



# SOUTHWEST MEDICAL BUILDING

AT SOUTHWEST PLAZA

Professional & Medical  
Office Space

Southwest Plaza



TRANSWESTERN REAL ESTATE SERVICES



**TOTAL RSF**  
**63,968**

**BUILT**  
**1982**

**RENOVATED**  
**2023**



Located next to the newly renovated Southwest Plaza Mall and within walking distance to restaurants, banking, retail, movie theaters, park, and golf course

Strong ownership with an excellent management track record

Building conference room with wet bar and western views

Abundant parking for employees and visitors with a ratio of 4.00/1,000 SF

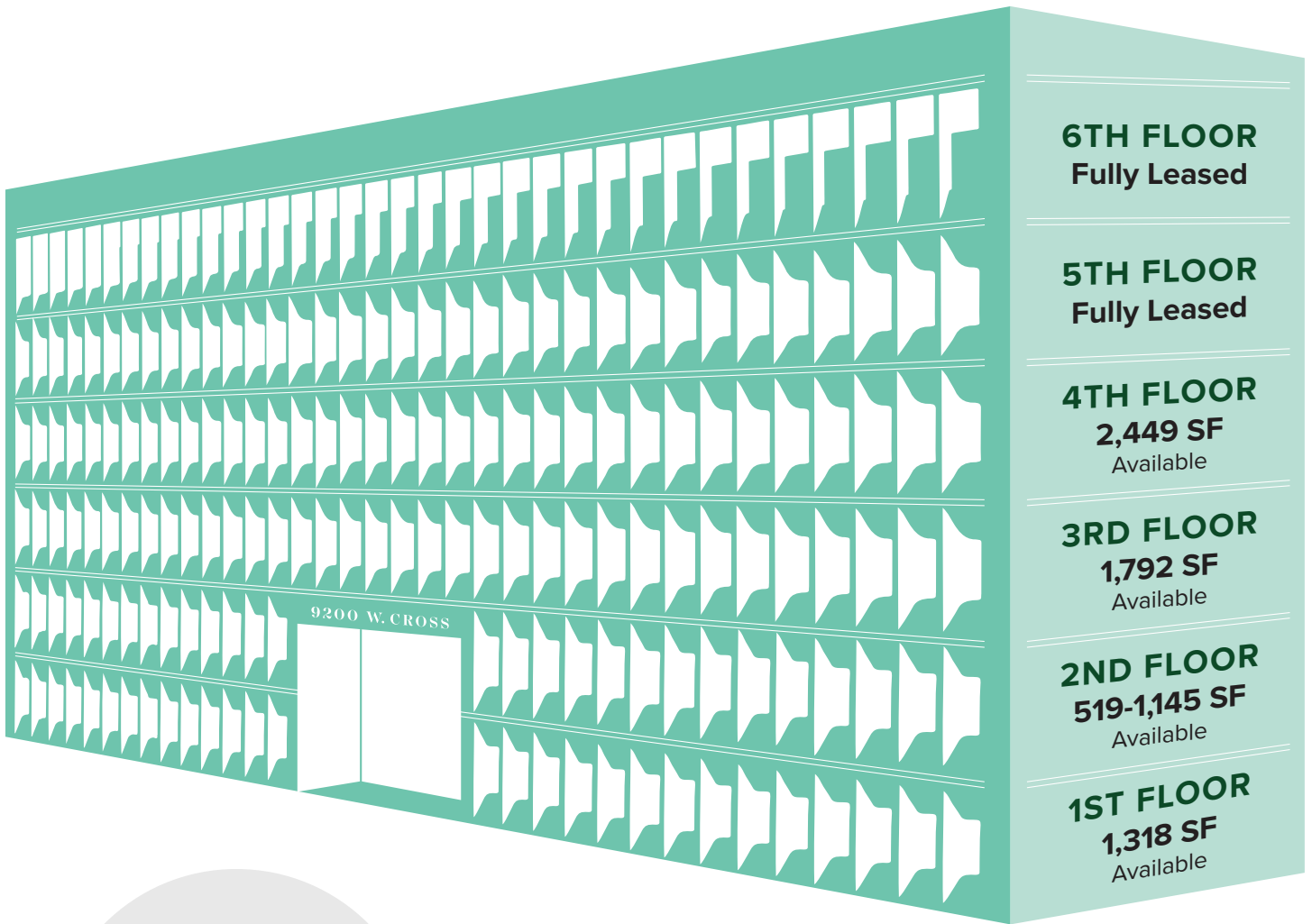
# RENOVATIONS



Renovations have been **COMPLETED** in the building lobby with planned renovations for the common areas and upgraded restrooms.

Mall renovations include open-air cafes, indoor fireplaces, skylights, free Wifi, and more!





**89%**

**OCCUPIED**

**ONLY**

**5 SUITES**

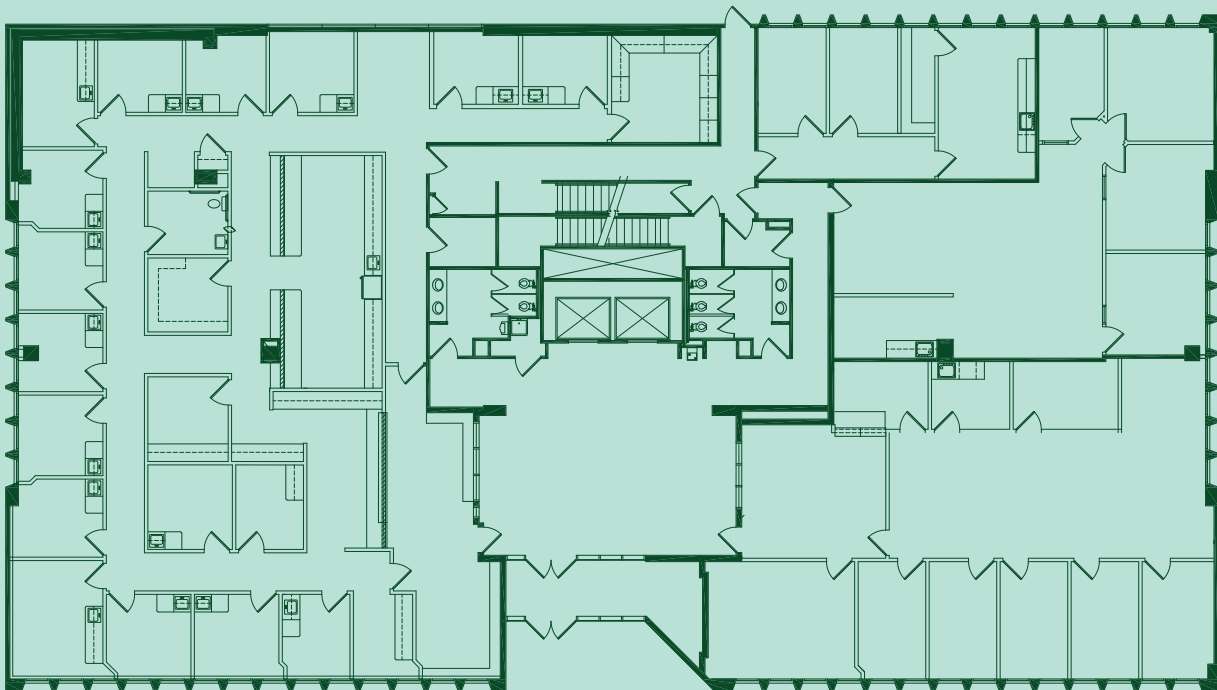
**REMAINING**

Landlord will provide strong tenant improvement allowance to build out new suites

# AVAILABILITIES

SUITE	RSF	AVAILABLE	FEATURES
122	1,318	4/2023	Corner glassline, 4 private offices, kitchen, and open area
202	1,145	Immediately	4 private offices, open area, and western views
215	519	Immediately	2 private offices
319	1,792	Immediately	2 private offices and open area
421	2,449	Immediately	Corner glassline, 9 offices, kitchen, and storage

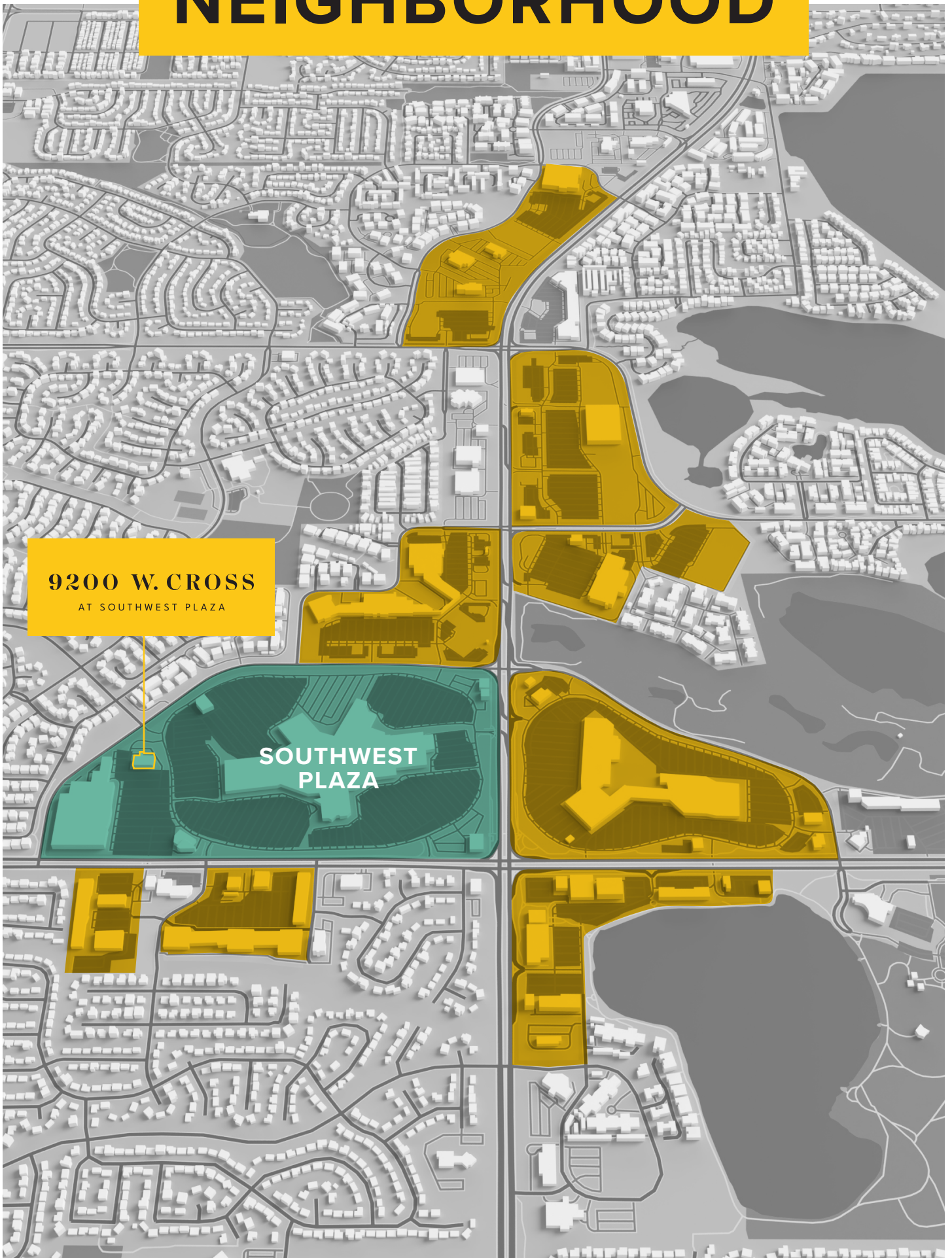
## TYPICAL FLOORPLAN



# NEIGHBORHOOD

**9200 W. CROSS**  
AT SOUTHWEST PLAZA

**SOUTHWEST  
PLAZA**



# SOUTHWEST PLAZA

Auntie Anne's	Forever 21	Spencer's
Bad Daddy's Burger Bar	GameStop	Starbucks
Bath & Body Works	H&M	Sunglass Hut
Buckle	Helzberg Diamonds	Target
Champs Sports	Hot Topic	The Cheesecake Factory
Charleys	JCPenney	Tillys
Chili's	Journeys	Torrid
Chipotle	Kay Jewelers	Vans
Cinnabon	Len's Crafters	Verizon
Claire's	Lids	Zumiez
Cyclebar	Macy's	
Dick's Sporting Goods	Mad Greens	
Dillard's	PacSun	
Escape the Room	Panera Bread	
Foot Locker	Rocky Mountain Chocolate Factory	

**& MANY MORE**

## SURROUNDING RETAIL

### RESTAURANTS

3 Margaritas	Lone Star Steakhouse
303 Sports Grill	LongHorn Steakhouse
Applebee's	McDonald's
Blackjack Pizza	Noodles & Company
Bonefish Grill	Nothing Bundt Cakes
Boston Market	Olive Garden
Buffalo Wild Wings	Outback Steakhouse
Burger King	Papa John's
Chick-fil-A	Red Lobster
Del Taco	Red Robin
Domino's	Starbucks
Dunkin'	Subway
Edible Arrangements	Taco Bell
Einstein Bros. Bagels	Thai Bistro
Good Times	Tony's Meat Market
IHOP	Wendy's
Little Caesars	Yogurtland

### GROCERY

King Soopers  
Sprouts Farmers Market  
Trader Joe's  
Whole Foods Market

**& MANY  
MORE**

### SHOPPING

Ace Hardware	Men's Wearhouse
Barnes & Noble	Party City
Bed Bath & Beyond	Petco
Best Buy	PetSmart
Big Lots	REI
Burlington	Ross
Christy Sports	Sam's Club
DSW	The Home Depot
JOANN Fabrics and Crafts	TJ Maxx
Lowe's	World Market

### ENTERTAINMENT

AMC Bowles Crossing 12  
Elvis Cinemas  
Urban Air Trampoline and Adventure Park

## MEDICAL CENTERS

Carbon Health Urgent Care  
DaVita Dialysis  
Kaiser Permanente Southwest Medical Offices  
Swedish Medical Center Emergency Room  
Ultimate Health Medical Clinic

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## GET IN TOUCH

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