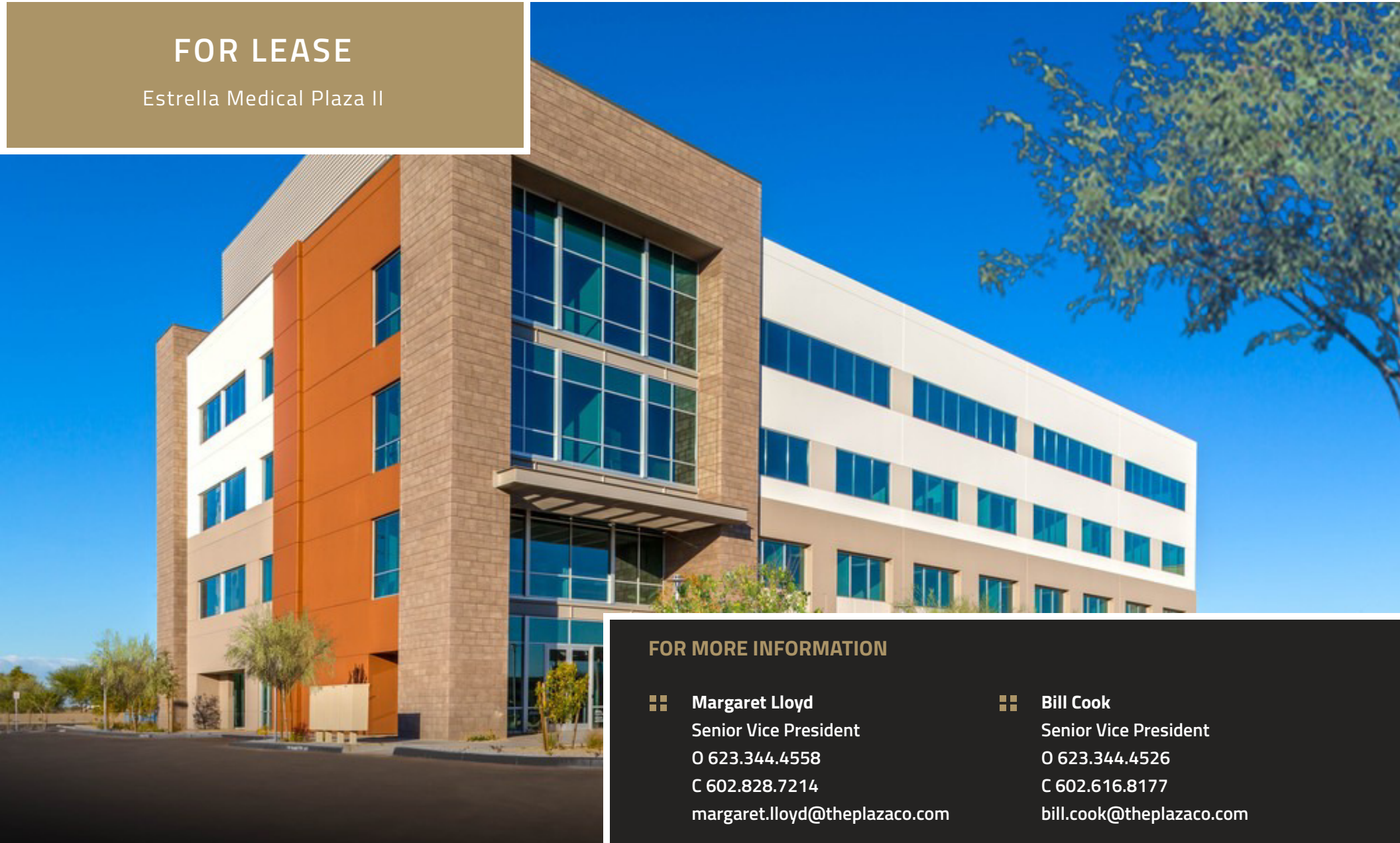


Estrella Medical Plaza II

9321 W THOMAS ROAD, PHOENIX, AZ 85037

FOR LEASE

Estrella Medical Plaza II



FOR MORE INFORMATION



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Executive Summary



PROPERTY SUMMARY

| | |
|--------------------------|-----------------------|
| Available SF: | 1,990 - 7,668 SF |
| | Suite 100 - 7,668 rsf |
| | Suite 400 - 1,990 rsf |
| Lease Rate: | \$28.00 / SF, NNN |
| Building Size: | 60,000 SF |
| Building Class: | A |
| Year Built: | 2019 |
| Property Website: | View |

PROPERTY OVERVIEW

Estrella Medical Plaza IIA is a Class A, 4-Story, 60,000 SF medical office building

LOCATION OVERVIEW

Conveniently located on the Banner Estrella Medical Campus, a 392-bed, full service acute care hospital specializing in bariatrics, cardiology, cancer care, pulmonology, maternity services and women's health, neurosciences and orthopedics along with other specialties.

Estrella Medical Plaza IIA is a Class A, 4-Story, 60,000 SF medical office building.

Direct pedestrian friendly connection to the hospital, freeway visibility and abundant parking.

Medical Office Project of the Year — Best of NAIOP 2019.

DEMOGRAPHICS

- :: POPULATION (5-MILE RADIUS): 384,876
- :: 5-YEAR GROWTH RATE: 8%
- :: MEDIAN HH INCOME: \$73,249
- :: TOTAL INSURED: 86% (66% commercial insurance)
- :: TRAFFIC COUNT: (5-MILE RADIUS): 155,994 Drive along & carpool daily
- :: AVERAGE AGE: 33 years old



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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|------------|---------------|--|
| Suite 100 | Available | 7,668 SF | NNN | \$28.00 SF/yr | Like new second generation counseling space. |
| Suite 425 | Available | 1,990 SF | NNN | \$28.00 SF/yr | Grey shell. |



SUITE 100



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1ST AND 2ND FLOORS FLOOR PLAN



1ST FLOOR



2ND FLOOR



3RD FLOOR
RSF's include a 13.4% load factor

3RD FLOOR PHASE IIA
SCALE: 1/4" = 1'-0"

4TH FLOOR
RSF's include a 13.4% load factor



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Location Map



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