

# ALGODON MEDICAL AND GENERAL OFFICE





# Now Pre Leasing

- Delivery first quarter of 2027
- Modern architecture, premium finishes, customizable layouts

# Property Overview

## SIZE

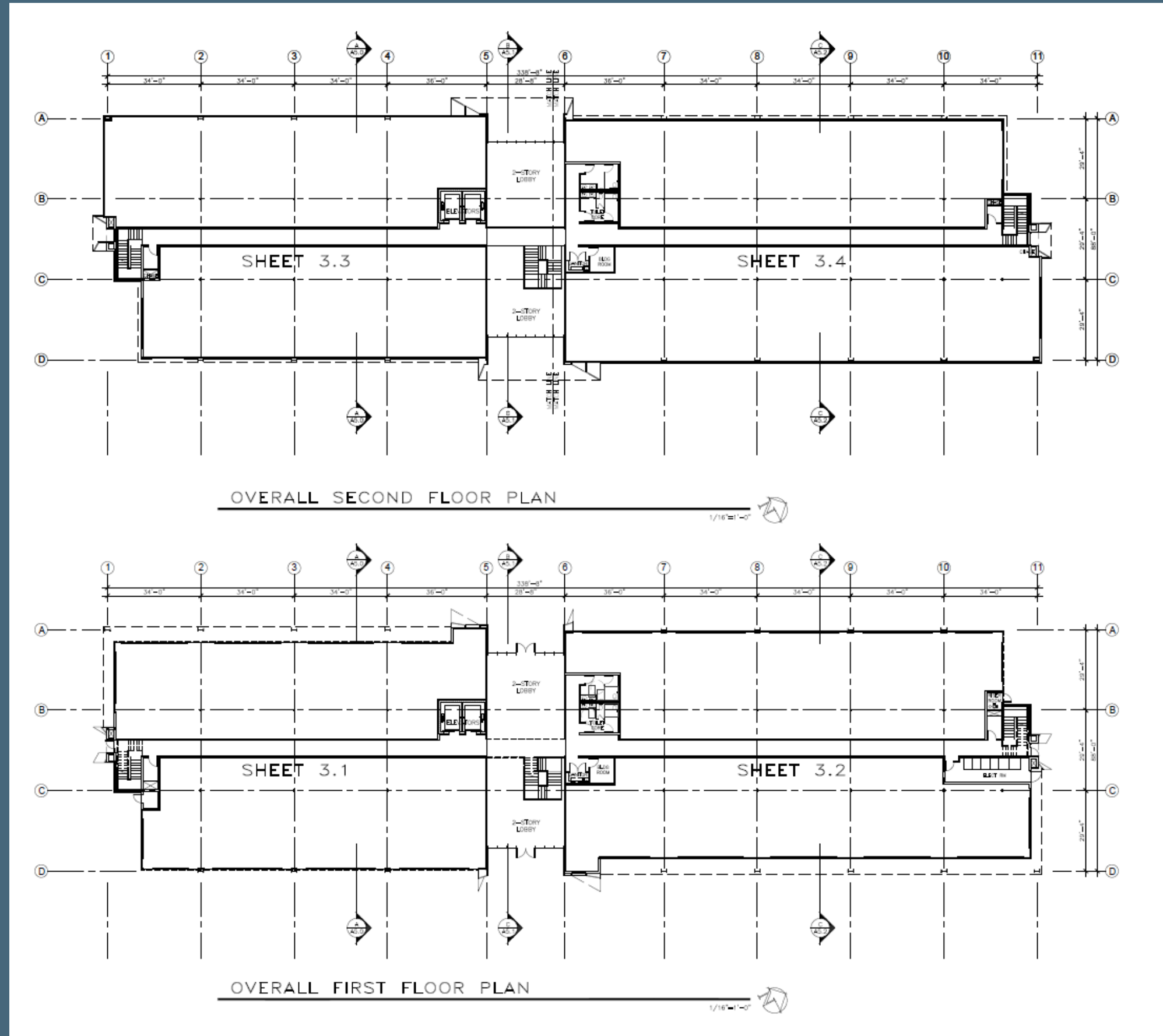
53,837 RSF

Two Story Building

## LOCATION

NEC Thomas Rd and 93<sup>rd</sup> Ave

- Class-A construction with contemporary architectural design
- Flexible suite sizes ideal for medical, dental, professional office, or specialty users
- Ample parking designed for both staff and client convenience
- Energy-efficient building systems to reduce operating costs
- Customizable interiors to match your operational needs
- Professional landscaping and clean, modern exterior finishes



# Algodon Medical

3033 N Algodon Phoenix, AZ 85037

1,500 SF - 35,189 SF of Office/Medical Space

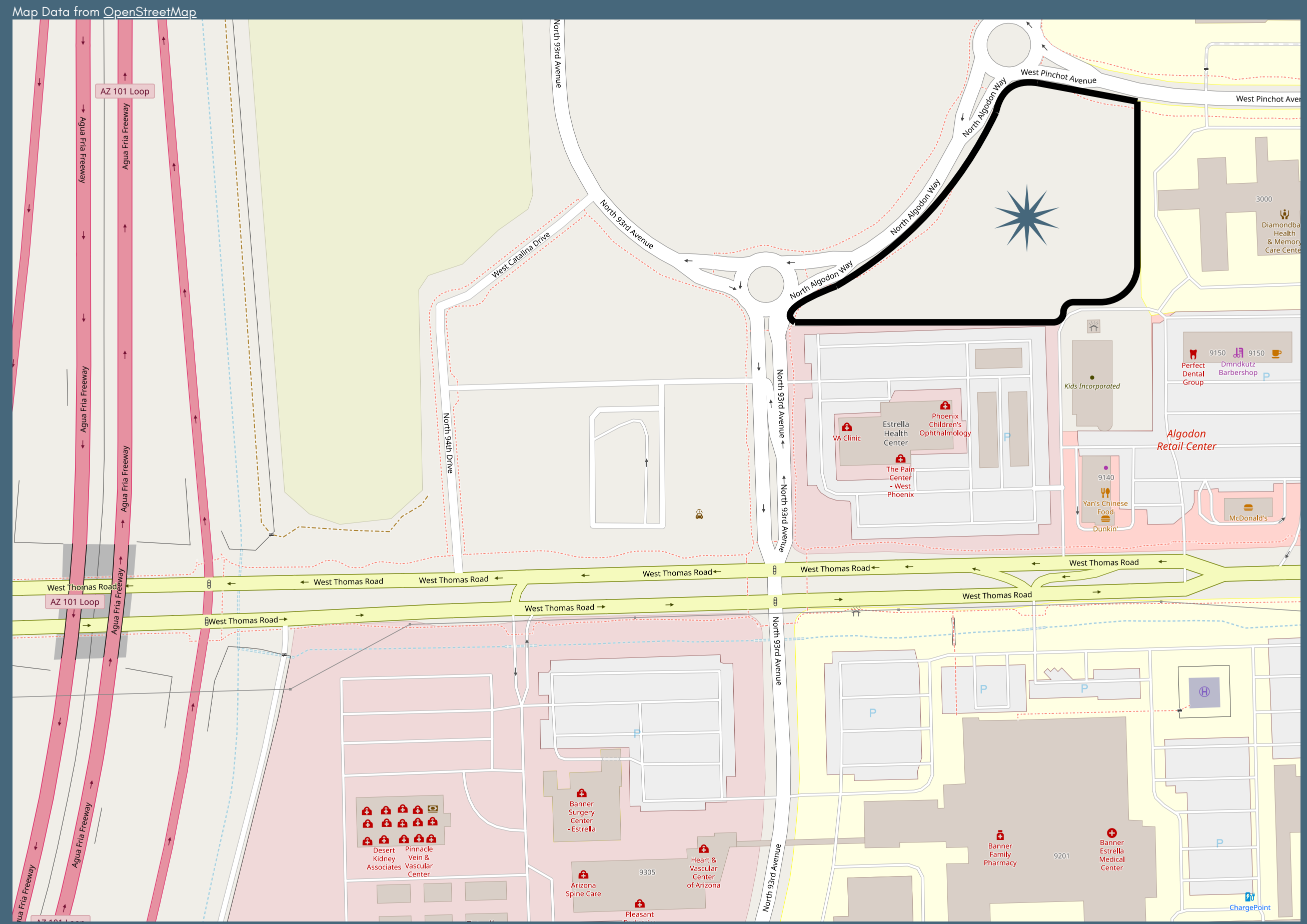
## Property Highlights

- Total Building Size: 53,837 RSF
- Two-Story Class A Construction: Designed for both medical and professional office use
- Customizable Floor Plans: Options for single or multiple tenants
- Modern Architectural Design: Premium finishes and advanced infrastructure
- ADA-Compliant: Elevator access and welcoming lobbies
- Generous 305 Parking Spaces Surrounding the building to support patients, clients, and staff with convenient parking
- Excellent Access: Conveniently located near major medical centers, highways, and business corridors



# Location Advantages

- Situated in a high-growth corridor with strong demographics
- Easy access to major highways and arterial roads
- Surrounded by established residential communities and complementary businesses
- Close proximity to hospitals, retail centers, and service hubs
- Ideal for businesses seeking convenience, accessibility, and visibility





# Property Information

Property Type: Office

Property Subtype: Medical

Building Class: A

Rentable Building Area: 53,837 SF

Year Built: 2027

Construction Status: Under Construction

Cross Streets: Thomas Rd and 93rd Ave



## 1<sup>st</sup> Floor

Space Available: 25,656 SF

Rental Rate: \$35.00 /SF/YR

Date Available: April 01, 2027

Service Type: Triple Net (NNN)

Space Type: New

Space Use: Office/Medical

Lease Term: Negotiable

## 2<sup>nd</sup> Floor

Space Available: 9,533 SF

Rental Rate: \$32.00 /SF/YR

Date Available: April 01, 2027

Service Type: Triple Net (NNN)

Space Type: New

Space Use: Office/Medical

Lease Term: Negotiable



**FATHOM**  
REALTY ELITE

## For more information

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