

# Tri-City's Premier Healthcare Campus

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PHASE I - 44,650 SF

PHASE II - 15,400 SF

Physician Investment  
Opportunities Available

**PRON&HORN**  
MEDICAL COLLABORATIVE





## Tri-City's newest Class A multi-tenant medical office campus

Planned to be a market defining campus, located with access and visibility to 89A, Pronghorn Medical Collaborative will serve all metros of the Tri-City area and will be the definition of an integrated medical campus. With no use restrictions, this campus allows for higher acuity inpatient uses and a host of ambulatory services in a phased approach. Phase I allows for immediate deployment of services, with a ramped-up growth to align with operational development in this booming residential population.



Population  
**50,000**  
within 5 miles



Median Household Income  
**\$57,000**



2018, 89A Traffic Count  
**20,000 CPD**



2040, 89A Traffic Counts  
**36,000 CPD**

Delivering contemporary space to Tenants, this multi-tenant campus will feature a welcoming patient and physician experience from the entry to the property with accessible and ample surface parking to the welcoming building entries. Exterior elements blend with the natural landscape. This is the opportunity of a generation to be part of today's revolutionized healthcare delivery models.



## Property Details

### PHASE - I

#### Buildings

Building A	Single Story	7,700 SF
Building B	Single Story	7,700 SF
Building C	Single Story	9,750 SF
Building D	Single Story	9,750 SF
Building E	Single Story	9,750 SF

### PHASE - II

#### Buildings

Building F	Single Story	7,700 SF
Building G	Single Story	7,700 SF

**PARKING** 5/1,000+

### DISTANCE TO HOSPITALS



4.8 Miles to Prescott Valley Hospital



12.7 Miles to Prescott Hospital





Cypress West  
— P A R T N E R S —

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