

PROPERTY OVERVIEW



Convenient access to I-10, SR-51, and I-17 and public transportation



Close to mature neighborhoods and established retail and dining



Upgraded electronic directory & monument sign



Convenient garage parking with direct access to building elevator lobbies



Over \$5 Million in renovations



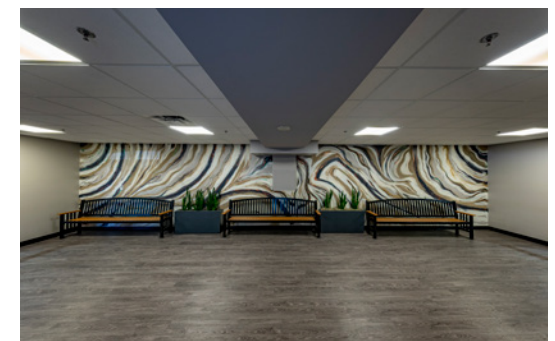
Modernized exterior courtyard

PROPERTY SUMMARY

TYPE	Medical Office
BUILDING SF	±156,089 SF
NO. OF STORIES	6
AVAILABLE SF	±1,324 – ±22,627 SF
RATE	\$19.00 – 22.00/SF NNN
TI	Generous TI allowance
PARKING RATIO	4.18/1,000 SF
COVERED PARKING	Secured Garage Parking Available

LOCATION

Convenient access to I-10, SR-51, and I-17 freeways, proximity to the McDowell Road/ Central Avenue light rail station.



SUITE	SIZE ±SF	LEASE RATE (NNN)	SPACE CONDITION	SPECS	CONTIGUOUS TO	CONTIGUOUS ±SF	LINKS
304	3,125	\$22.00	Planned Spec Suite	Reception, 8 Exam, 2 Offices, Lab	Suite 312	4,723	Space Plan
312	1,598	\$22.00	Planned Spec Suite	Reception, Waiting, 4 Exam, 2 Offices	Suite 304	4,723	Space Plan
405/409	10,626	\$19.00	Planned Spec Suite	Can be combined with 400/404 for full floor opportunity	Suites 400/404/405/409	22,627	Space Plan
503	3,321	\$19.00	Planned Spec Suite	Reception, 7 Exam, Office, Break Room, File Storage	Suite 506	6,263	Space Plan
506	2,942	\$19.00	Shell	n/a	Suite 503	6,263	Space Plan
515/516	11,126	\$19.00	Shell	n/a			Space Plan
520	6,424	\$20.00	Built out	Reception, Waiting, 14 Exam, 2 Draw Rooms, Conference Room, Procedure Room, MA Station, X-ray, 2 Office, Storage	Suites 520/522/550/555	11,426	Space Plan
522	1,324	\$22.00	Planned Spec Suite	Reception, Waiting, 3 Exam, 2 Offices, Break Room	Suites 520/522/550/555	11,426	Space Plan
555	2,353	\$19.00	Shell	n/a	Suites 520/522/550/555	11,426	Space Plan

SUITE	SIZE ±SF	LEASE RATE (NNN)	SPACE CONDITION	SPECS	CONTIGUOUS TO	CONTIGUOUS ±SF	LINKS
600	3,638	\$20.00	Built out	Reception, Waiting, 5 Exam, 4 Offices, Lab, Break Room, Lounge	Suite 603	8,287	Space Plan
603	4,649	\$21.00	Built out	Reception, Waiting, 9 Exam, 4 Offices, Procedure Room, Storage Area, Break Room, Lounge	Suite 600	8,287	Space Plan
610	2,248	\$20.00	Built out	Reception, Waiting, 6 Exam, 2 Offices, MA Station	Suites 610/611/613	7,814	Space Plan
611	2,295	\$19.00	Built out	Reception, 2 Exam, Office, Break Area	Suites 610/611/613	7,814	Space Plan
612	5,857	\$21.00	Built out	Reception, Waiting, 12 Exam, 4 Offices, Nurse Station, Business Office, Break Room			Space Plan
613	3,271	\$20.00	Built out	Reception, 6 Offices, 11 Exams, Lab, MA Station	Suites 610/611/613	7,814	Space Plan

FOR MORE INFORMATION, PLEASE CONTACT:



PHILIP WURTH, CCIM

+1 602 369 9261
philip.wurth@cbre.com

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