



PARK PLACE

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

SE CORNER LOOP 101 & LOOP 202 | CHANDLER, AZ
WWW.ALLREDPARKPLACE.COM

BLDG

4

**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



MESA

Bldg 4: ±100,622 SF Medical Office
- First Floor: ±50,311 SF
- Second Floor: ±50,311 SF

GILBERT

← **CHANDLER
INTEL CAMPUS**
±3.8 MILES | ±9 MINUTES

← **CHANDLER
FASHION CENTER**
±1.7 MILES | ±6 MINUTES

**CHANDLER
REGIONAL HOSPITAL**
±2.1 MILES | ±6 MINUTES

202

PROPOSED BUILDINGS

SPECTRUM BLVD

4

WILLIS RD

PRICE RD

ARMSTRONG PL

PROPOSED BUILDINGS

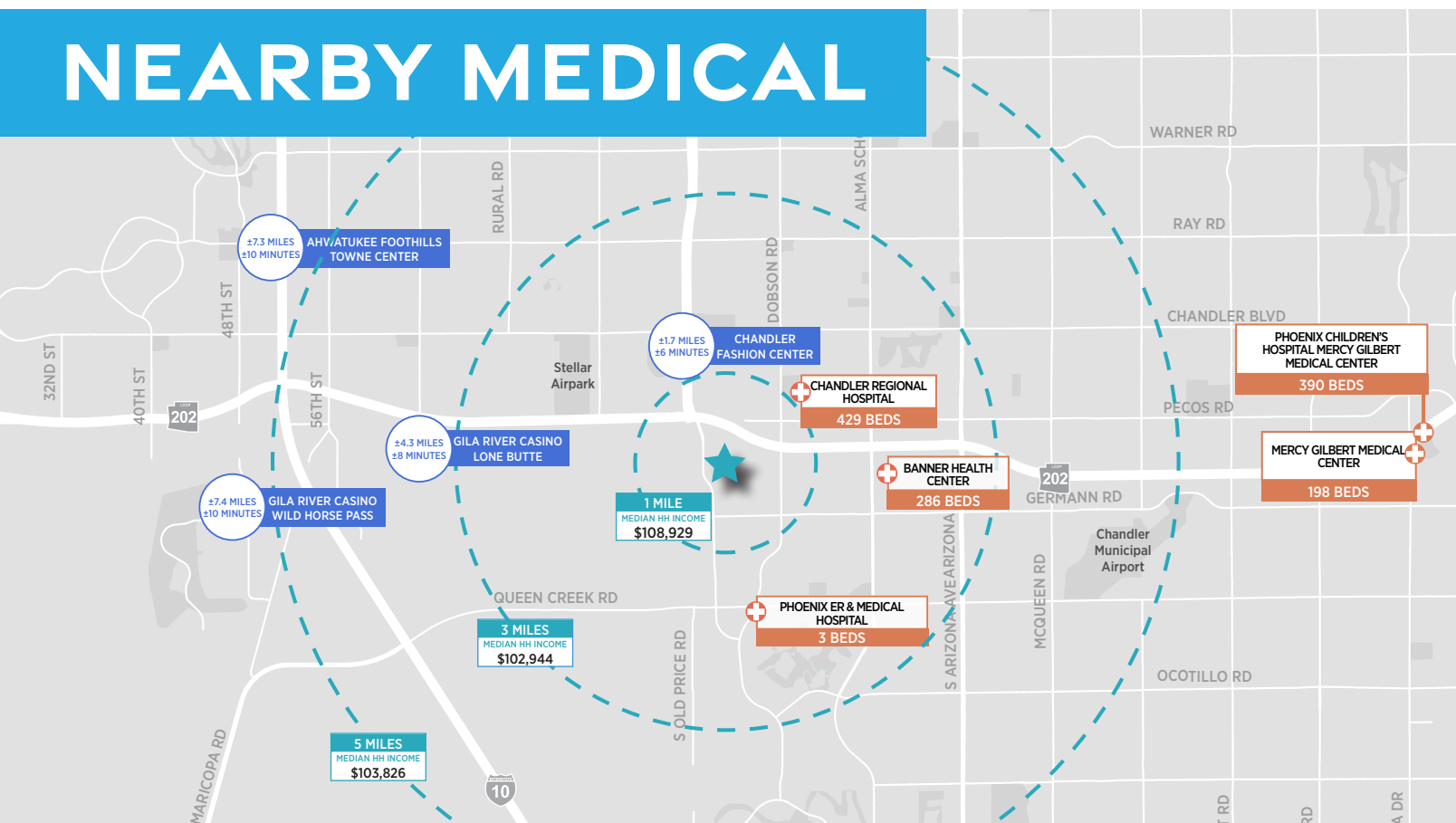


NOT TO SCALE

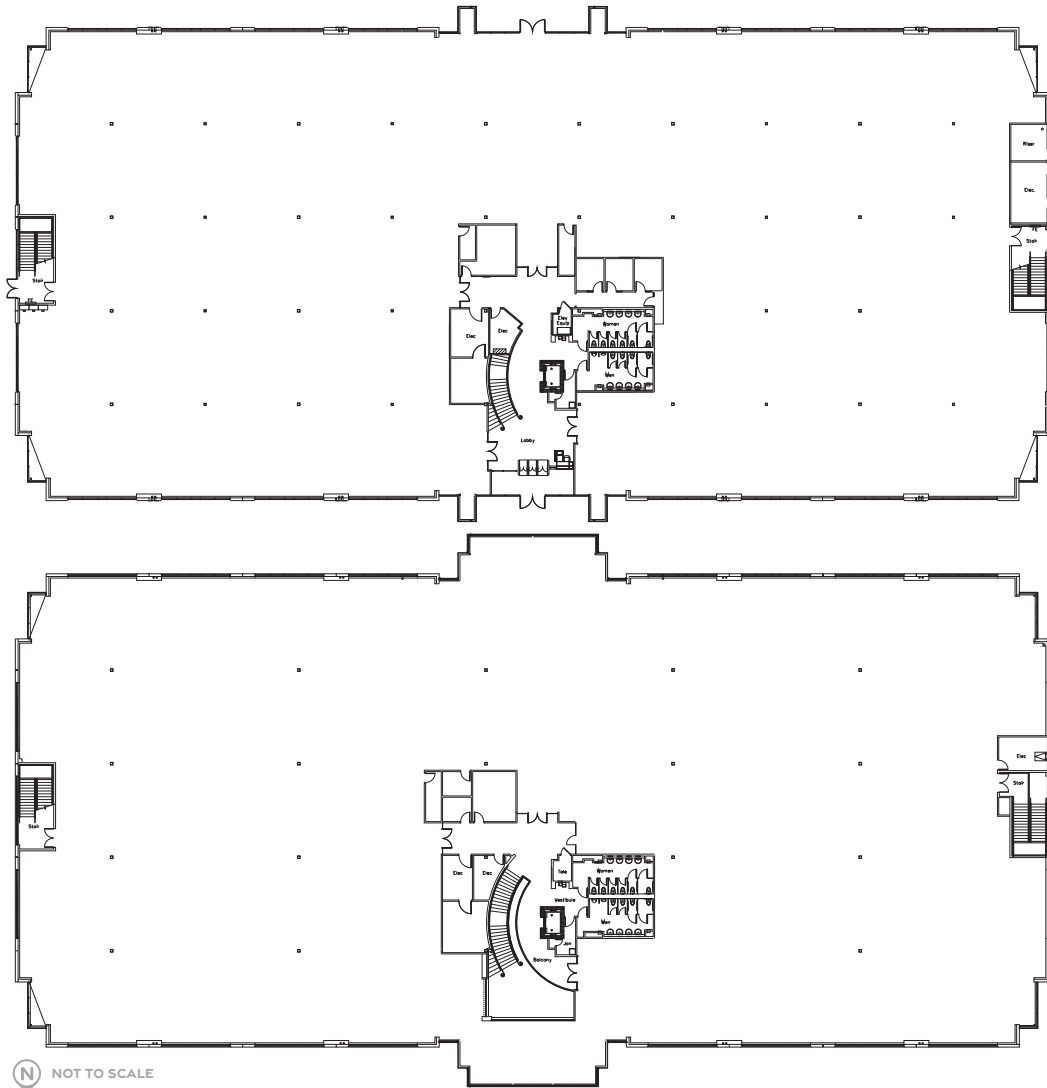
SERVICE LINE GROWTH

SERVICE LINE	2023 VOLUME	2028 VOLUME	2023 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**

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