



# PROPERTY OVERVIEW



## **BUILDING SIZE:**

±50,040 RSF



## **AVAILABLE:**

Suite 120: ±2,190 SF  
Suite 220: ±2,925 SF  
Suite 250: ±6,290 SF



## **PARKING:**

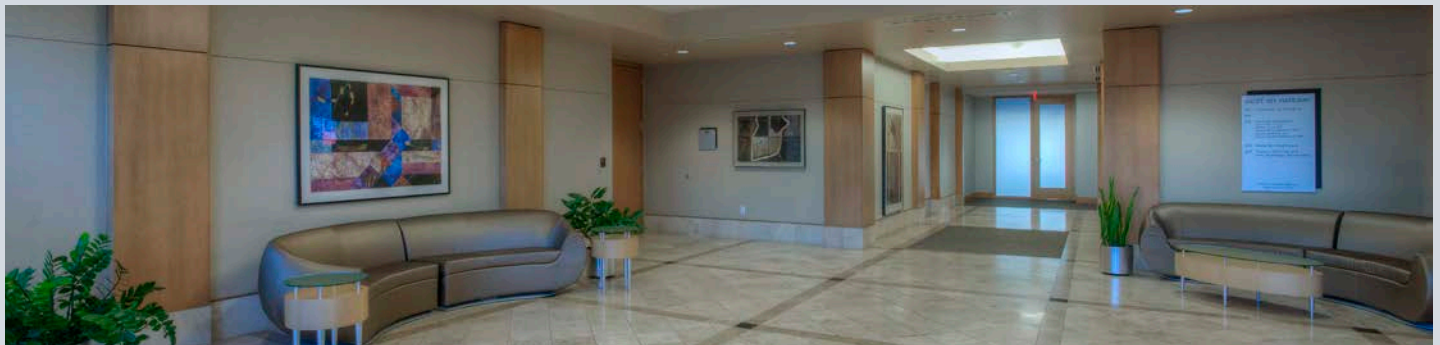
Ample parking - covered  
and surface available

# HIGHLIGHTS

- Unparalleled freeway visibility with ±110,000 VPD on the Loop – 101
- Freeway pylon signage and building signage available
- Immediate access to I – 10 and Loop 101 freeways Professionally managed and maintained
- Medical or office space available

### **Centrally located between three hospital systems**

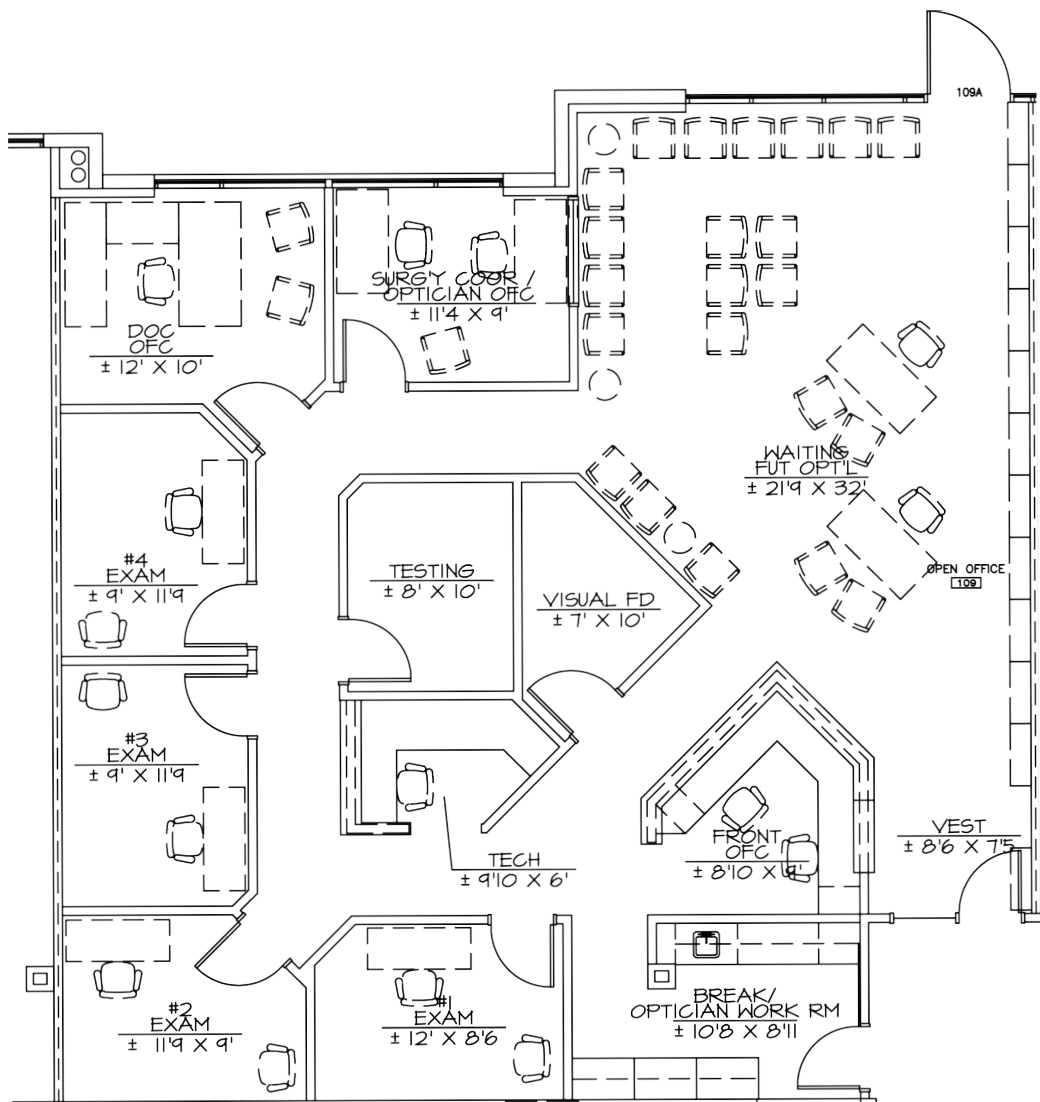
- Banner Estrella Medical Center | 317 Beds | 1 Mile
- Abrazo West Campus | 188 Beds | 5.7 Miles
- Dignity St. Joseph's Westgate Medical Center | 23 Beds | 6.4 Miles



# FLOORPLAN | SUITE 120

TRANSWESTERN REAL ESTATE SERVICES

±2,190 SF

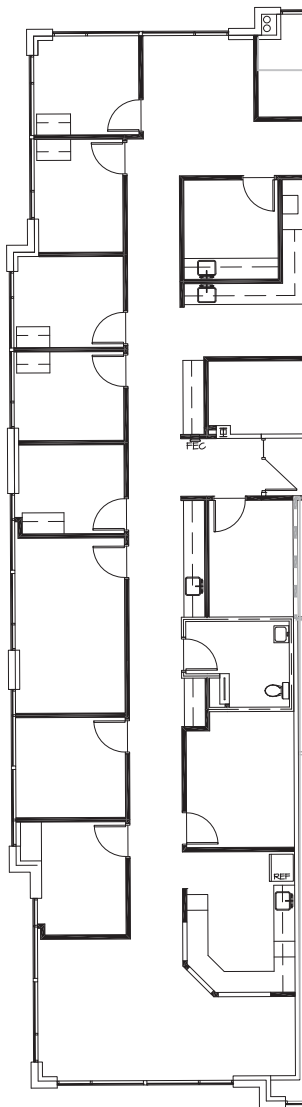


VIEW VIRTUAL TOUR

# FLOORPLAN | SUITE 220

±2,925 SF

 TRANSWESTERN REAL ESTATE SERVICES

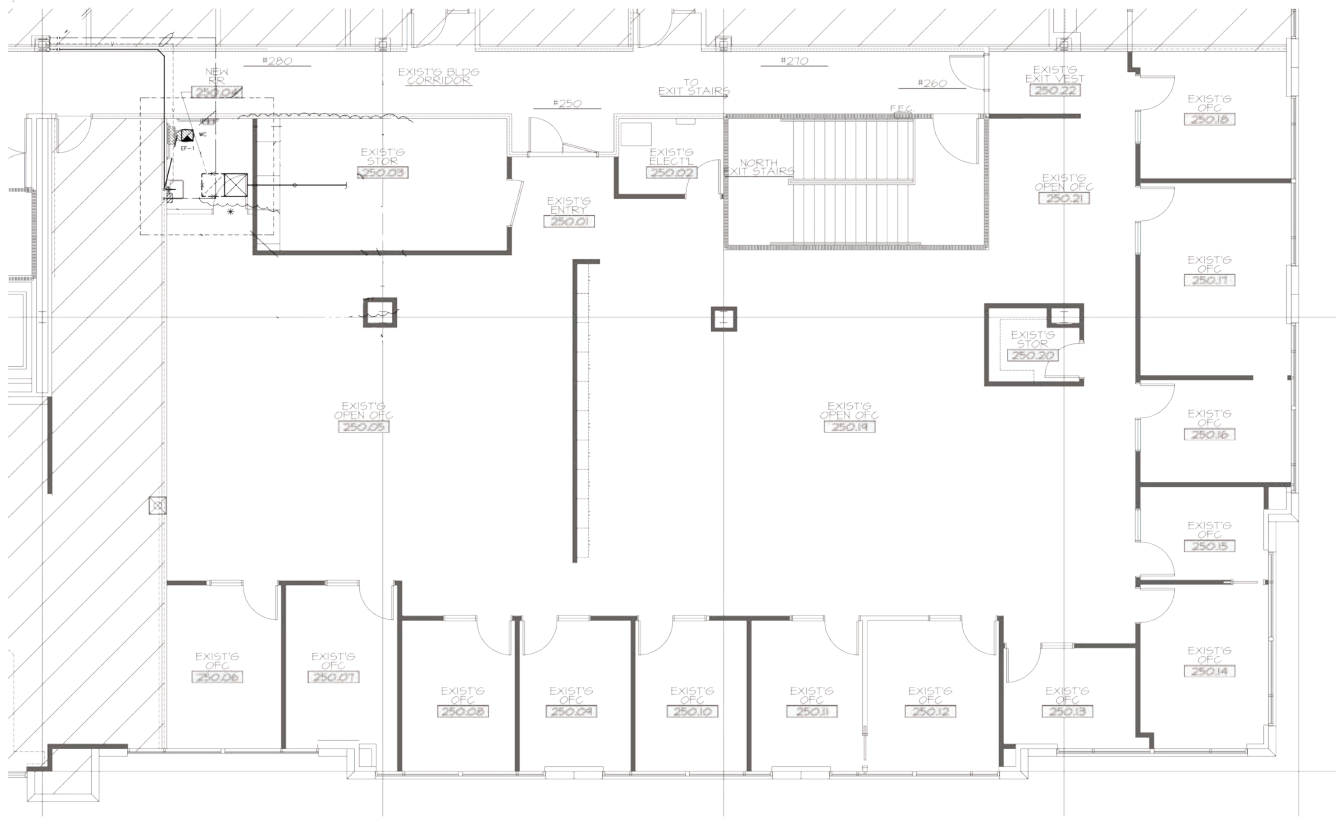


VIEW VIRTUAL TOUR

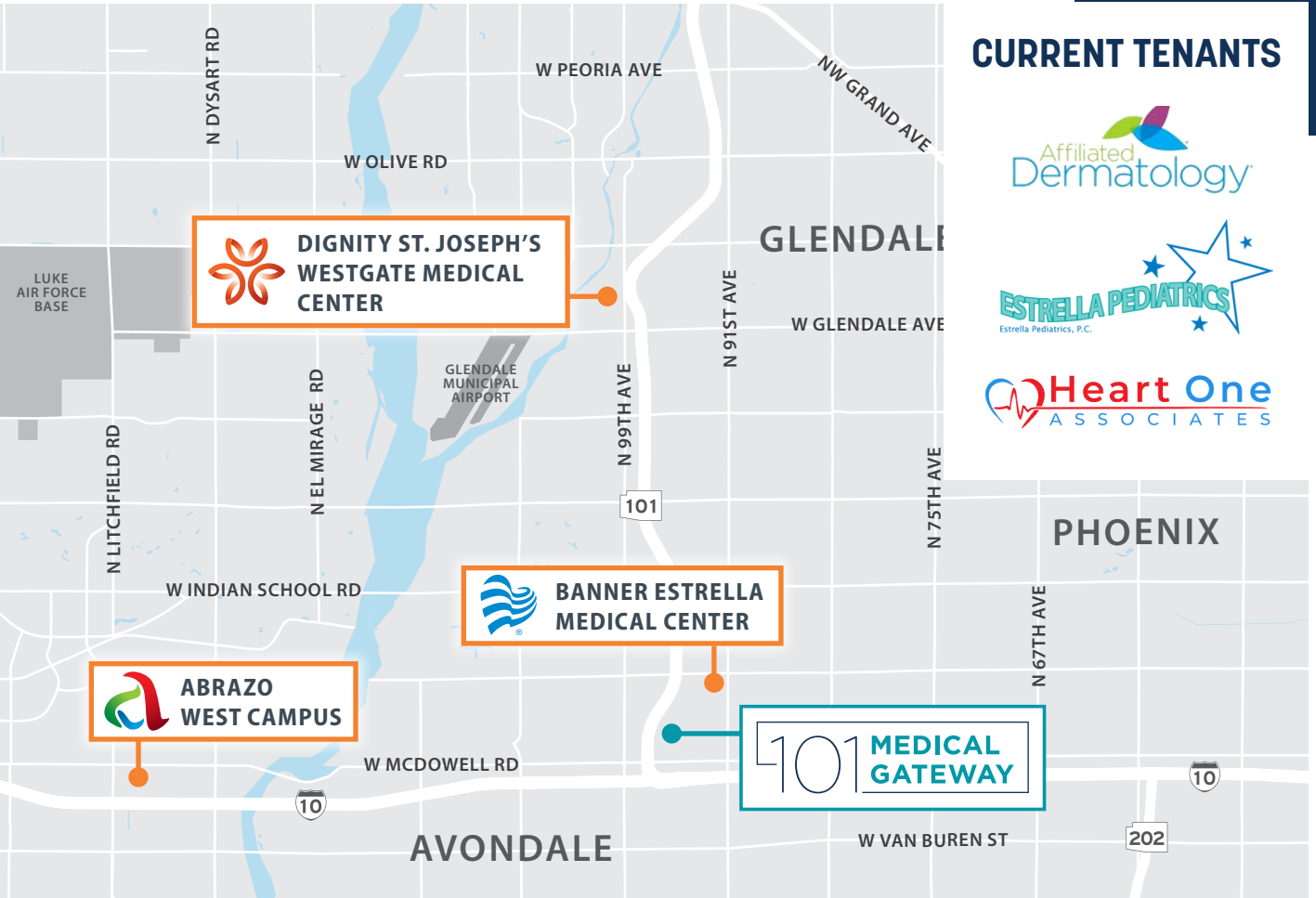
# FLOORPLAN | SUITE 250

 TRANSWESTERN REAL ESTATE SERVICES

±6,290 SF



VIEW VIRTUAL TOUR



## CURRENT TENANTS



**TRANSWESTERN** REAL ESTATE SERVICES



**Cypress West**  
— PARTNERS —  
ACQUIRE • DEVELOP • MANAGE • LEASE

## Medical Leasing:

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