

MEDICAL/OFFICE FOR LEASE



The Atrium

4602 N 16TH STREET, PHOENIX, AZ

Lindsey Carlson

Senior Vice President

+1 602 222 5084

lindsey.carlson@colliers.com



Availabilities

- Suite 206 2,412 RSF \$29.00/sf/yr, FS
- Suite 208 1,749 RSF \$29.00/sf/yr, FS

Parking

- 5/1,000 with 1/1,000 covered
- Easy pull-up surface parking



Features

- 17,642 RSF building
- Recently renovated
- Monument signage fronting 16th Street
- Spacious lobby
- Private restrooms in each suite
- Professionally managed by CPI

Location

- Prime location with easy access to SR-51 and Camelback Corridor
- Numerous restaurants and shopping within minutes
- Adjacent to the new Arizona Kidney Disease & Hypertension Center (AKDHC)
- One mile to Biltmore Medical Mall, 2.5 miles to Children's Hospital, 3.5 miles to Banner University Medical Center



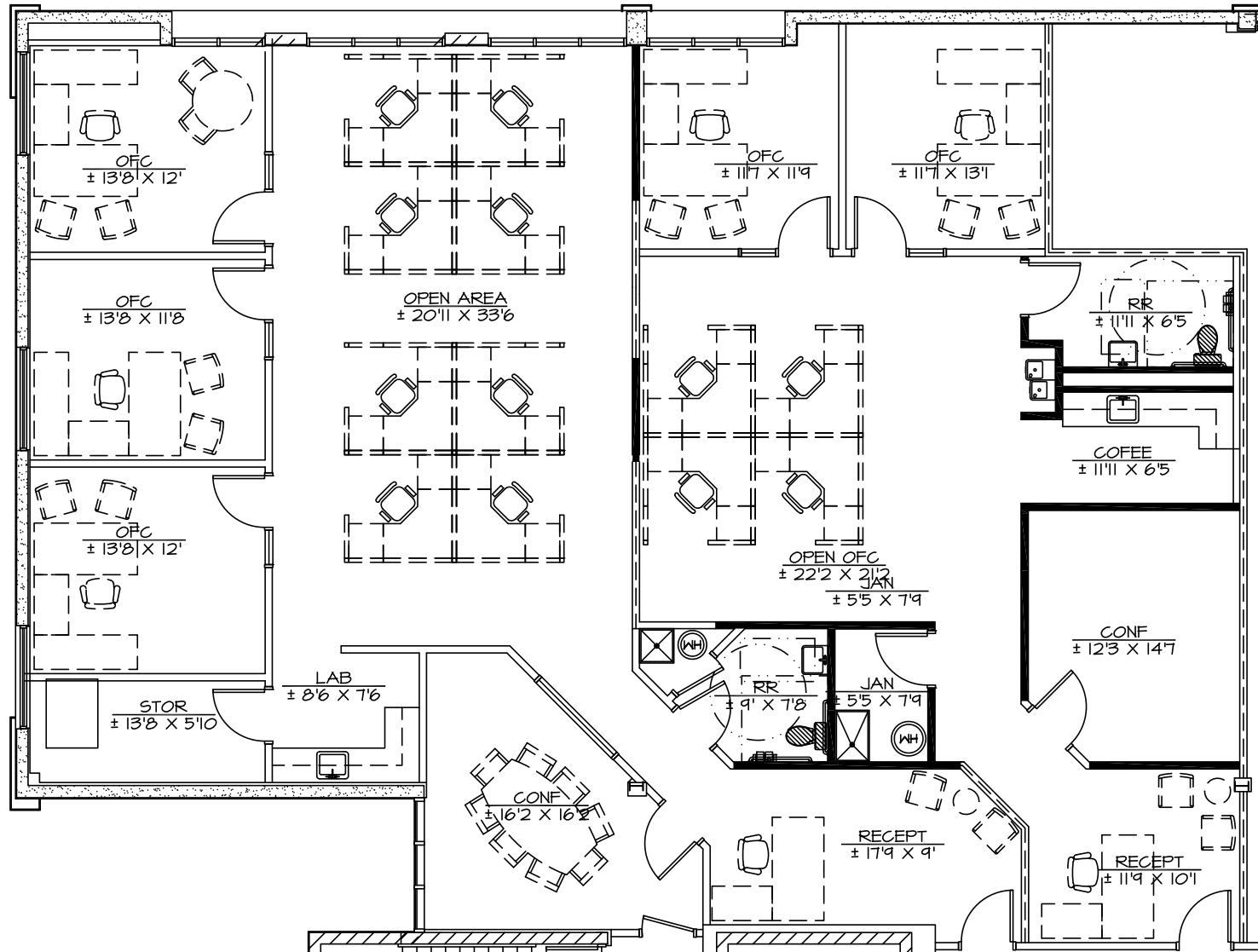
AKDHC
Arizona Kidney Disease & Hypertension Center

To:
Phoenix Children's Hospital
Banner University
Medical Center

The Atrium

Additional
Parking

Suites 206/208 - ±4,161 RSF
Spec Suites - Coming Soon



Suite 206
±2,412 RSF

Suite 208
±1,749 RSF



Lindsey Carlson

Senior Vice President

+1 602 222 5084

lindsey.carlson@colliers.com

2390 E Camelback Rd, Ste 100

Phoenix, AZ 85016

+1 602 222 5000

colliers.com/arizona



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.