



Menlo Group
COMMERCIAL REAL ESTATE



FOR SALE

**Arrowhead Professional Medical Plaza
16222 N 59th Ave Glendale, AZ 85306**

Medical Office Condominiums

Exclusively listed by:

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PROPERTY SUMMARY

ADDRESS:	16222 N 59th Ave, Glendale, AZ
PROPERTY TYPE:	Medical/Office
# OF BUILDINGS:	4
STORIES:	1 (Bldg D) and 2 (Bldg A, B)
SQUARE FEET:	42,478 SF
ZONING:	RO, Glendale
BUILDING CLASS:	B
YEAR BUILT:	2008
PARKING:	5/1,000

PROPERTY HIGHLIGHTS

- 4 Building, Medical Office Complex
- Built Out Medical Suites and general office suites
- 1,847 SF- 42,478 SF Available to Purchase
- Free Standing Buildings
- Covered Parking Available and ample uncovered parking
- Direct Suite Access, Elevator Service for 2nd Floor
- Building and Monument Signage
- Largest Block of Existing Medical Space in the Submarket
- Situated within proximity to hospitals and all major area highways

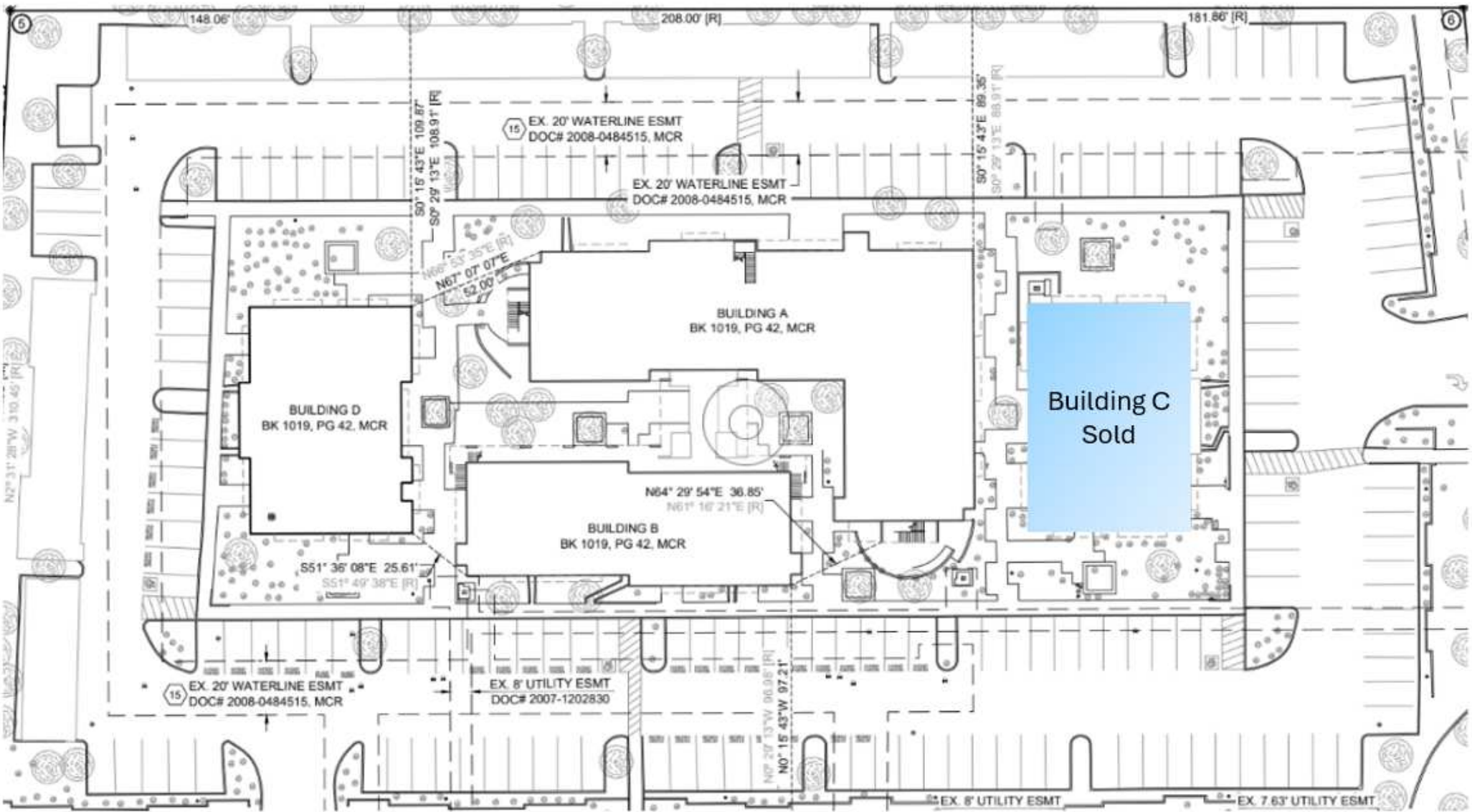
Property Summary



BUILDING	SQUARE FOOTAGE	PRICE PER SQUARE FOOT
Building A	20,382 SF, Contiguous	\$400 PSF
- 1st Floor	Up to 10,460 SF, Demisable	\$425 PSF
- 2nd Floor	Up to 9,922 SF, Demisable	\$425 PSF
Building B	12,065 SF, Contiguous	\$425 PSF
- 1st Floor	6,033 SF	\$425 PSF
- 2nd Floor-1	1,832 SF	\$425 PSF
- 2nd Floor-2	2,354 SF	\$425 PSF
- 2nd Floor-3	1,846 SF	\$425 PSF
Building D	5,013 SF, Contiguous	\$425 PSF
- Suite 1	1,327 SF (Currently Occupied)	\$425 PSF
- Suite 2	1,874 SF	\$425 PSF
- Suite 3	1,812 SF	\$425 PSF



Site Plan



Aerial Map

