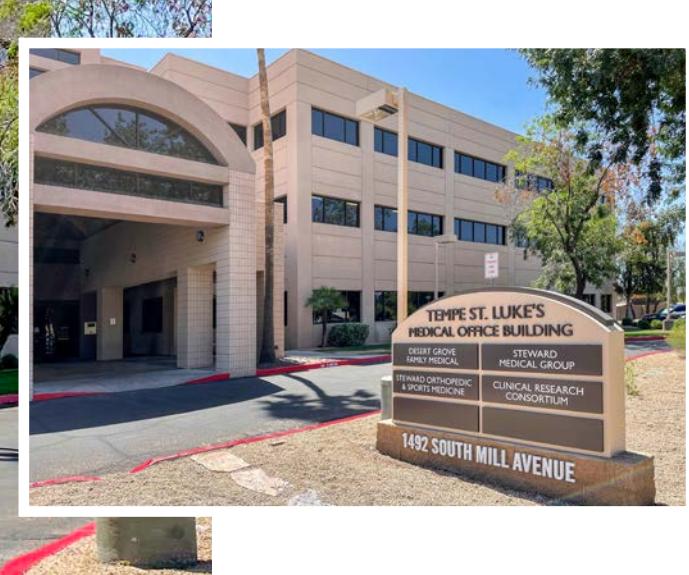


HonorHealth Tempe Medical Center

MEDICAL OFFICE BUILDING FOR LEASE

1492 South Mill Avenue, Tempe, AZ 85281

HONORHEALTH





HOSPITALS

- 1 Banner Desert Medical Center
- 2 Banner Children at Desert
- 3 Dignity Health AZ Specialty Hospital
- 4 Dignity Chandler Regional Hospital
- 5 Honor Health Scottsdale Osborn

RETAIL

- 1 Tempe Marketplace
- 2 Whole Foods

ENTERTAINMENT

- 1 ASU Arts Musuem
- 2 ASU Gammage Theater
- 3 Dave & Buster's
- 4 Desert Financial Arena
- 5 Harkins Theatres Valley Art
- 6 Harkins Theatres
- 7 Sun Devil Stadium
- 8 Tempe Center for the Arts



FOOD AND BEVERAGE

- 1 Boulders on Broadway
- 2 Blaze Pizza
- 3 Cartel Coffee Lab
- 4 Casey Moore's Oyster House
- 5 Chipotle Mexican Grill
- 6 Dutch Bros Coffee
- 7 King Coffee
- 8 Oregano's
- 9 Original ChopShop
- 10 Pedal Hous Brewery
- 11 Perfect Pear Bistro
- 12 Pita Jungle

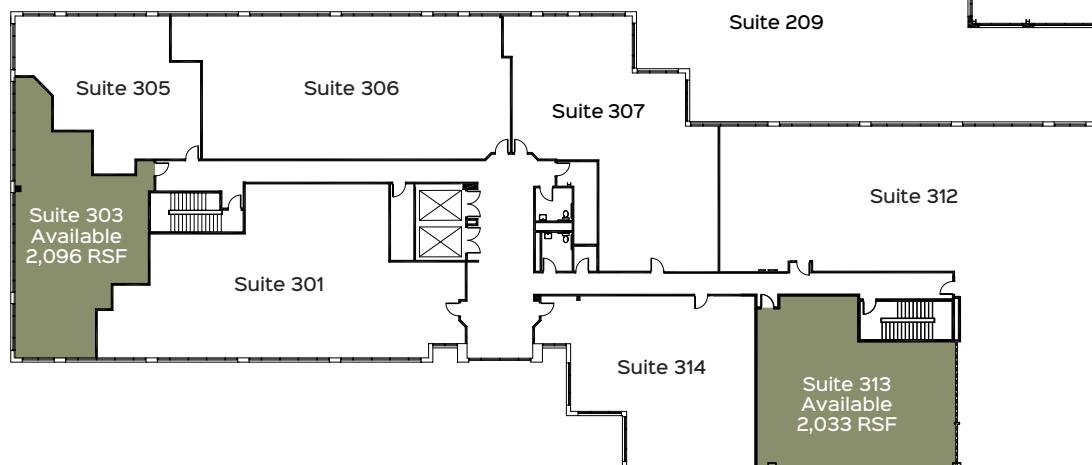
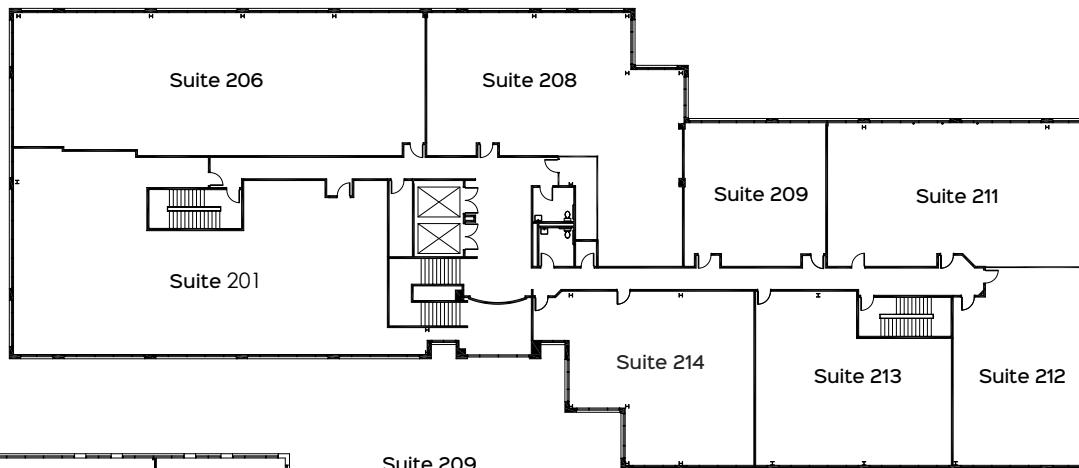
MIXED USE DEVELOPMENT

- 1 Hayden Ferry Lakeside
- 2 Hayden Flour Mill
- 3 Marina Heights
- 4 Novus Innovation Corridor
- 5 One Hundred Mill
- 6 Tempe Gateway
- 7 The Collective
- 8 The Watermark
- 9 University Square
- 10 West 6th Apartments



FIRST FLOOR

SECOND FLOOR



THIRD FLOOR

PROJECT FEATURES

- ±59,808 SF Class A, 3-story MOB
- Located on HonorHealth's Tempe St. Luke's Hospital campus, an 87-bed full-service hospital offering a wide array of services including:
 - Diagnostic Imaging
 - Cardiovascular Care
 - Orthopedic Services
 - Women's Care
- Strong Ownership
- Several restaurants, shopping and retail amenities in the immediate area
- Next to ASU Tempe Campus
- Excellent Tenant Mix

PROJECT SPECIFICATIONS

■ AVAILABILITY

- Suite 103 2,951 RSF
- Suite 114 1,736 RSF
- Suite 303 1,710 RSF
- Suite 313 2,033 RSF

■ LEASE RATE

\$21.50/SF, NNN

■ TI's

Generous TI's subject to existing conditions

- Hospital privileges not required. Restriction for medical only.

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HONORHEALTH



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total households	4,747	43,674	114,073
Total population	16,232	114,875	286,290
Population white	81.0%	78.4%	77.2%
Population black	3.3%	4.6%	6.1%
Population Hispanic	17.5%	22.8%	27.0%
Population Asian	5.0%	6.8%	4.8%
Population Pacific Islander	0.5%	0.3%	0.4%
Population American Indian	4.3%	4.2%	4.0%
Population other	2.2%	2.9%	4.1%
Persons per household	3.4	2.6	2.5
Average household income	\$59,161	\$51,354	\$57,096
Average house value	\$250,034	\$245,559	\$252,102
Average age	25.5	26.9	30.7
Average age male	25.2	26.7	30.2
Average age female	25.5	27.1	31.2

2020 American Community Survey (ACS)

FOR MORE INFORMATION:

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