

FOR LEASE – MEDICAL OFFICE SPACE



ARCADIA GATEWAY MEDICAL CAMPUS

**690 N COFCO CENTER CT
PHOENIX, AZ 85008**

ARIZONAMOB.COM

MARINA HAMMERSMITH, CCIM
602-315-8623
MARINA@ARIZONAMOB.COM

TYREL WILLIAMS, CPM
480-255-7511
TYREL@ARIZONAMOB.COM



PROPERTY SUMMARY

ARCADIA GATEWAY MEDICAL CAMPUS
690 N COFCO CENTER COURT
PHOENIX, AZ 85008

BUILDING SIZE

77,386SF

SUITE SIZES

2,478 SF – 22,000 SF

PARKING RATIO

4.02/1,000SF

ZONING

C-2 PHOENIX

LEASE RATE

\$25/SF, NNN

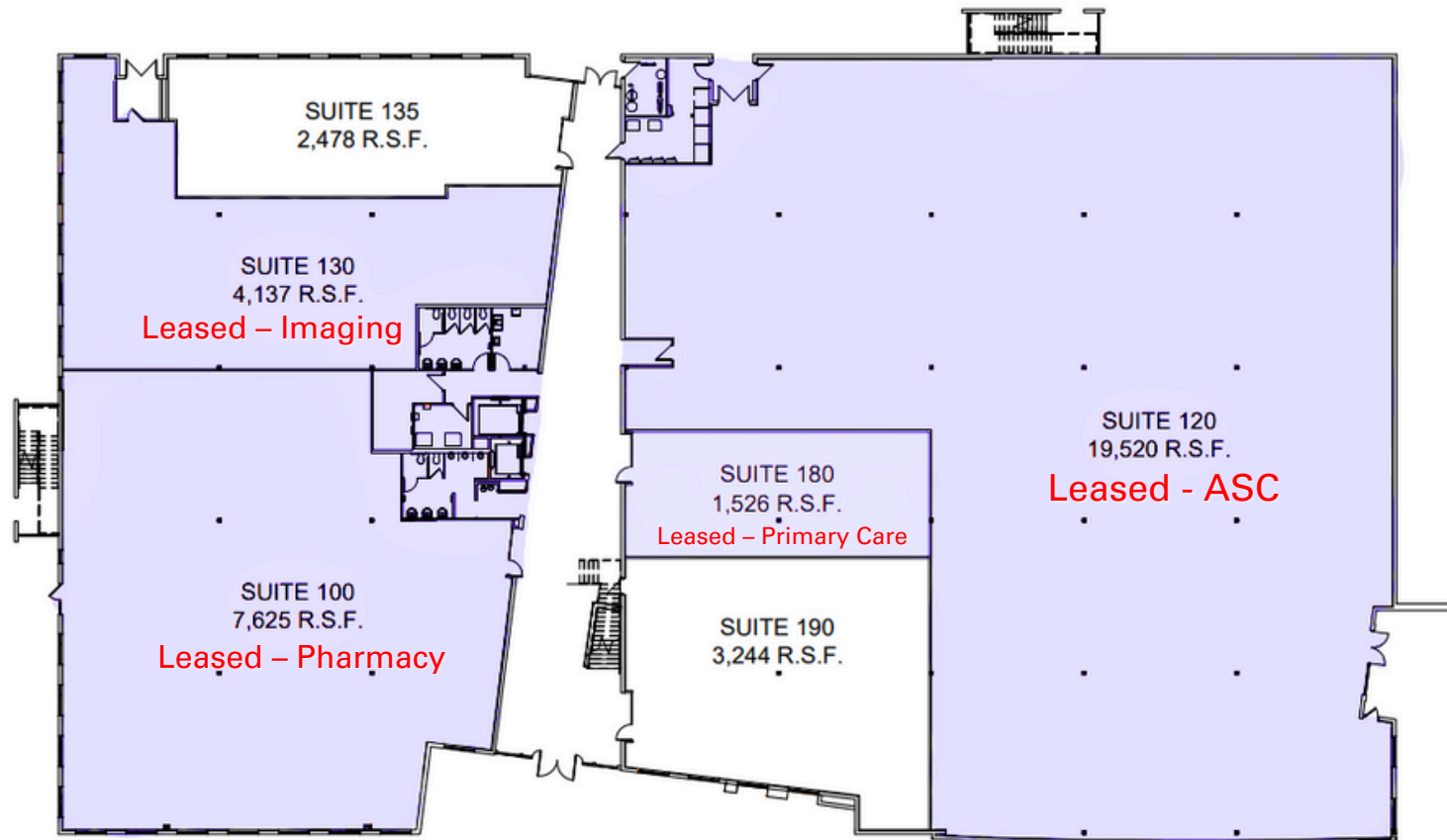


- INDIVIDUAL SUITE SIZES STARTING AT 1,500 SQUARE FEET
- CONVENIENTLY LOCATED DIRECTLY OFF 202 FREEWAY
- ABUNDANT COVERED PARKING
- BUILDING SIGNAGE AVAILABLE
- EXISTING ORTHOPEDIC ASC, PHARMACY
- FUTURE ASC AND IMAGING COMING LATE 2025

FIRST FLOOR PLAN

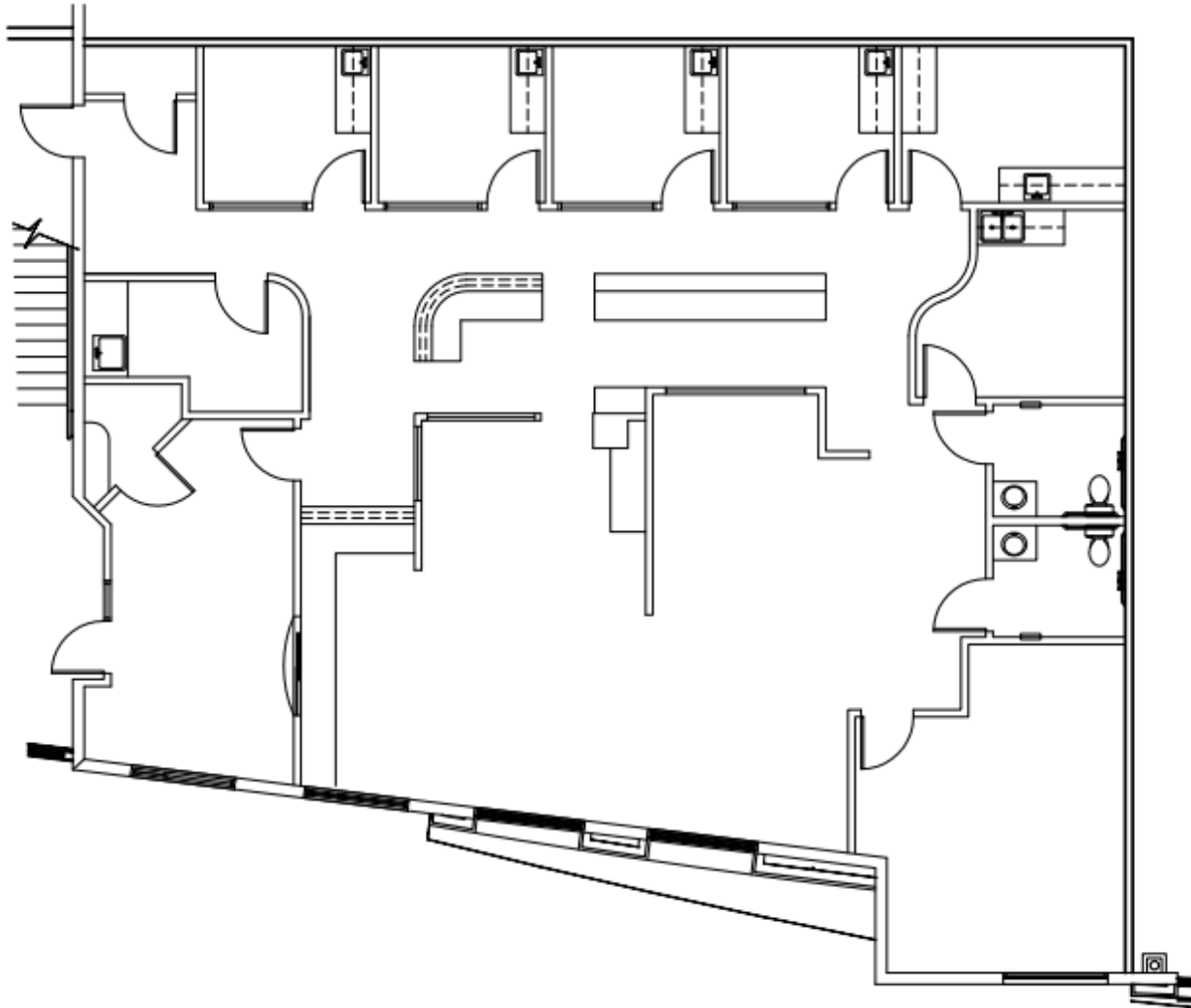
ARCADIA GATEWAY MEDICAL CAMPUS
690 N COFCO CENTER COURT
PHOENIX, AZ 85008

- Built Out Medical Spec Suites
- Available Direct Lobby Access



NOT TO SCALE

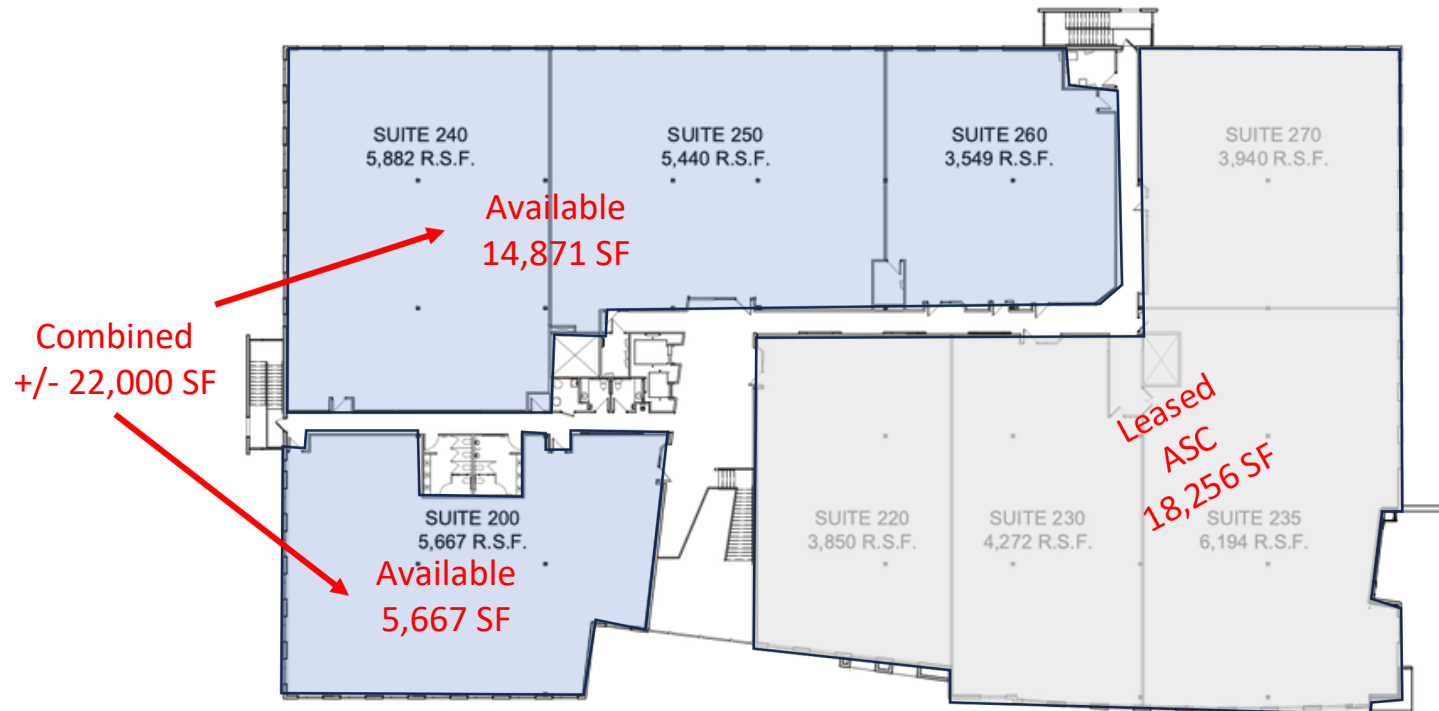
SUITE 190 AS BUILT FLOOR PLAN 3,244 SF





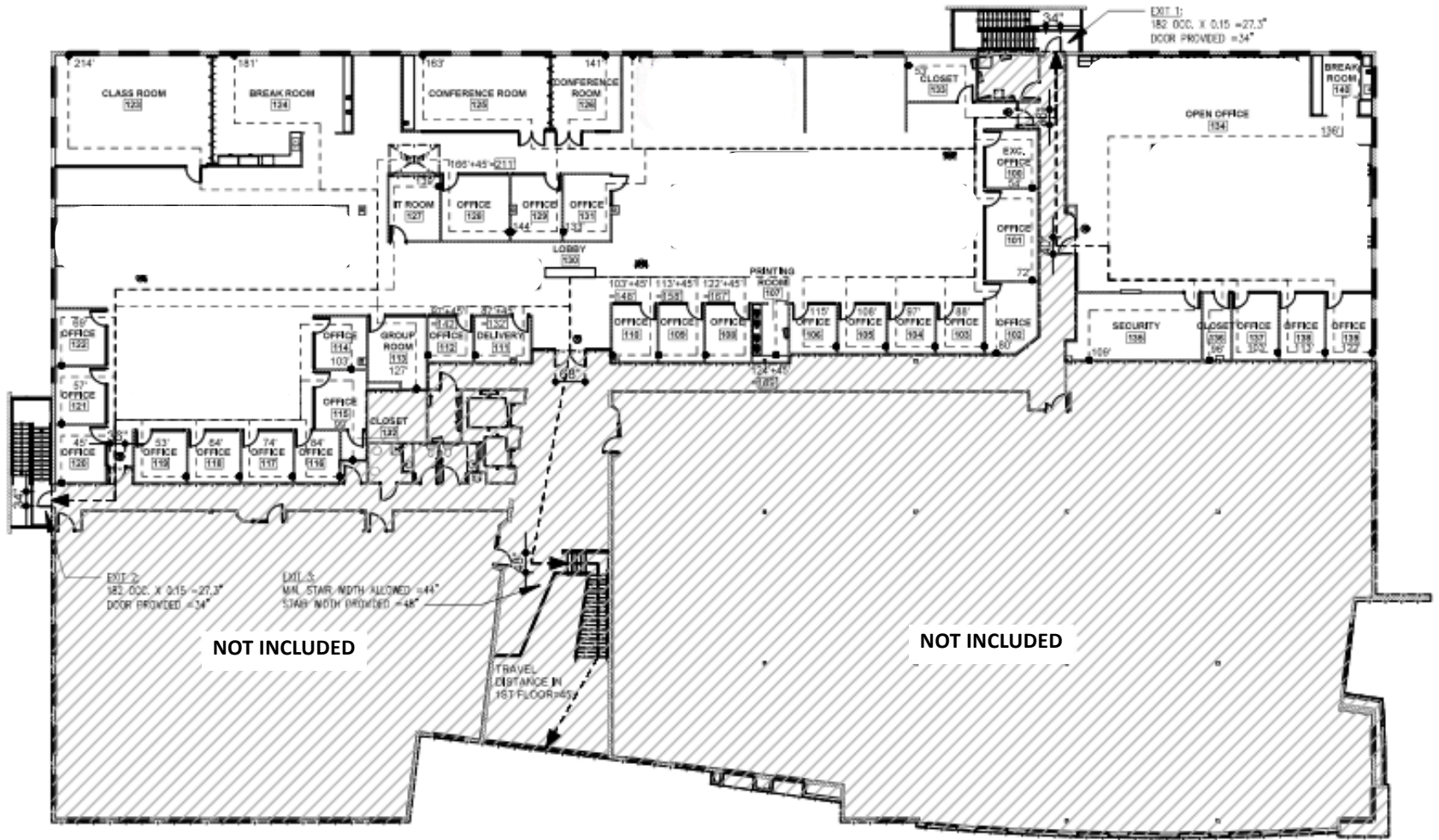
SECOND FLOOR PLAN

ARCADIA GATEWAY MEDICAL CAMPUS
690 N COFCO CENTER COURT
PHOENIX, AZ 85008



NOT TO SCALE

SUITES 240, 250, 260 AS BUILT FLOOR PLAN 14,871 SF





LOCATION HIGHLIGHTS

ARCADIA GATEWAY MEDICAL CAMPUS
690 N COFCO CENTER COURT
PHOENIX, AZ 85008

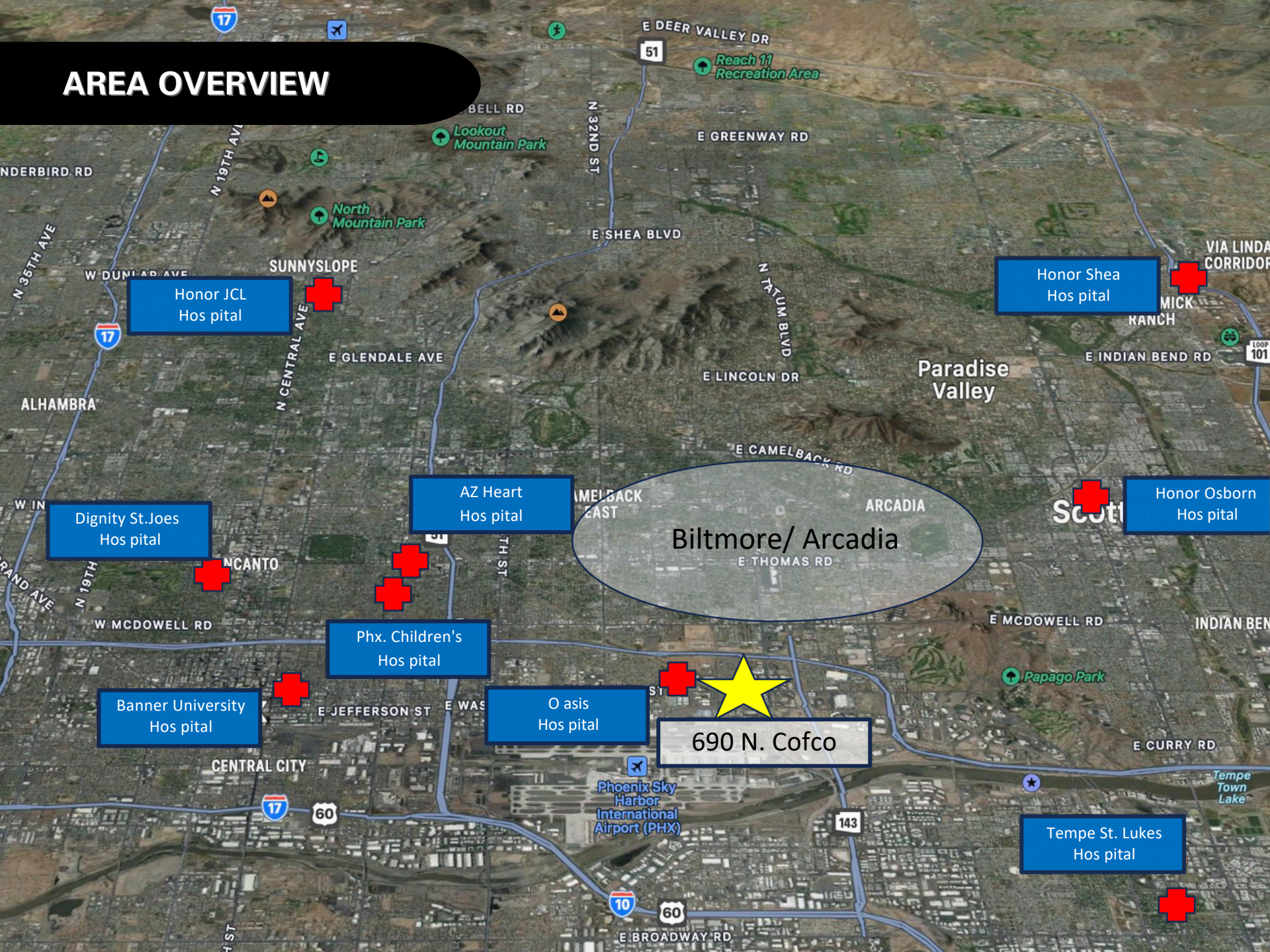
MARKET SUMMARY

Arcadia Gateway Medical Campus offers an ideal location for medical office tenants, conveniently situated near several major hospitals in the Phoenix area. Its proximity to leading healthcare facilities like Abrazo Heart Hospital, Phoenix Children's Hospital, and Banner University Medical Center ensures easy access for both patients and medical professionals. This prime location, combined with modern amenities and ample parking, makes it a highly desirable option for healthcare providers looking to expand their services in a centralized thriving medical hub. The building's strategic positioning in this healthcare corridor enhances its appeal to both tenants and visitors alike.

TRAVEL TIMES TO ARCADIA GATEWAY MEDICAL CENTER

HOSPITAL	DISTANCE	TIME
ABRAZO ARIZONA HEARTHOSPITAL	4.6 M	8 Minutes
PHOENIXCHILDRENS HOSPITAL	4.6 M	8 Minutes
BANNER UNIVERSITY MEDICAL CENTER	4.6 M	10 Minutes
TEMPE ST. LUKES HOSPITAL	5.9 M	12 Minutes
HONORHEALTH O SBO RN	6.3 M	13 Minutes
DIGNITY HEALTH – ST. JOES	7.3 M	14 Minutes
JOHN C. LINCOLN NORTH MOUNTAIN	14 M	22 Minutes
HONOR HEALTH SHEA	17 M	27 Minutes

AREA OVERVIEW



MARINA HAMMERSMITH, CCIM
602-315-8623
MARINA@ARIZONAMOB.COM

TYREL WILLIAMS, CPM
480-255-7511
TYREL@ARIZONAMOB.COM

M T

HEALTHCARE PARTNERS

ARIZONAMOB.COM

DISCLAIMER Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice. If anything in this document references terms of a transaction, please note that nothing is binding until a contract is fully signed by the required parties. All renderings are conceptual in nature and subject to change.

