



40,967+ VEHICLES
Average Daily Traffic

1802 E THOMAS RD

±15,510 SF Freestanding Office/Medical Building Available for Sale or for Lease

1802 E THOMAS RD | PHOENIX, AZ 85016

Represented by

PERRY GABUZZI, CCIM
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TRASK SWITZENBERG
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Property Highlights

One-story, 15,510 square foot exterior-loaded building available for sale or for lease

Parking ratio of 4.9/1,000 (76 parking stalls, 30 of which are covered/reserved)

Monument signage and opportunity for building signage on Thomas Rd with 38,723 VPD

Close proximity to SR-51 with full diamond interchange on Thomas

Zoning R-5, City of Phoenix

APN 119-34-005

±49,037 SF lot size (±1.13 AC)

Call for lease rate

1200 AMPS power and Fiber optics to building

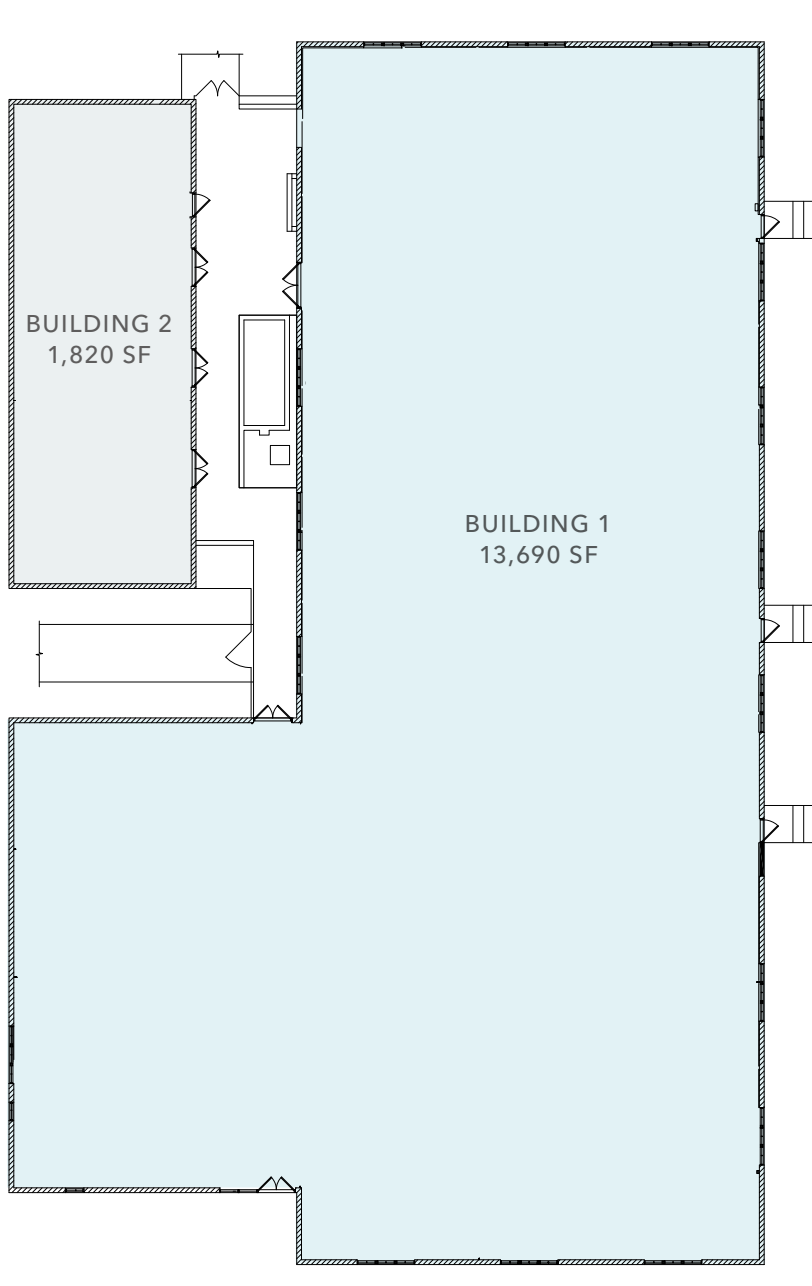


1802 E Thomas Rd

1802 E Thomas Rd is medical/office building within minutes to State Route 51 providing quick access to all parts of the valley.

With monument signage frontage on Thomas Rd and the building's close proximity to the adjacent Phoenix Children's Hospital Main Campus and Abrazo Heart Hospital, this 15,510 square foot building is the perfect location for any office or medical user looking for a presence in Phoenix.

Floor Plan



AVAILABLE FOR SALE OR FOR LEASE

15,510 SF

AVAILABLE

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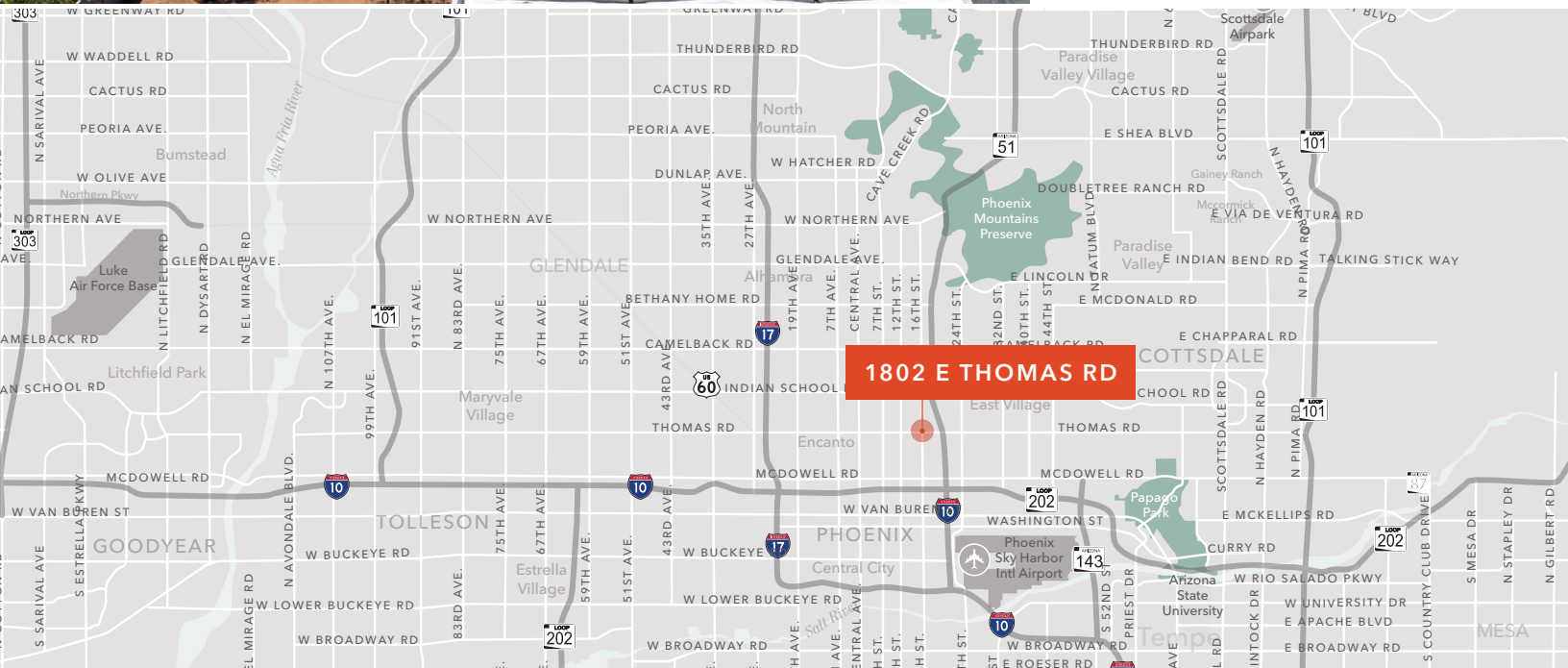
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KIDDER MATHEWS



1802 E THOMAS RD



Strategically Located

ADJACENT

TO PHOENIX CHILDREN'S MAIN CAMPUS

1 MIN

TO ABRAZO HEART HOSPITAL

2 MIN

TO STATE ROUTE 51 ACCESS

8 MIN

TO DOWNTOWN PHOENIX



1 MIN

TO PHOENIX CHILDREN'S
MAIN CAMPUS

1 MIN

TO ABRAZO HEART
HOSPITAL

6 MIN

TO BANNER UNIVERSITY
MEDICAL CENTER

6 MIN

TO DIGNITY ST JOSEPH'S
MEDICAL CENTER

For sales and leasing information contact

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