

Estrella Medical Plaza II

9321 W THOMAS ROAD, PHOENIX, AZ 85037

PLAZA  COMPANIES

2019 BEST OF NAIOP WINNER



FOR MORE INFORMATION

:: MARGARET LLOYD
*Senior Vice President
Brokerage Services*

623.344.4558 direct
602.828.7214 cell

margaret.lloyd@theplazaco.com

:: BILL COOK
*Senior Vice President
Brokerage Services*

623.344.4526 direct
602.616.8711 cell

bill.cook@theplazaco.com

:: PLAZA COMPANIES
:: PEORIA | SCOTTSDALE | TUCSON
:: P 623.972.1184 | F 623.972.5554
:: WWW.THEPLAZACO.COM

Estrella Medical Plaza II

9321 W THOMAS ROAD, PHOENIX, AZ 85037



PROJECT SPECIFICATIONS

:: **PROPERTY:** 60,000 SF Phase IIA 4-Story Medical Office Building

:: **AVAILABILITY:** 1,990 rentable square feet

:: **LEASE RATE:** \$31.00/sf NNN

:: **TI ALLOWANCE:** Turnkey up to \$70.00 per square foot

:: **PARKING RATIO:** Parking for medical 5.4/1,000 parking ratio
Covered reserved parking available

PROPERTY HIGHLIGHTS

- Conveniently located on the Banner Estrella Medical Campus, a 392-bed, full service acute care hospital specializing in bariatrics, cardiology, cancer care, pulmonology, maternity services and women's health, neurosciences and orthopedics along with other specialties.
- Estrella Medical Plaza IIA is a Class A, 4-Story, 60,000 SF medical office building.
- Direct pedestrian friendly connection to the hospital, freeway visibility and abundant parking.
- Medical Office Project of the Year – Best of NAIOP 2019.

Copyright ©2024 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

:: PLAZA COMPANIES
:: PEORIA | SCOTTSDALE | TUCSON
:: P 623.972.1184 | F 623.972.5554
:: WWW.THEPLAZACO.COM

Estrella Medical Plaza II

9321 W THOMAS ROAD, PHOENIX, AZ 85037



SITE PLAN AND AREA DEMOGRAPHICS

- :: POPULATION (5-MILE RADIUS): 335,538
- :: 5-YEAR GROWTH RATE: 8%
- :: MEDIAN HH INCOME: \$46,100
- :: TOTAL INSURED: 86% (66% commercial insurance)
- :: AVERAGE AGE: 30 years old

Copyright ©2024 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

- :: PLAZA COMPANIES
- :: PEORIA | SCOTTSDALE | TUCSON
- :: P 623.972.1184 | F 623.972.5554
- :: WWW.THEPLAZACO.COM

Estrella Medical Plaza II

9321 W THOMAS ROAD, PHOENIX, AZ 85037



1ST AND 2ND FLOORS FLOOR PLAN



1ST FLOOR



2ND FLOOR

Copyright ©2024 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

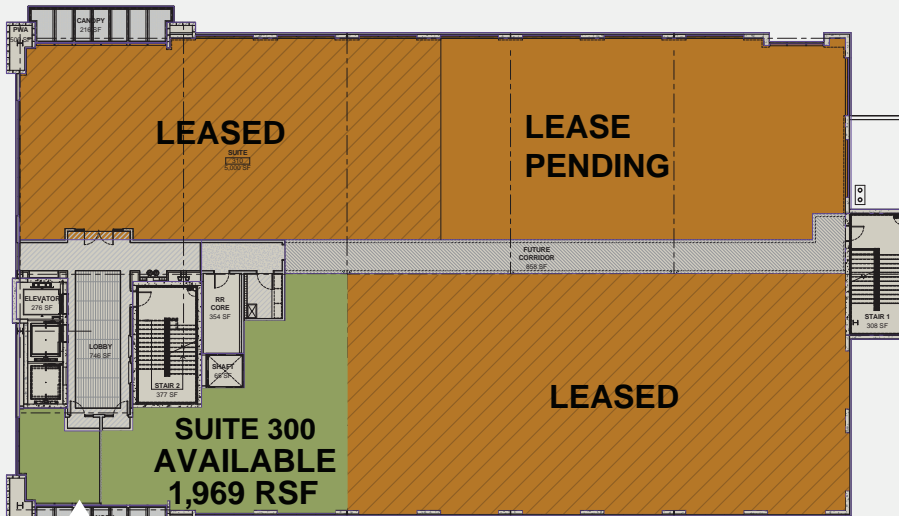
- PLAZA COMPANIES
- PEORIA | SCOTTSDALE | TUCSON
- P 623.972.1184 | F 623.972.5554
- WWW.THEPLAZACO.COM

Estrella Medical Plaza II

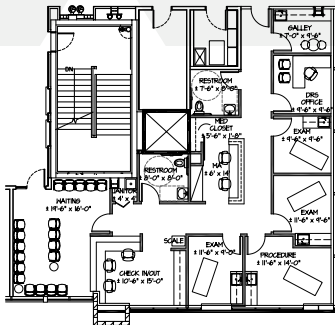
9321 W THOMAS ROAD, PHOENIX, AZ 85037



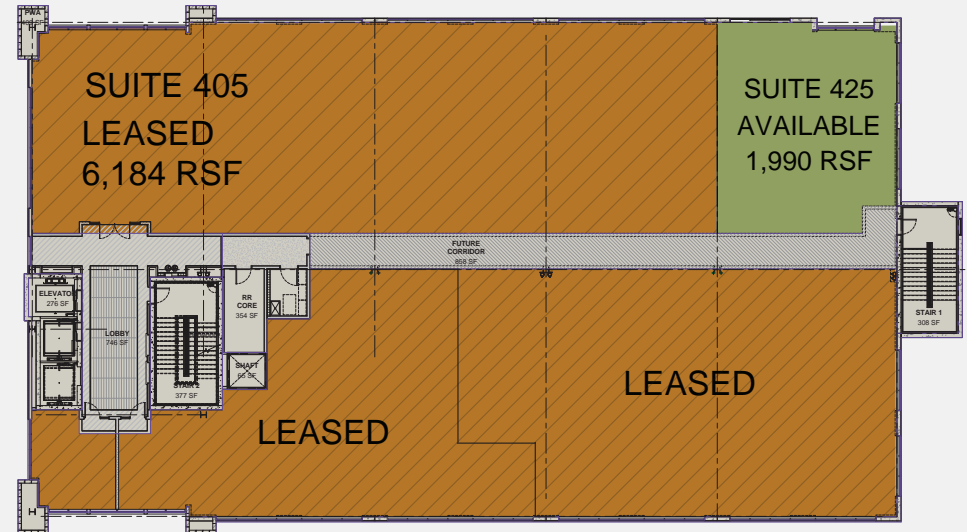
3RD FLOOR
RSF's include a 13.4% load factor



SPEC/TIMESHARE SUITE
FLOOR PLAN



3RD AND 4TH FLOORS
FLOOR PLAN



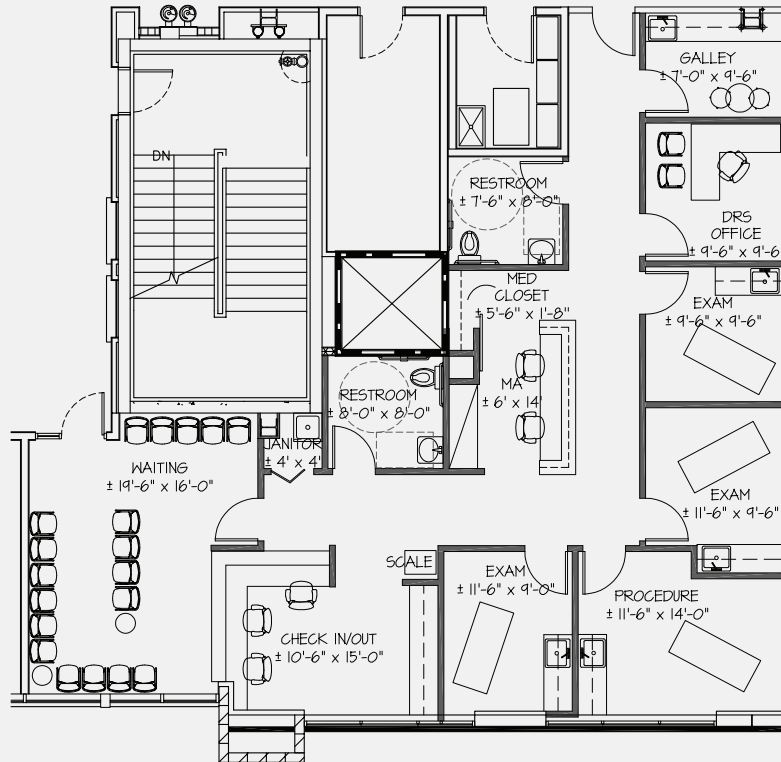
4TH FLOOR
RSF's include a 13.4% load factor

Copyright ©2024 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

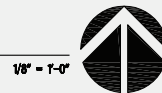
- PLAZA COMPANIES
- PEORIA | SCOTTSDALE | TUCSON
- P 623.972.1184 | F 623.972.5554
- WWW.THEPLAZACO.COM

Estrella Medical Plaza II

9321 W THOMAS ROAD, PHOENIX, AZ 85037

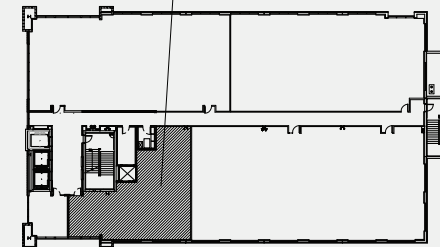


PRELIMINARY FLOOR PLAN - SUITE 300



TIMESHARE PLAN

THIS SUITE



KEY PLAN- THIRD FLOOR



NT.S.



TIMESHARE RENTAL RATE: \$250/unit per week
(a unit is a 4-hour time period either AM or PM)

INCLUDED IN RENT: All suite operating expenses, utilities, janitorial, furniture, fixtures, and equipment, Phone and Internet, to name a few.

AVAILABILITY: Immediately - call for days and times

Copyright ©2024 Plaza Companies. All rights reserved. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

PLAZA COMPANIES
PEORIA | SCOTTSDALE | TUCSON
P 623.972.1184 | F 623.972.5554
WWW.THEPLAZACO.COM