

# Algodon Medical

3033 N Algodon, Phoenix, AZ 85037



Presented By:  
Realty Executives Paradise Valley



# **Algodon Medical**

3033 N Algodon, Phoenix, AZ 85037

## Property Details

Now Pre-Leasing: 53,837 RSF | Two-Story Class A Medical & General Office Building – Delivering September 2026

Be among the first to secure space in this state-of-the-art, Class A medical and general office building, offering 53,837 RSF across two efficient floors. Delivering in September 2026, this brand-new construction presents a rare opportunity to customize and design your ideal workspace from the ground up.

#### Property Highlights:

Total Building Size: 53,837 rentable square feet

Two-story Class A construction designed for both medical and professional office use

Customizable floor plans to accommodate single or multiple tenants

Modern architectural design with premium finishes and infrastructure

ADA-compliant with elevator access and welcoming lobbies

Ample surface parking to support patient, client, and staff needs

Excellent access to major medical centers, highways, and business corridors

Expected Delivery: September 2026

Secure your future space today and benefit from pre-leasing opportunities that allow for interior customization and long-term growth. Ideal for healthcare providers, outpatient services, administrative offices, and professional firms seeking a strategic and high-profile location.

Contact us now to discuss pre-leasing options and build-to-suit opportunities.

**Price: \$32.00 - \$35.00 /SF/YR**

View the full listing here: <https://www.loopnet.com/Listing/3033-N-Algodon-Phoenix-AZ/35831091/>

Rental Rate:	\$32.00 - \$35.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area	53,837 SF
:	
Year Built:	2027
Construction Status:	Proposed
Cross Streets:	Thomas Rd and 93rd Ave
Walk Score ®:	32 (Car-Dependent)
Transit Score ®:	38 (Some Transit)
Rental Rate Mo:	\$2.92 /SF/MO

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## Listing spaces

### 1st Floor

Space Available: 25,656 SF  
Rental Rate: \$35.00 /SF/YR  
Date Available: May 01, 2026  
Service Type: Triple Net (NNN)  
Space Type: New  
Space Use: Office/Medical  
Lease Term: Negotiable

### 2nd Floor

Space Available: 12,691 SF  
Rental Rate: \$32.00 /SF/YR  
Date Available: October 01, 2026  
Service Type: Triple Net (NNN)  
Space Type: New  
Space Use: Office/Medical  
Lease Term: Negotiable

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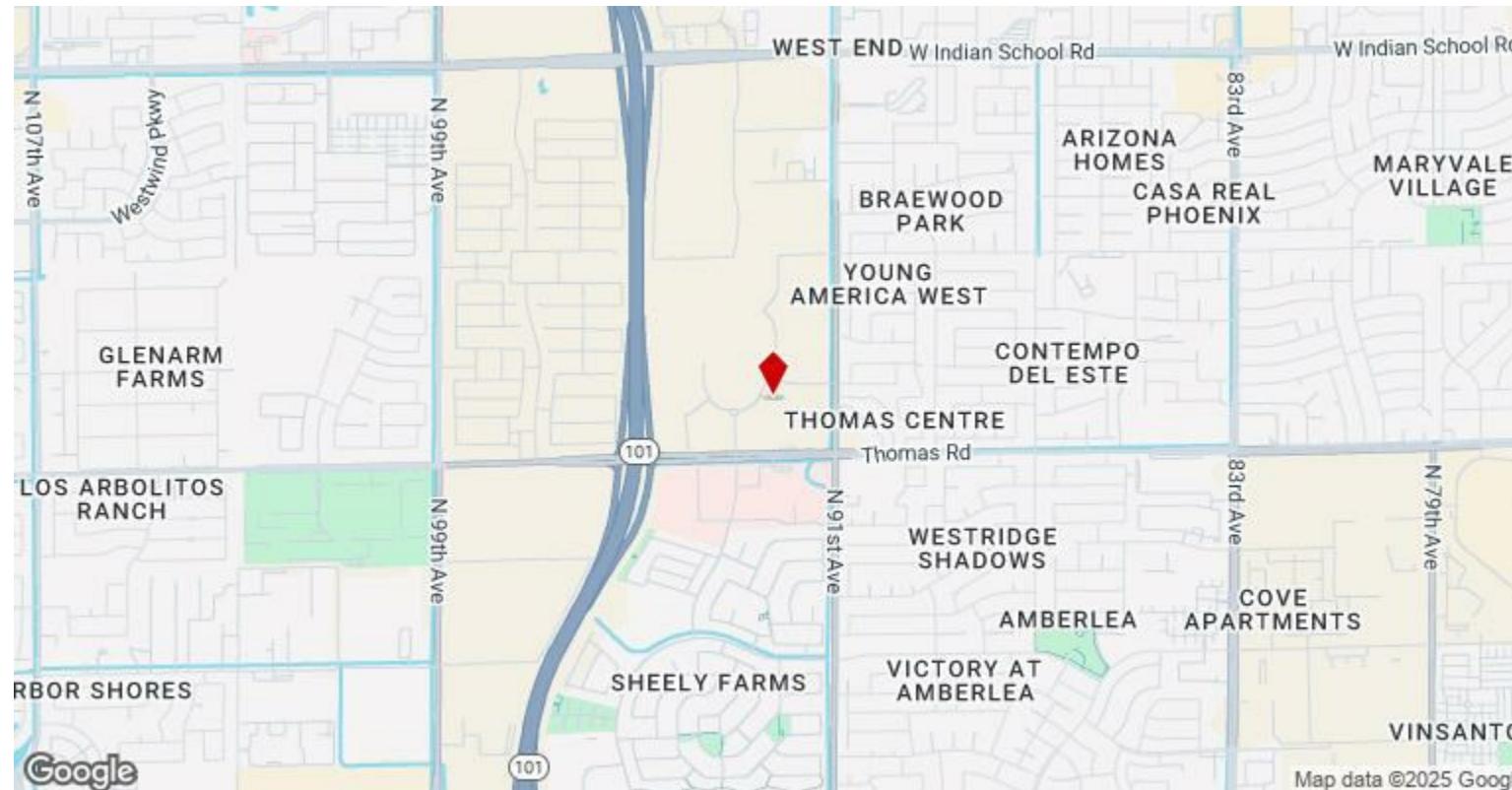
## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Arizona Lung Sleep And Valley Fever Institute	-	
Arizona Maternity & Women's Clinic	-	
Arizona Medical Academy	-	

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## Location



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## Property Photos



Primary Photo

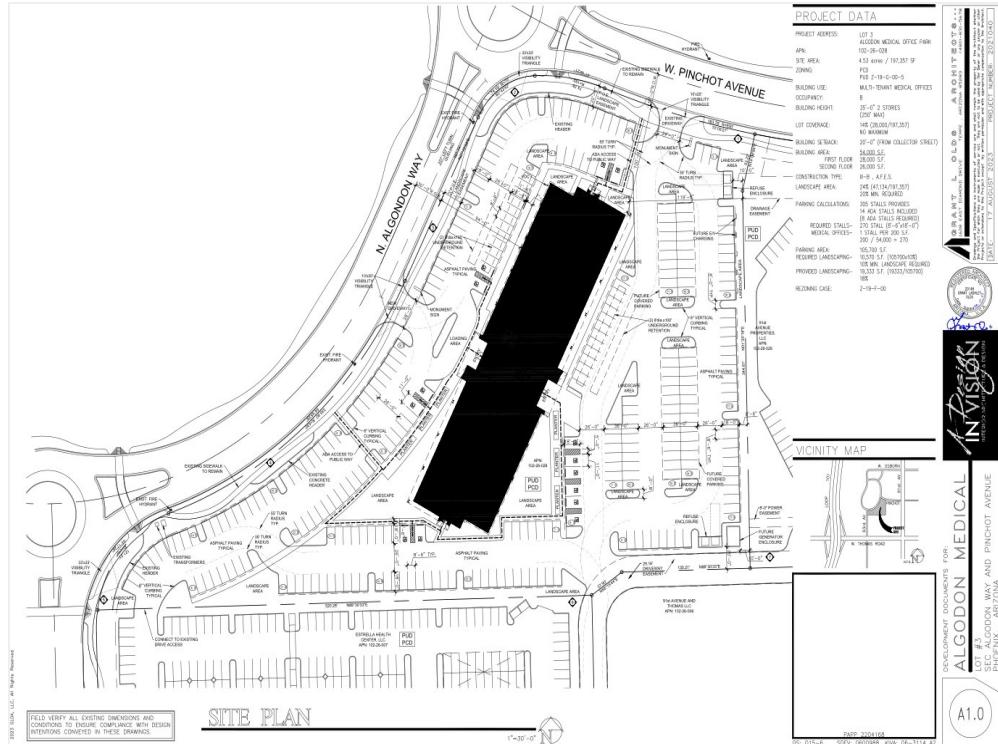


Building Photo

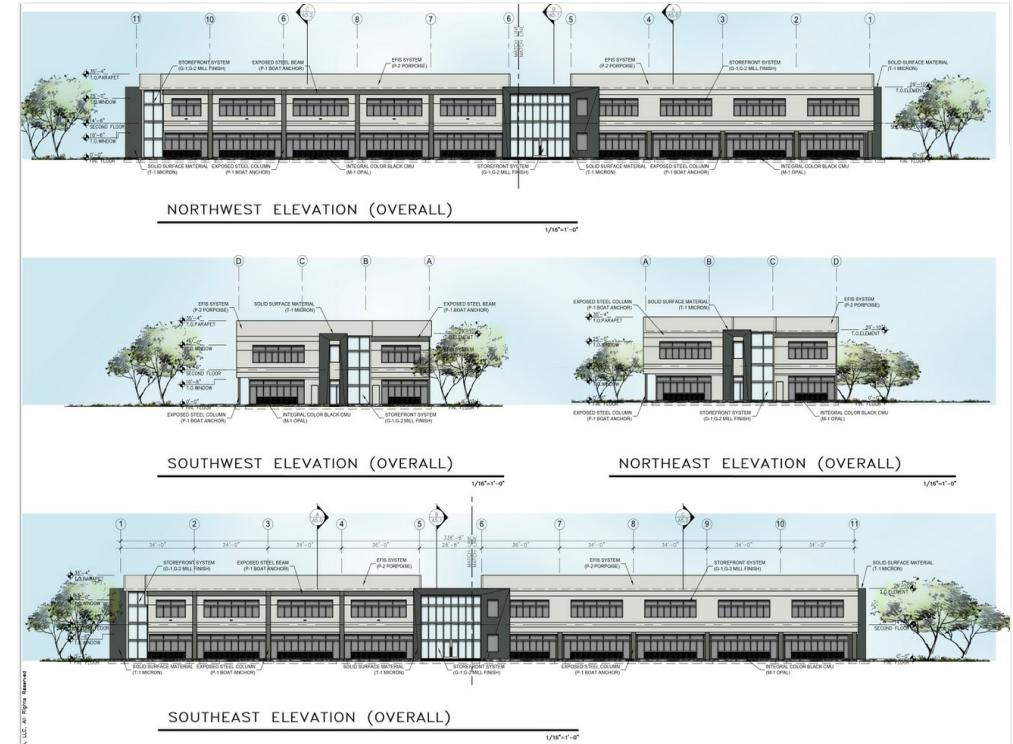
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### Building Photo

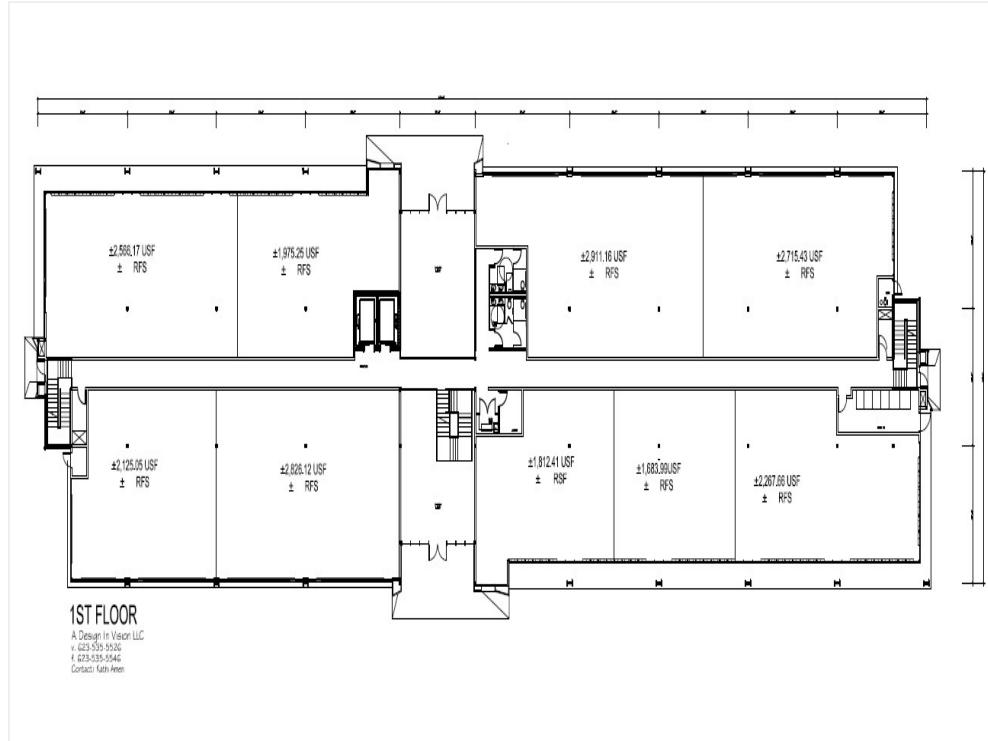


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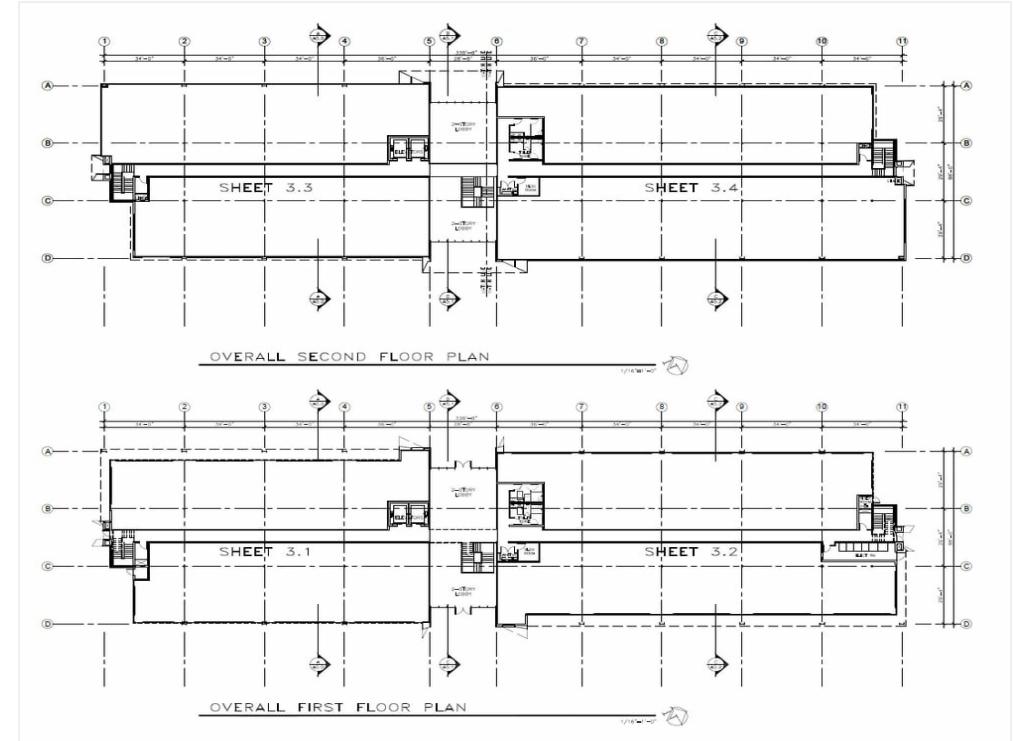
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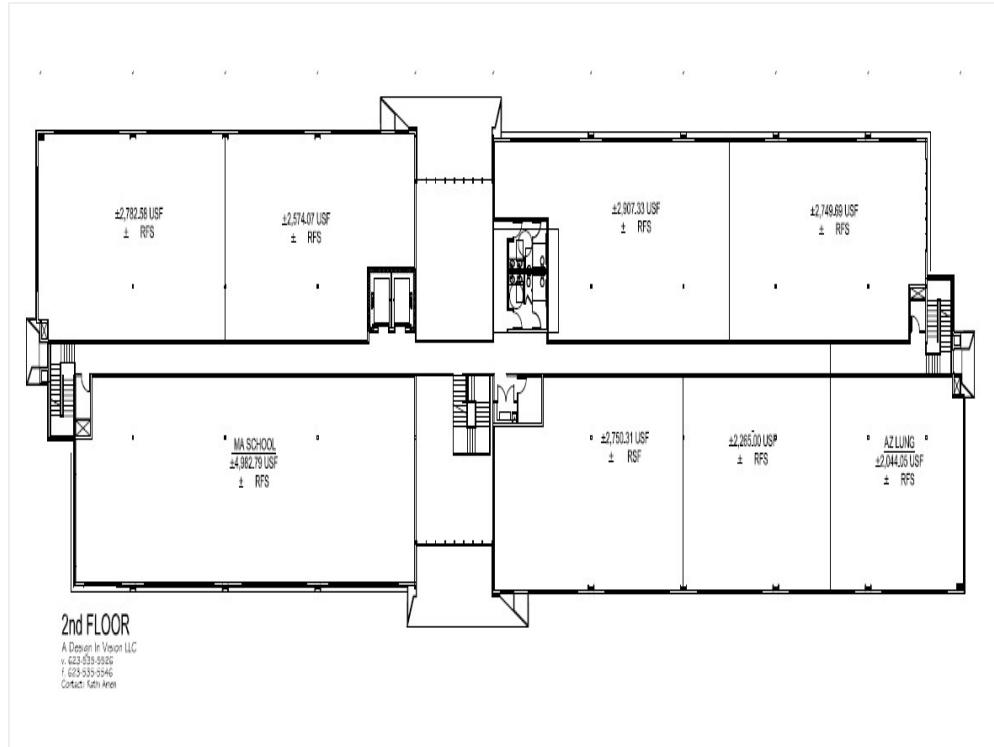


Building Photo

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