



PARK PLACE

M E D I C A L C E N T E R

SE CORNER LOOP 101 & LOOP 202 | CHANDLER, AZ
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**1450 S SPECTRUM BLVD
 CHANDLER, AZ**

**±100,622 SF TWO STORY BUILDING
 OFF CAMPUS MEDICAL SPACE FOR LEASE**

- Exterior loaded tenant entrances
- 5:1000 parking with future ability of 1:1000 covered physician parking
- Common area with covered patio and coffee shop adjacent to building
- Building & monument signage availability
- 2 miles from Chandler Regional Medical Center
- ±30,000 - ±100,000 SF Available



**CUSHMAN &
 WAKEFIELD**

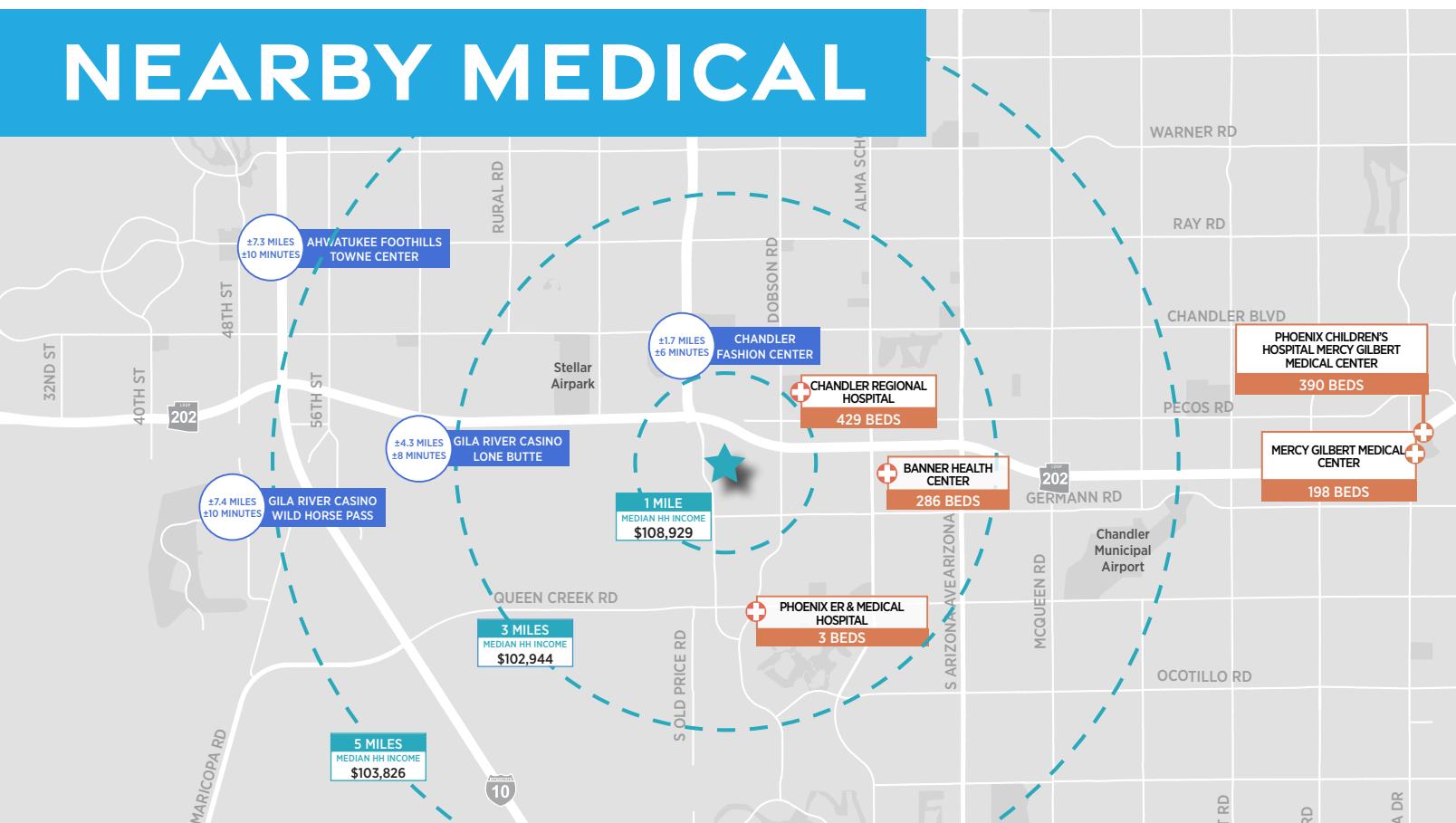
ACCESSIBLE CAMPUS



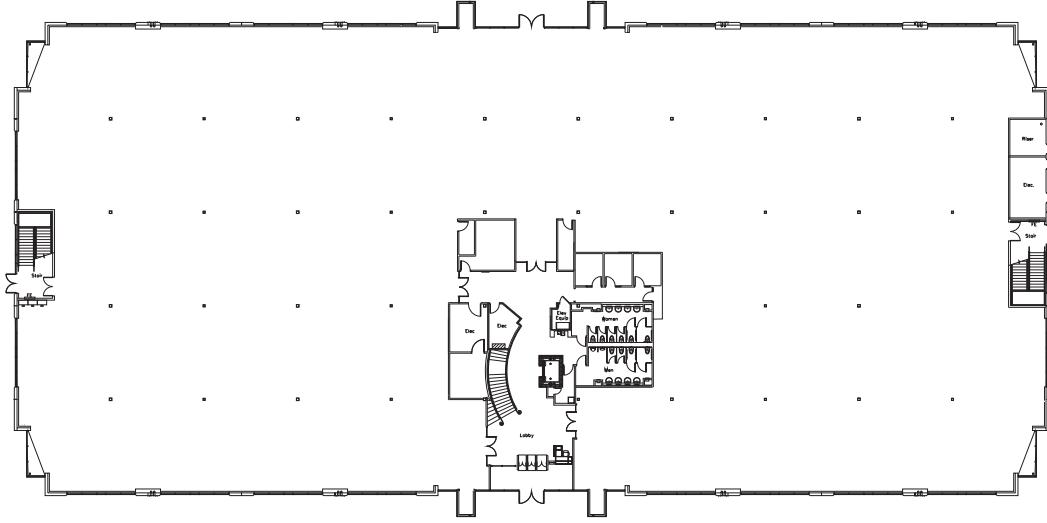
SERVICE LINE GROWTH

| SERVICE LINE | 2023 VOLUME | 2028 VOLUME | 2033 VOLUME | 5 YR GROWTH | 10 YR GROWTH |
|---------------------------------|-------------|-------------|-------------|-------------|--------------|
| Endocrinology | 4,625 | 6,093 | 7,421 | 31.7% | 60.5% |
| Psychiatry | 313,080 | 387,758 | 431,525 | 23.9% | 37.8% |
| Podiatry | 4,132 | 5,067 | 5,847 | 22.6% | 41.5% |
| Spine | 32,785 | 40,135 | 48,352 | 22.4% | 47.5% |
| Vascular | 193,868 | 235,317 | 277,121 | 21.4% | 42.9% |
| Physical Therapy/Rehabilitation | 30,086 | 36,505 | 44,590 | 21.3% | 48.2% |
| Ophthalmology | 175,789 | 213,053 | 258,232 | 21.2% | 46.9% |
| Cardiology | 567,594 | 682,934 | 857,007 | 20.3% | 51.0% |
| Orthopedics | 73,146 | 86,684 | 101,624 | 18.5% | 38.9% |
| Pain Management | 23,265 | 27,565 | 32,134 | 18.5% | 38.1% |
| Lab | 927,944 | 1,098,856 | 1,272,439 | 18.4% | 37.1% |
| Miscellaneous Services | 62,986 | 74,498 | 89,442 | 18.3% | 42.0% |
| ENT | 453,544 | 532,128 | 630,318 | 17.3% | 39.0% |
| Nephrology | 10,766 | 12,571 | 14,448 | 16.8% | 34.2% |
| Evaluation and Management | 15,599 | 17,856 | 20,463 | 14.5% | 31.2% |
| Trauma | 2,205,616 | 2,515,816 | 2,837,764 | 14.1% | 28.7% |
| Neurology | 37,967 | 43,011 | 48,800 | 13.3% | 28.5% |
| Thoracic Surgery | 626,699 | 708,948 | 800,472 | 13.1% | 27.7% |
| Radiology | 1,117 | 1,260 | 1,379 | 12.9% | 23.5% |
| Oncology | 30,619 | 34,539 | 39,314 | 12.8% | 28.4% |
| Gastroenterology | 93,699 | 104,748 | 116,979 | 11.8% | 24.8% |
| Dermatology | 2,002 | 2,233 | 2,589 | 11.6% | 29.3% |
| Neurosurgery | 49,368 | 54,894 | 60,737 | 11.2% | 23.0% |
| General Surgery | 12,717 | 14,075 | 15,722 | 10.7% | 23.6% |
| Urology | 19,851 | 21,969 | 24,938 | 10.7% | 25.6% |
| Cosmetic Procedures | 17,548 | 19,106 | 20,981 | 8.9% | 19.6% |
| Gynecology | 21,663 | 23,216 | 25,150 | 7.2% | 16.1% |
| Pulmonology | 30,387 | 31,678 | 32,228 | 4.2% | 6.1% |
| Obstetrics | 9,688 | 9,171 | 8,615 | -5.3% | -11.1% |

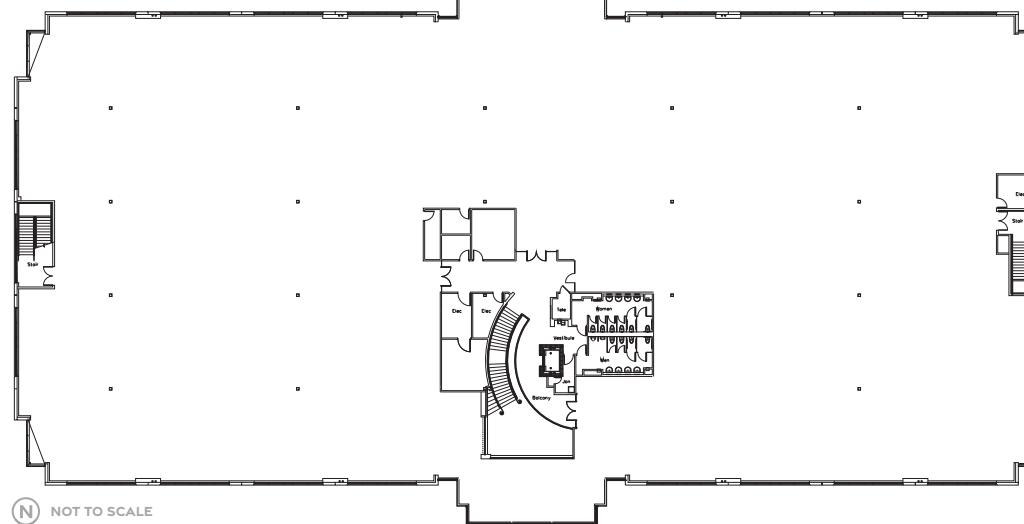
NEARBY MEDICAL



FLOOR PLAN



 **FIRST
FLOOR**



 **SECOND
FLOOR**

 **NOT TO SCALE**

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 **DOUGLAS ALLRED
COMPANY**

 **CUSHMAN &
WAKEFIELD**