

# PHOENICIAN MEDICAL PLAZA

2222-2228 W NORTHERN AVE | PHOENIX, AZ 85021



FOR LEASE | MEDICAL OFFICE



# PROPERTY OVERVIEW



Located in the heart of Phoenix's thriving Black Canyon Corridor, Phoenician Medical Plaza offers a prime medical office environment. This property features a multi-story office park with a total of ±91,405 square feet of rentable space. Constructed in 1984 and refurbished in 2022, it encompasses four distinct buildings set on a 5.40-acre commercially zoned parcel.

The buildings at 2222-2228 W Northern Ave range from one to three stories and include an inviting interior courtyard adorned with a serene koi pond water feature, creating a tranquil atmosphere for tenants and visitors alike.

- » Onsite property management and ownership
- » Healthcare tenant synergy
- » Lush exterior courtyard featuring large koi pond
- » Prominent monument signage available
- » Excellent visibility fronting Northern Ave, a major arterial street
- » Convenient surface & covered parking available
- » Direct access to I-17 freeway
- » Close to established retail and dining
- » 6 minutes from CORE Institute Specialty Hospital and 9 minutes from HonorHealth John C. Lincoln Medical Center
- » Full-time onsite security during business hours, regular after-hours security patrols, security gate to all common areas, and exterior security lighting in parking areas



# PROPERTY SUMMARY



## TYPE

Four building, multi-tenant medical office campus



## PROJECT SIZE

±91,405 SF



## RATE

\$13.00 NNN



## OPERATING EXPENSES

\$9.87 SF, inclusive of electric, janitorial, and all NNN expenses.



## YEAR OF CONSTRUCTION

1984, refurbished 2022



## SIZE AREA

±5.40 acres



## ZONING

C-O



## PARKING RATIO

4:1,000 SF  
Covered, reserved available



## ELEVATORS

Elevators with air-conditioned cabs







# DEMOGRAPHICS



## POPULATION

**1 Mile** 23,434

**3 Miles** 184,343

**5 Miles** 455,441



## MEDIAN HH INCOME

**1 Mile** \$48,446

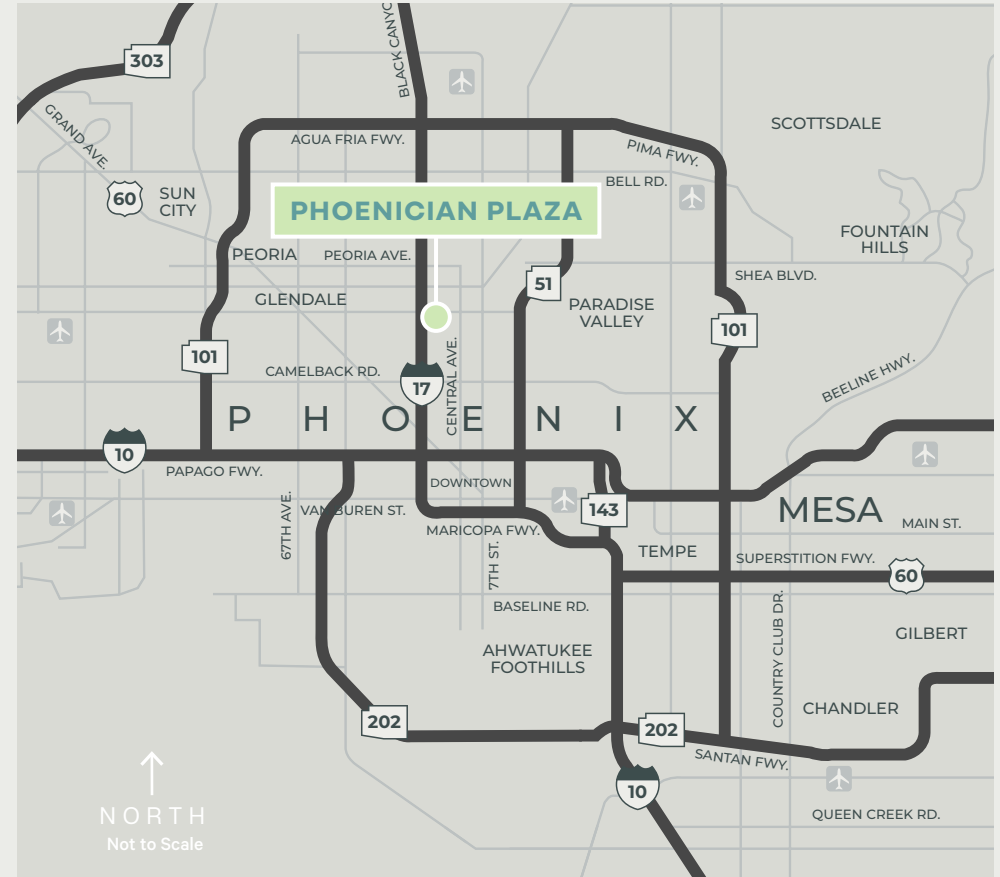
**3 Miles** \$54,376

**5 Miles** \$57,208

Source: Esri



**±16 MINUTES TO  
SKY HARBOR AIRPORT**



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