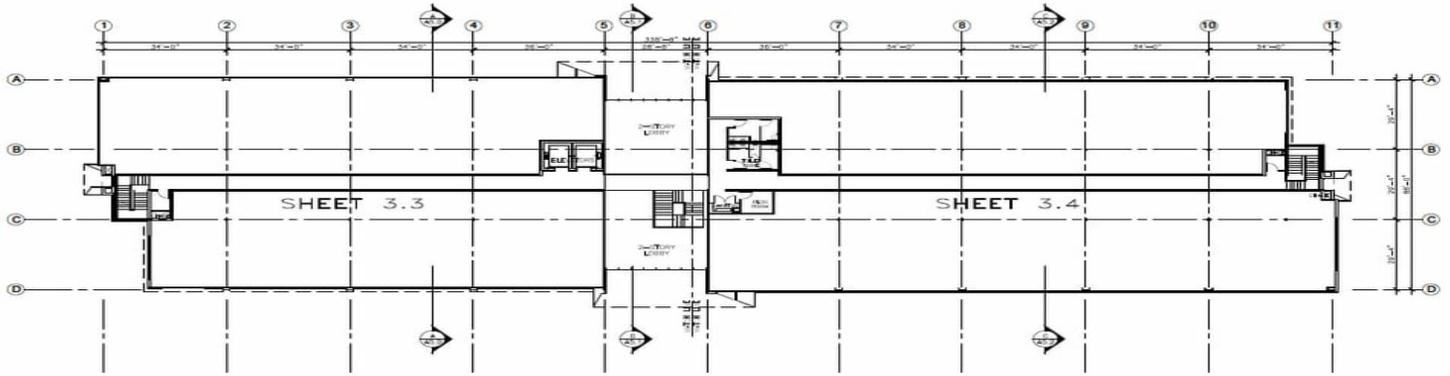
- Total Building Size: 53,837 RSF
- Two-Story Class A Construction: Designed for both medical and professional office use
- Customizable Floor Plans: Options for single or multiple tenants
- Modern Architectural Design: Premium finishes and advanced infrastructure
- ADA-Compliant: Elevator access and welcoming lobbies
- Generous Parking: Surrounds the building to support patients, clients, and staff
- Excellent Access: Conveniently located near major medical centers, highways, and business corridors

Expected Delivery: First Quarter 2027

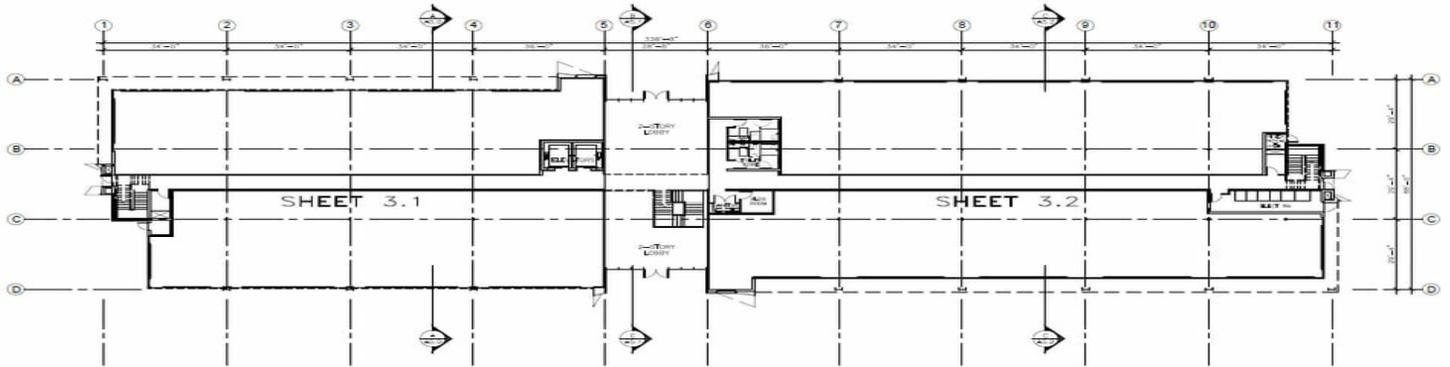
Secure your future space today and take advantage of pre-leasing opportunities, which allow for interior customization and long-term growth. This property is ideal for healthcare providers, outpatient services, administrative offices, and professional firms seeking a strategic and high-profile location.

Contact our leasing team now to discuss pre-leasing options and build-to-suit opportunities. Don't miss your chance to be part of one of the area's most desirable office locations near Banner Estrella Medical Center.

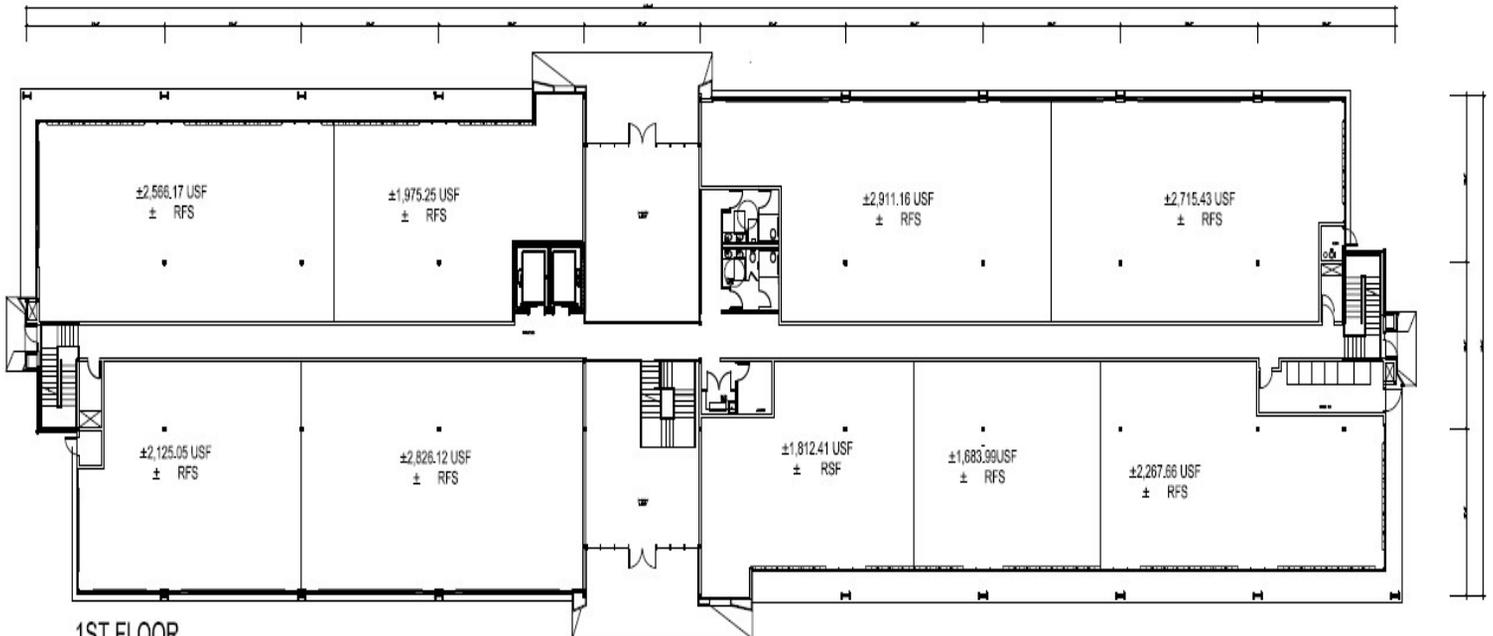
Property Photos



OVERALL SECOND FLOOR PLAN



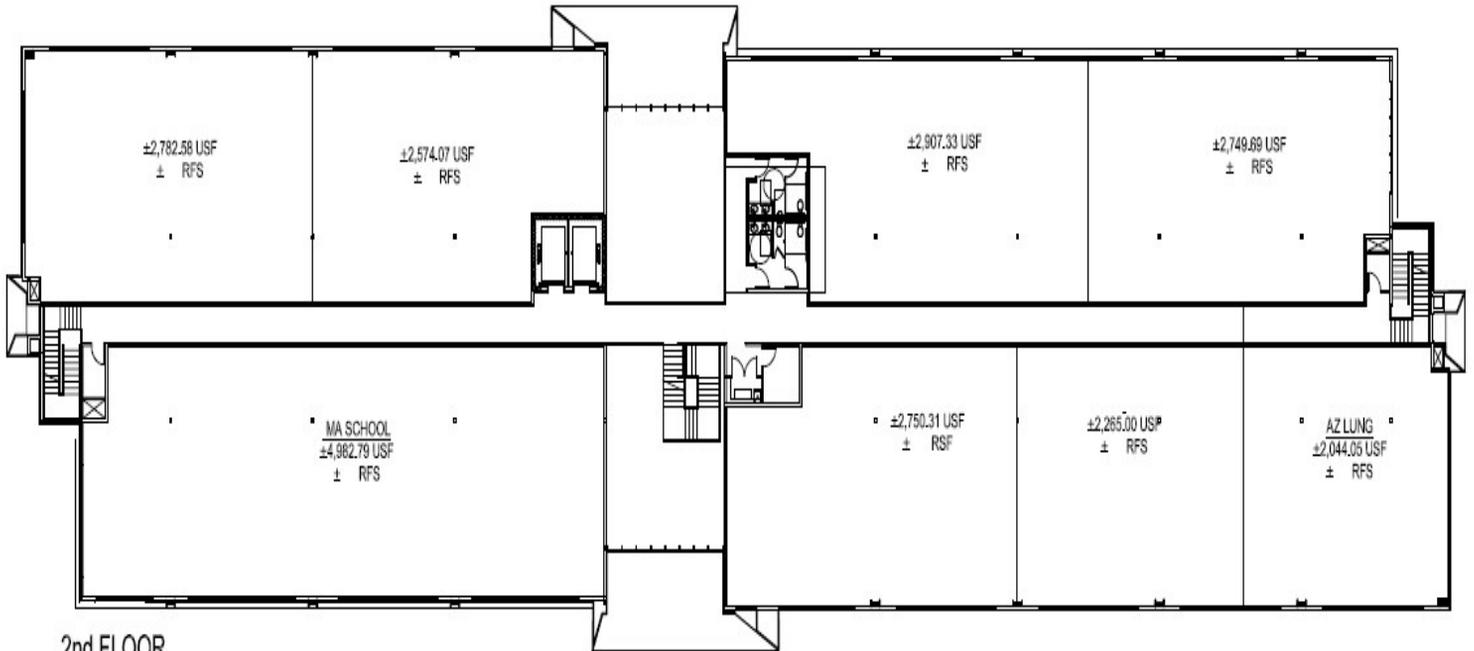
OVERALL FIRST FLOOR PLAN



1ST FLOOR

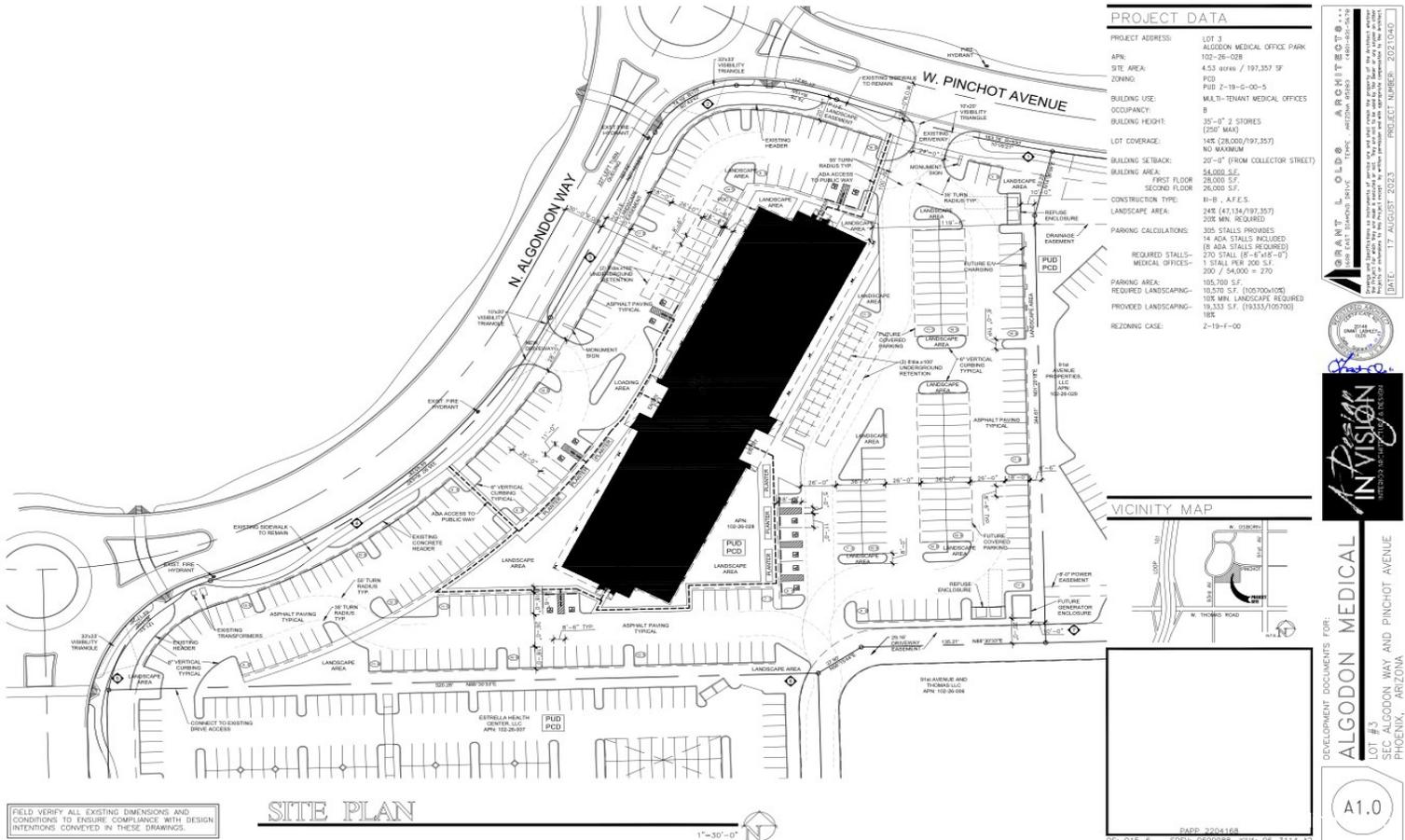
A Design In Vision LLC
 v. 623-535-5526
 f. 623-535-5546
 Contact: Kathi Amen

Property Photos



2nd FLOOR

A Design In Vision LLC
 v. 623-535-5826
 f. 623-535-5546
 Contact: Kathi Aron



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DATE: 17 AUGUST 2023 PROJECT NUMBER: 2021048

ALGODON MEDICAL
 LOT #3
 SEC ALGODON WAY AND PINCHOT AVENUE
 PHOENIX, ARIZONA

DEVELOPMENT DOCUMENTS FOR:
 ALGODON MEDICAL
 LOT #3
 SEC ALGODON WAY AND PINCHOT AVENUE
 PHOENIX, ARIZONA

A1.0

Property Photos



Ground Breaking



Ground Breaking

Property Photos

