

3003 NORTH
THIRD ST

3003 N 3rd Street | Phoenix, AZ 85012

AVAILABLE FOR LEASE
Central Phoenix Medical Center



OPPORTUNITY



Three-Story Building



Total Building
91,293 SF
Average Floor Plates
30,431 SF



Specialty Built for
Evernorth (Cigna)
in 2012



Existing Office/Medical Buildout
Including a Surgery Center with
Four Operating Rooms & Urgent Care
(Additional information on page 5)



5.25 per 1,000
Parking Ratio (All Surfaced Parked)
(Of Which 1.2 per 1,000 is Covered)





Located in the Center of Major Hospitals, Healthcare Providers, Healthcare Educational Facilities, and Phoenix Biomedical Campus

Easy Access to Major Freeways (I-10, I-17, SR51)

Walking Distance to Light Rail

Strategically positioned near prominent new developments, including Barrow Neuroplex, Valleywise Health, Banner – University Medical Center Phoenix, and Creighton University's Health Sciences Campus

Existing Medical Buildout:

- Urgent Care (7 exam rooms & admin offices)
- Surgery Center (4 operating rooms, 19 beds, 7 exam rooms)
- Lab/Radiology (mammogram, ultrasound, x-ray)
- Primary Care (12 exam rooms & admin offices)
- Four Specialty Clinics (2 exam rooms & admin offices)
- Podiatry (7 exam rooms & admin offices)
- Ophthalmology (9 eye exam rooms & admin offices)
- Pharmacy



Neighboring Healthcare Systems



FIRST FLOOR

31,359 SF

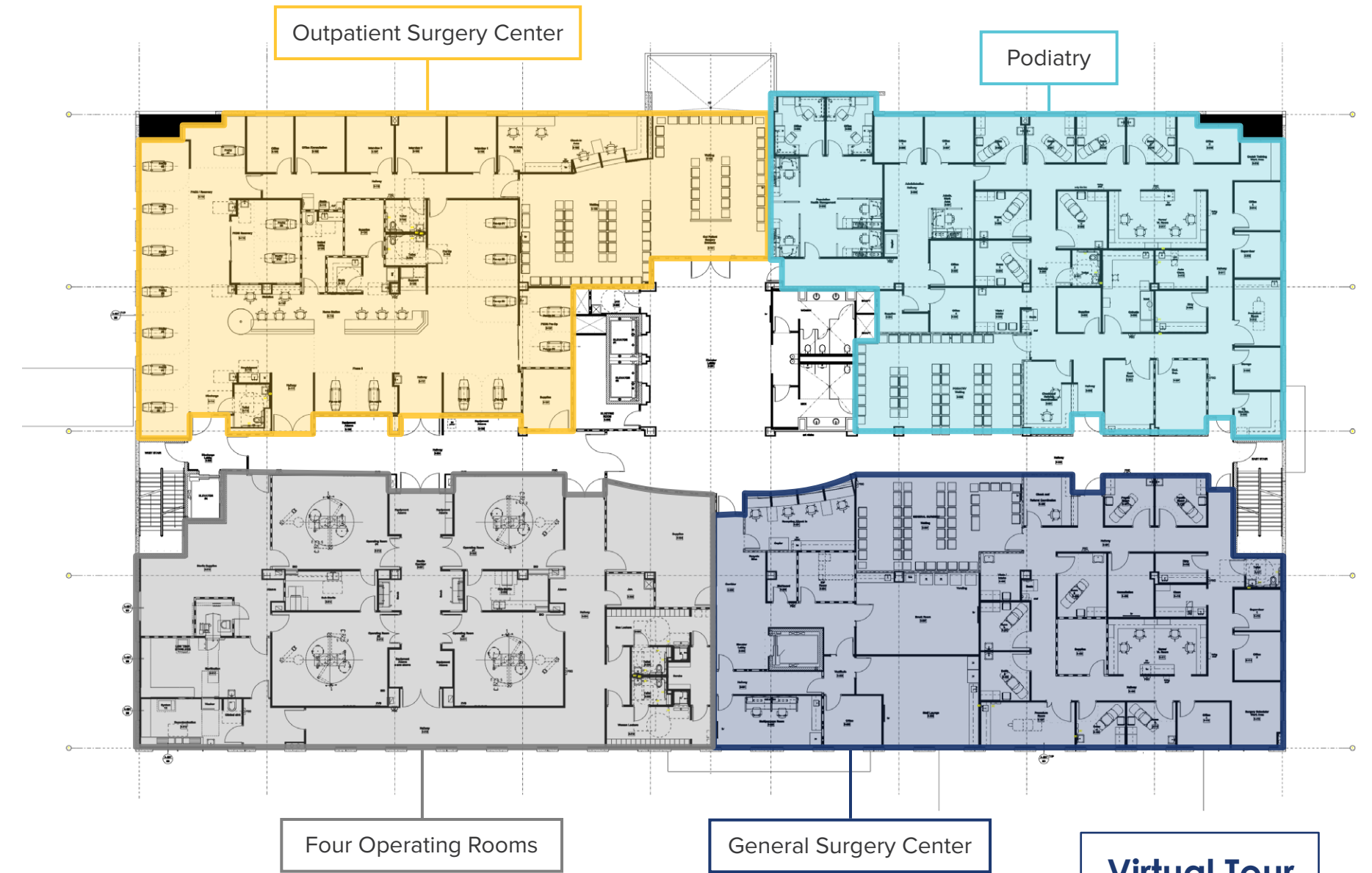


Virtual Tour



SECOND FLOOR

29,967 SF



Virtual Tour



THIRD FLOOR

SERVICE LINES

29,967 SF



Virtual Tour 

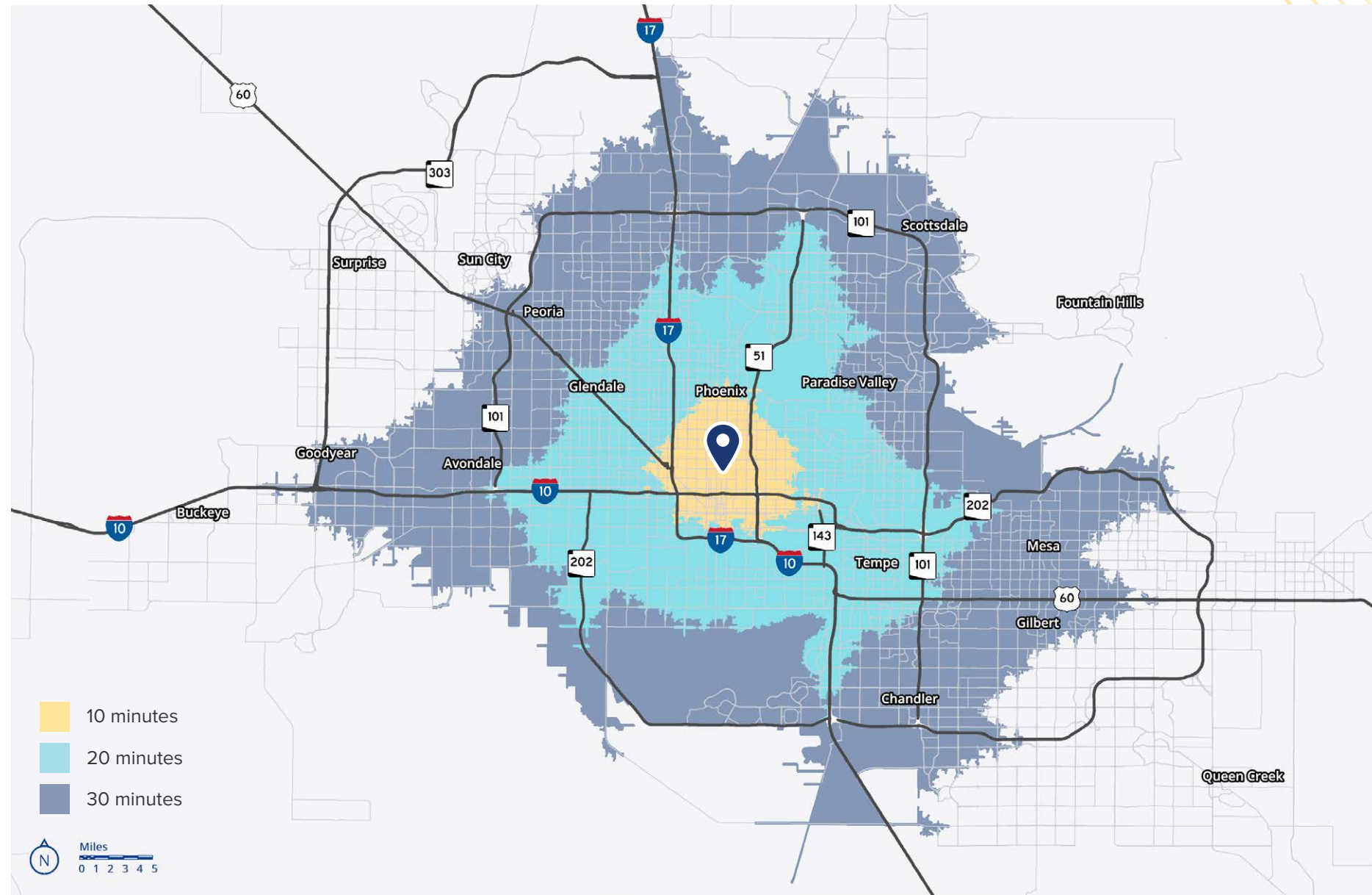
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the zip codes in close proximity.

| Service Line | 5 Year Growth | 10 Year Growth |
|---------------------------------|---------------|----------------|
| Psychiatry | 21.3% | 32.2% |
| Vascular | 19.7% | 40.9% |
| Cardiology | 18.5% | 36.2% |
| Ophthalmology | 18.1% | 37.3% |
| Physical Therapy/Rehabilitation | 17.9% | 45.0% |
| Podiatry | 17.0% | 37.4% |
| Orthopedics | 15.8% | 36.3% |
| Lab | 15.8% | 31.0% |
| Nephrology | 14.2% | 27.5% |
| Radiology | 10.8% | 22.5% |
| Oncology | 10.6% | 23.5% |
| Neurology | 9.3% | 19.7% |
| Dermatology | 9.2% | 19.1% |
| Gastroenterology | 8.9% | 18.1% |
| General Surgery | 8.6% | 19.0% |
| Urology | 7.9% | 19.2% |
| Cosmetic Procedures | 7.1% | 15.6% |

**Highlighted service lines were operating from the building*



LOCAL DRIVE TIMES



Area Demographics

| | 10 Minutes | 20 Minutes | 30 Minutes |
|---|------------|------------|------------|
| Population | 265,262 | 1,520,145 | 3,183,108 |
| Households | 115,266 | 574,947 | 1,210,402 |
| Median Household Income | \$65,947 | \$70,379 | \$81,067 |
| Average HH Annual Healthcare Expenditures | \$6,153 | \$6,425 | \$7,340 |



A large, modern, multi-story office building with a light beige facade and dark window frames. The building has a prominent entrance on the left side with a covered walkway. The sky is clear blue with some wispy clouds. The foreground shows a parking lot with some landscaping, including small trees and shrubs.

EVERNORTH Care

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