



MEDICAL BUILDING FOR LEASE

3303 N 44TH STREET
PHOENIX, AZ 85018



Healthpeak® | DOC LISTED NYSE

PROPERTY



Arcadia is a prime opportunity for a business owner to occupy space in a high demand area. This stand-alone 13,697 SF building has high visibility on 44th St, right in the heart of Arcadia.



Located just south of HonorHealth Medical Group.



An underground parking structure is dedicated to the building in addition to surface parking in the front entrance.



Interiors will be in **shell condition** with the elevator and restroom core in tact. Tenant Improvement contribution is negotiable.

Virtual Spec Plan Tour



AVAILABLE FOR LEASE
WITH OPTION
TO PURCHASE

YEAR BUILT:

1988

CLASS

B

MEDICAL

SIZE:

13,697

RSF

1

STORY

PARKING SPACES

P

7 SURFACE
40 COVERED

NEARBY MEDICAL



JOHNS LINCOLN MEDICAL CENTER
11.78 MILES
20 MINUTES

HONORHEALTH SCOTTSDALE SHEA MEDICAL CENTER
19.24 MILES
23 MINUTES

GRAND CANYON UNIVERSITY

PHOENIX INDIAN MEDICAL CENTER
4.30 MILES
9 MINUTES

BANNER UNIVERSITY MEDICAL CENTER
5.61 MILES
12 MINUTES

DTPHX

3 MILES
MEDIAN HH INCOME
\$62,571

1 MILE
MEDIAN HH INCOME
\$77,289

SCOTTSDALE Fashion Square

HONORHEALTH SCOTTSDALE OSBORN MEDICAL CENTER
5.26 MILES
10 MINUTES

TEMPE MARKETPLACE

TEMPE SAINT LUKE'S HOSPITAL
7.30 MILES
14 MINUTES

ARIZONA STATE UNIVERSITY

BANNER DESERT MEDICAL CENTER
12.29 MILES
17 MINUTES

SOUTH MOUNTAIN PARK

PIESTEWA PEAK

BILTMORE FASHION PARK

PARADISE VALLEY

SCOTTSDALE

ODYSEA AQUARIUM

SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY

MESA

PHOENIX

FOR LEASING INFO, PLEASE CONTACT:

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