

# PHOENICIAN MEDICAL PLAZA

2222-2228 W NORTHERN AVE | PHOENIX, AZ 85021

## PROPERTY OVERVIEW

- ▶ Onsite property management, security and ownership
- ▶ Prominent monument signage available
- ▶ Excellent visibility fronting Northern Ave, a major arterial street
- ▶ Direct access to I-17 freeway
- ▶ Close to established retail and dining
- ▶ 6 minutes from CORE Institute Specialty Hospital & 9 minutes from HonorHealth John C. Lincoln Medical Center

## AVAILABILITIES

| SUITE     | SIZE      | LINKS                                                         |
|-----------|-----------|---------------------------------------------------------------|
| C-130     | ±1,686 SF | <a href="#">CONCEPTUAL PLAN</a> <a href="#">AS-BUILT PLAN</a> |
| C-140     | ±3,448 SF | <a href="#">CONCEPTUAL PLAN</a> <a href="#">AS-BUILT PLAN</a> |
| C-130/140 | ±5,135 SF | <a href="#">CONTIGUOUS CONCEPTUAL PLAN</a>                    |
| D-100     | ±3,443 SF | <a href="#">CONCEPTUAL PLAN</a>                               |
| D-110     | ±1,747 SF | <a href="#">CONCEPTUAL PLAN</a>                               |
| D-209     | ±1,686 SF |                                                               |
| D-265     | ±2,146 SF | <a href="#">SPACE PLAN</a>                                    |

## PROPERTY HIGHLIGHTS



### TYPE

Four building, multi-tenant medical office campus



### RATE

\$13.00 NNN



### PARKING RATIO

4:1,000 SF  
Covered, reserved available



### YEAR OF CONSTRUCTION

1984, refurbished 2022



### OPERATING EXPENSES

\$9.87 SF, inclusive of electric, janitorial, and all NNN expenses.



### ELEVATORS

Elevators with air-conditioned cabs



## CONTACT:

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