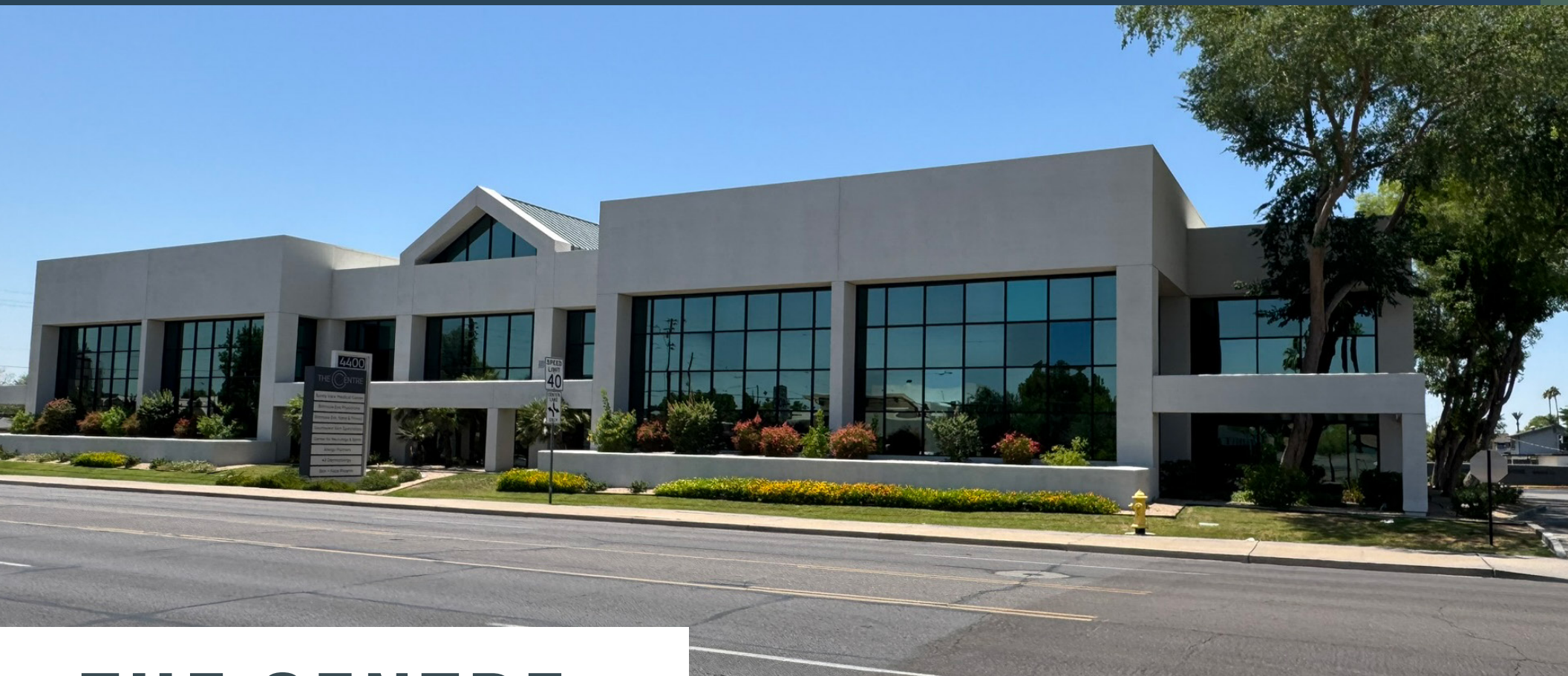


# MEDICAL OFFICE

SUBLEASE

±3,703 RSF



## THE CENTRE

4400 N 32ND ST | PHOENIX, AZ

**CBRE**

# OVERVIEW

## Professional Medical Office Available For Sublease

This turnkey medical office suite presents a prime sublease opportunity in a well-established healthcare corridor. The site offers strong visibility, convenient access, and a professional environment suited for a variety of medical and wellness providers.

Surrounded by established neighborhoods and complementary healthcare services, this space is ideal for practitioners seeking a central, accessible, and patient-friendly setting. The building features modern finishes, abundant surface parking streamlining operations for both staff and patients.

## Highlights

- Located within a thriving healthcare and residential area
- Functional layout ideal for exam rooms, consultation, and admin use
- ADA-compliant access
- Surrounded by medical users, wellness practices, and professional offices
- Minutes from AZ-51, providing quick access across the metro
- High daytime population and proximity to lifestyle amenities







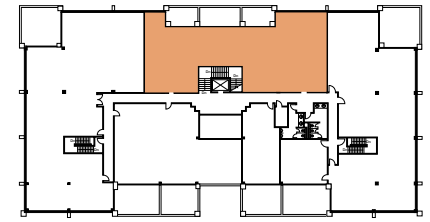
# PROPERTY SUMMARY

Building Size	±75,000
Available SF	±3,703
Lease Expiration	4/30/2032
Rate	\$32.00 / SF
Type	Full Service
Year Built	1995
Stories	2
Zoning	C-O, City of Phoenix
Parking	3 covered reserved spaces available
Signage	Monument and Entrance

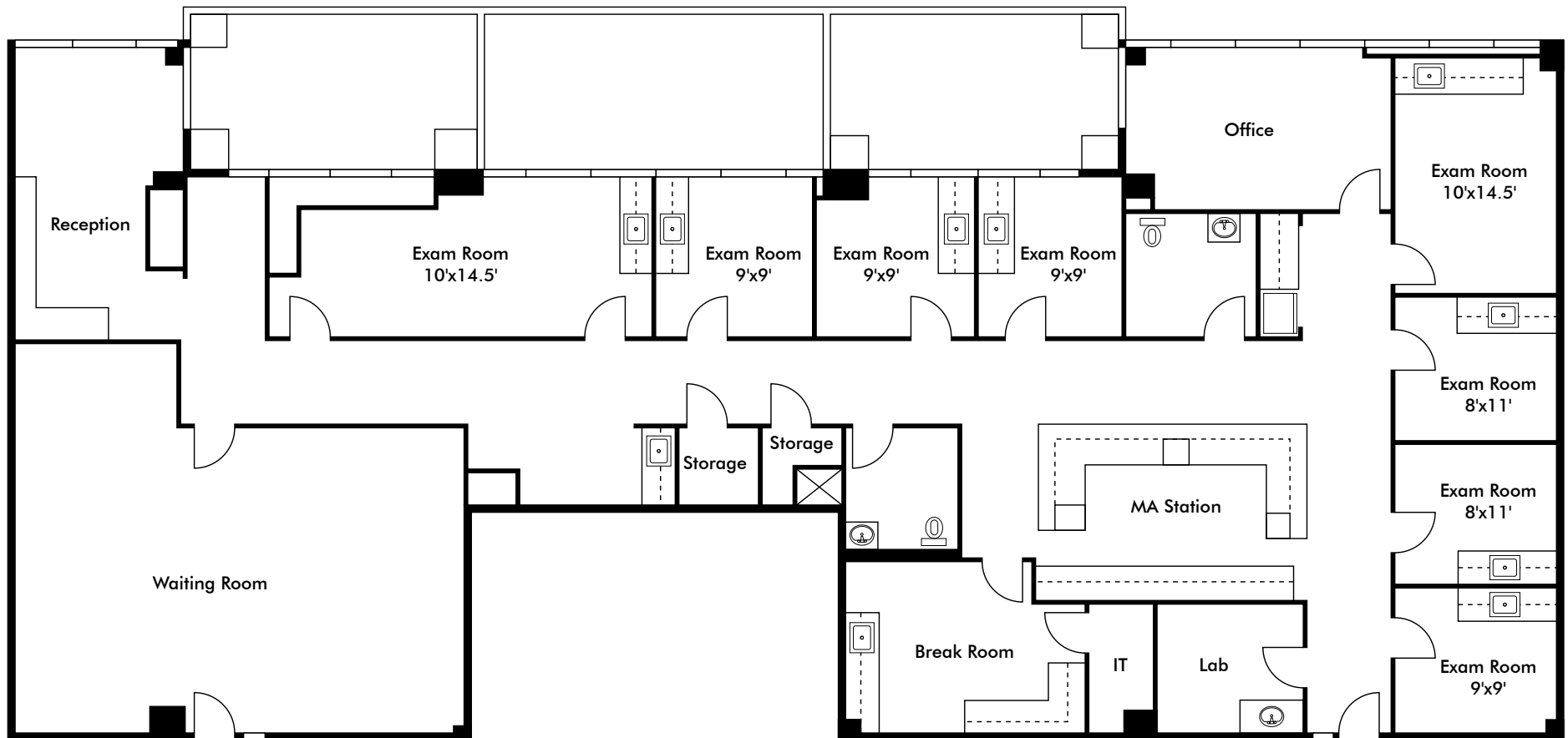


# SUITE 200

±3,703 RSF



KEY PLAN





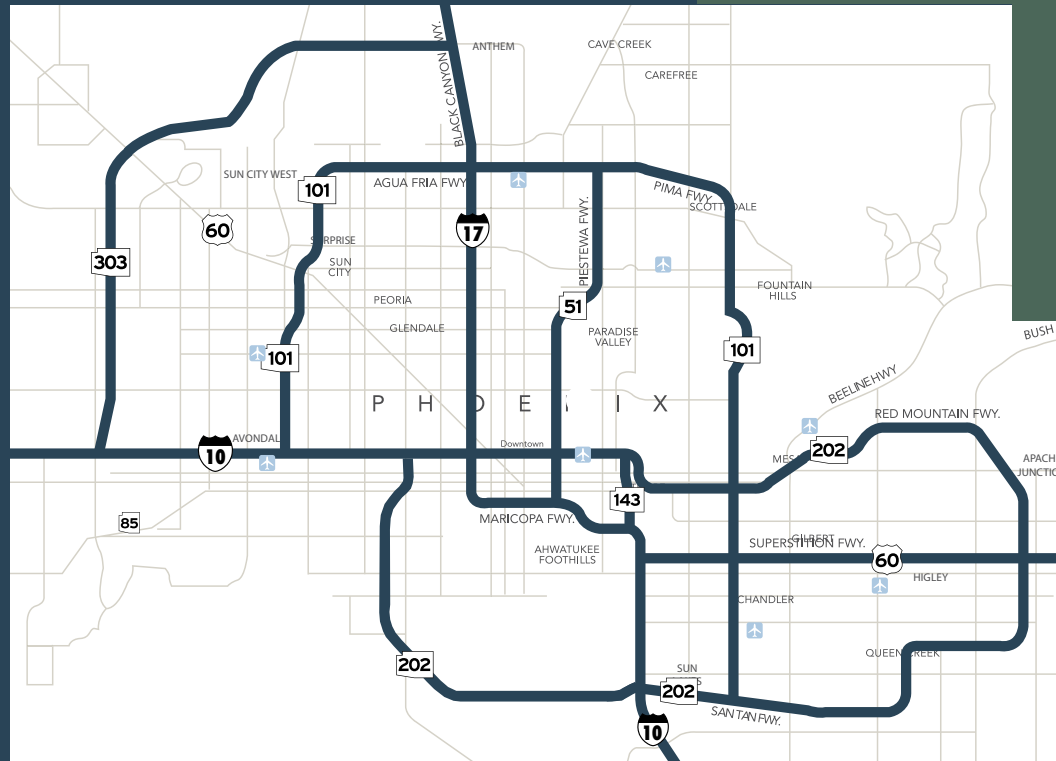


SUITE 200



# LOCATION & DEMOGRAPHICS

Positioned just south of Camelback Road and minutes from AZ-51, the location ensures seamless connectivity to the broader Phoenix Metro area.



	1 mile	3 miles	5 miles
POPULATION	18,792	139,913	320,860
AVG HOUSEHOLD INCOME	\$153,689	\$121,790	\$121,773
MEDIAN AGE	39.7	36.5	36.8

Source: ESRI 2024

**Traffic Counts: ±36,164 VPD on 32nd St**

Source: ADOT 2024





# THE CENTRE

4400 N 32ND ST | PHOENIX, AZ

FOR SUBLEASE  
±3,703 RSF



FOR MORE INFORMATION, CONTACT



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