

**BOSWELL WEST
MEDICAL OFFICE
BUILDING**

Medical Office Suites on Banner Boswell Campus



10503 W THUNDERBIRD BLVD | SUN CITY, AZ 85351

OWNED BY



**HEALTHCARE
REALTY**

LEASING BY



BOSWELL WEST MEDICAL OFFICE BUILDING

ADDRESS	10503 W Thunderbird Blvd., Sun City, AZ 85351
LEASE RATE	\$31.00/SF Full Service
SIZE	65,115 SF
STORIES	3
PARKING	Covered & Surface Stalls (5.44/1,000 SF)

AVAILABILITIES

SUITE 106	612 SF	SUITE 310	857 SF
SUITE 200-A	5,318 SF	SUITE 375*	2,409 SF
SUITE 202	1,122 SF	SUITE 384*	2,508 SF

*CONTIGUOUS TO 4,917 SF



10503 W THUNDERBIRD BLVD | SUN CITY, AZ 85351

km Kidder
Mathews

BOSWELL WEST MEDICAL OFFICE BUILDING

Property Features



ON-SITE LAB

With additional on-site amenities including a pharmacy and cafe



IMMEDIATE OCCUPANCY

Move-in ready suites with full medical build out



HEALTHCARE SYNERGY

Specialties at Banner include cardiac services, neurosciences, orthopedic services, rehabilitation and radiation



ACCESS

Conveniently located near US-60 and Loop 101 access



PARKING

Abundant parking ratio of 5.9/1,000 with underground parking available



UNBEATABLE LOCATION

On campus at Banner Boswell Medical Center



BANNER BOSWELL CAMPUS

505 bed hospital specializing in elderly diseases and care

Nationally recognized Heart Center

Undergoing construction to add a new emergency room and patient tower

On Campus at
Banner Boswell
Medical Center.

1 min
DRIVE TO US-60 ACCESS (GRAND AVENUE)

2 min
WALK TO BANNER BOSWELL MEDICAL CENTER

5 min
DRIVE TO LOOP 101 ACCESS

6 min
DRIVE TO RETAIL AND DINING AMENITIES

**BOSWELL WEST
MEDICAL OFFICE
BUILDING**



For additional leasing information, contact

RACHAEL THOMPSON

Senior Vice President
602.513.5122
rachael.thompson@kidder.com

PERRY GABUZZI, CCIM

Senior Vice President
602.513.5116
perry.gabuzzi@kidder.com

OWNED BY



**HEALTHCARE
REALTY**

LEASING BY

**km Kidder
Mathews**

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.