



0.5 MILES

FROM BANNER UNIVERSITY
MEDICAL CENTER

2.1 MILES

FROM ST. JOSEPH'S
MEDICAL CENTER

2.5 MILES

FROM PHOENIX
CHILDREN'S HOSPITAL

2.8 MILES

FROM ABRAZO ARIZONA
HEART INSTITUTE

LEASING INQUIRIES:

RACHAEL THOMPSON

602.513.5122

rachael.thompson@kidder.com

PERY GABUZZI, CCIM

602.513.5116

perry.gabuzzi@kidder.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM

PAPAGO MEDICAL PARK

1331 NORTH 7TH STREET | PHOENIX, AZ



LEASING INQUIRIES:

RACHAEL THOMPSON

602.513.5122

rachael.thompson@kidder.com

PERRY GABUZZI, CCIM

602.513.5116

perry.gabuzzi@kidder.com





**PAPAGO
MEDICAL PARK**



PROPERTY HIGHLIGHTS

FOUR-STORY, 79,247 square foot building

PARKING garage with covered reserved spaces

SKYBRIDGE on third and fourth floors from parking garage to building

ON-SITE security guard

VISIBILITY from the I-10

ACCESSIBLE from Interstate 10, State Route 51 and 7th Street

BUILDING and monument signage options



PAPAGO MEDICAL PARK

Papago Medical Park is a centrally located, 4-story medical building with convenient access to four area hospitals including Banner University Medical Center, St. Joseph's Hospital & Medical Center - Dignity Health, Phoenix Children's Hospital and Abrazo Arizona Heart Institute. The property also boasts direct access to the I-10 freeway with freeway visibility. Papago Medical Park's robust Tenant mix consists of practices like SimonMed, Heart & Vascular Center of Arizona, Arizona Neurosurgery & Spine Specialists, Phoenix Dermatology Specialists, Phoenix Pain Management and Affiliated Cardiologists of Arizona. The onsite security and direct parking bridge access make this building a desirable location for any practice.



STRATEGIC LOCATION



50,689
VEHICLES PER DAY



\$62,064
AVERAGE HH INCOME



30 SEC
DRIVE TIME TO I-10



**FOUR HOSPITALS
NEARBY**



FREEWAY SIGNAGE



**12 MINUTES FROM SKY
HARBOR AIRPORT**