



Algodon Medical

3033 N Algodon, Phoenix, AZ 85037



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Algodon Medical

\$32.00 - \$35.00 /SF/YR

Now Pre-Leasing: 53,837 RSF | Two-Story Class A Medical & General Office Building – Delivering September 2026

Be among the first to secure space in this state-of-the-art, Class A medical and general office building, offering 53,837 RSF across two efficient floors. Delivering in September 2026, this brand-new construction presents a rare opportunity to customize and design your ideal workspace from the ground up.

Property Highlights:

Total Building Size: 53,837 rentable square feet

Two-story Class A construction designed for both medical and professional office use

Customizable floor plans to accommodate single or multiple tenants

Modern architectural design with premium finishes and infrastructure

ADA-compliant...



Rental Rate: \$32.00 - \$35.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: A

Rentable Building Area: 53,837 SF

Year Built: 2027

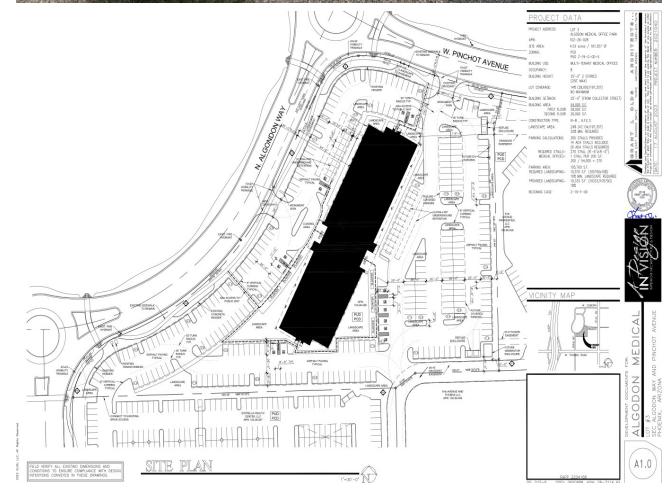
Construction Status: Proposed

Cross Streets: Thomas Rd and 93rd Ave

Walk Score ®: 32 (Car-Dependent)

Transit Score ®: 38 (Some Transit)

Rental Rate Mo: \$2.92 /SF/MO



1st Floor

1

Space Available	25,656 SF
Rental Rate	\$35.00 /SF/YR
Date Available	May 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

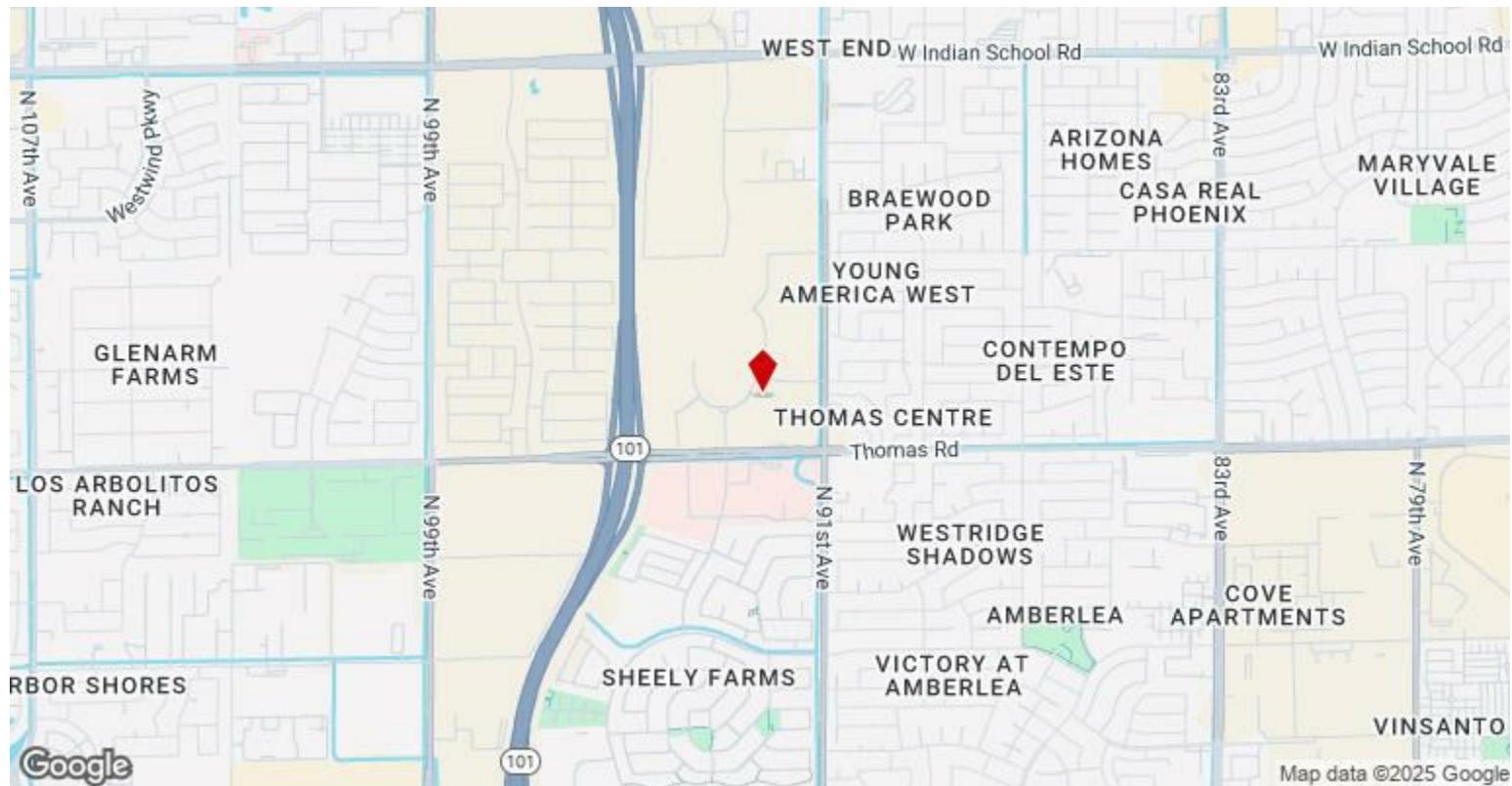
2nd Floor

2

Space Available	12,691 SF
Rental Rate	\$32.00 /SF/YR
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Arizona Lung Sleep And Valley	-	
Fever Institute		
Arizona Maternity & Women's	-	
Clinic		
Arizona Medical Academy	-	



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Modern architectural design with premium finishes and infrastructure

ADA-compliant with elevator access and welcoming lobbies

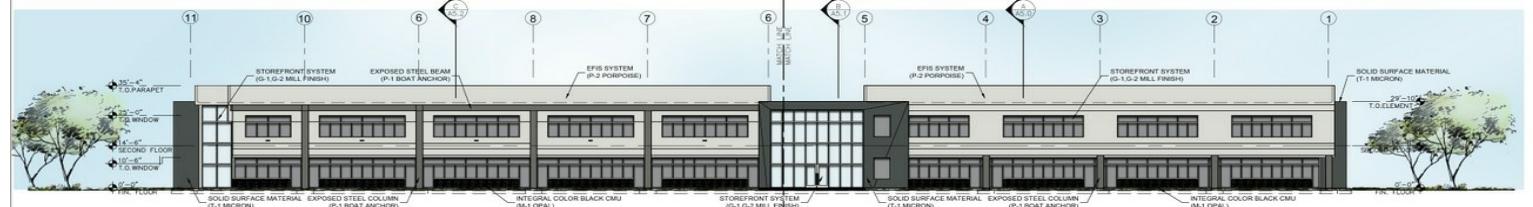
Ample surface parking to support patient, client, and staff needs

Excellent access to major medical centers, highways, and business corridors

Expected Delivery: September 2026

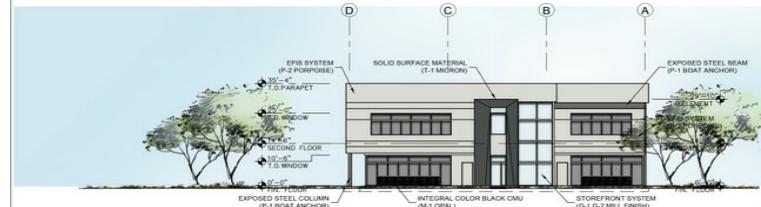
Secure your future space today and benefit from pre-leasing opportunities that allow for interior customization and long-term growth. Ideal for healthcare providers, outpatient services, administrative offices, and professional firms seeking a strategic and high-profile location.

Property Photos

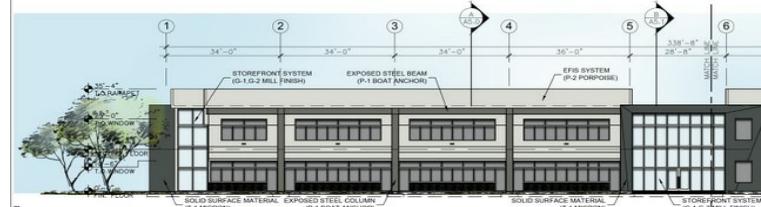


NORTHWEST ELEVATION (OVERALL)

$$\overline{1/16^{\circ} = 1^{\circ} - 0^{\circ}}$$



SOUTHWEST ELEVATION (OVERALL)

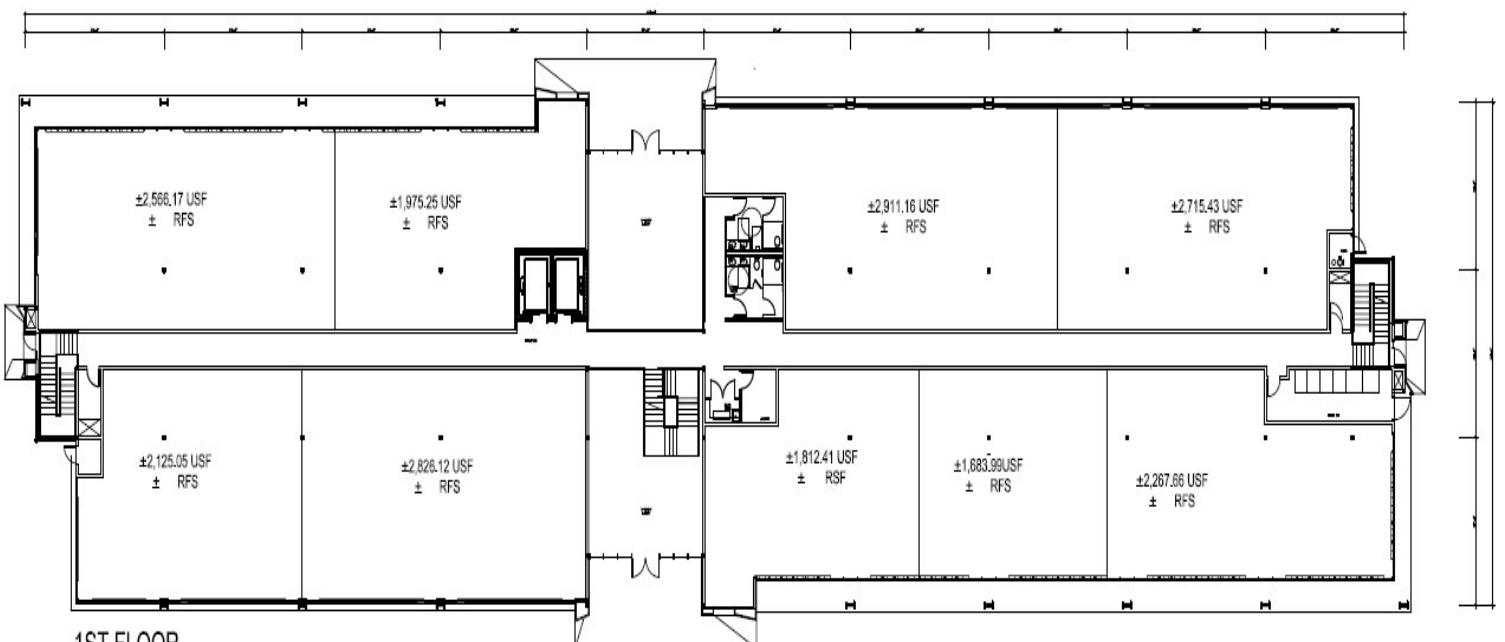


NORTHEAST ELEVATION (OVERALL)

1/15°-1°-9°

SOUTHEAST ELEVATION (OVERALL)

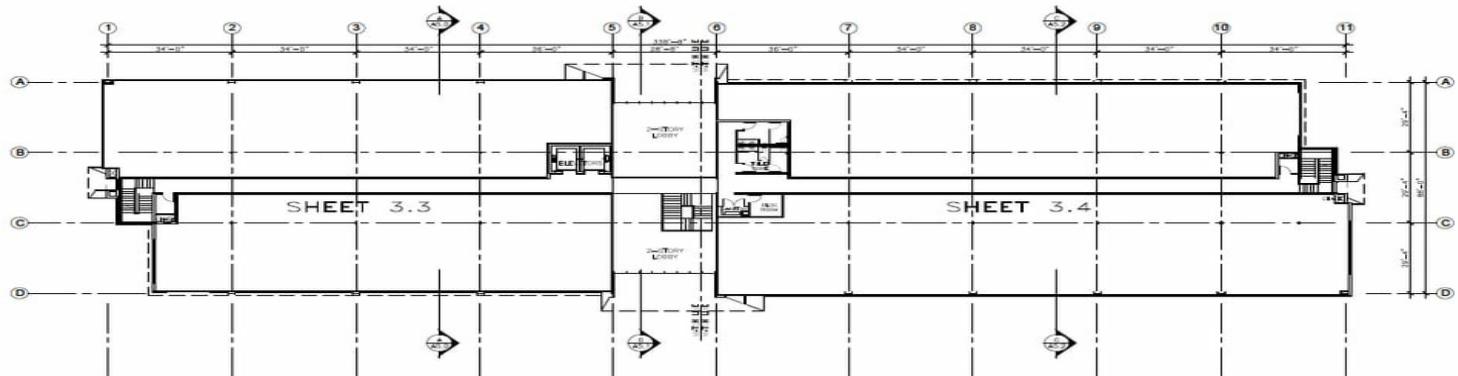
$$1/16^\circ = 1^\circ - 0^\circ$$



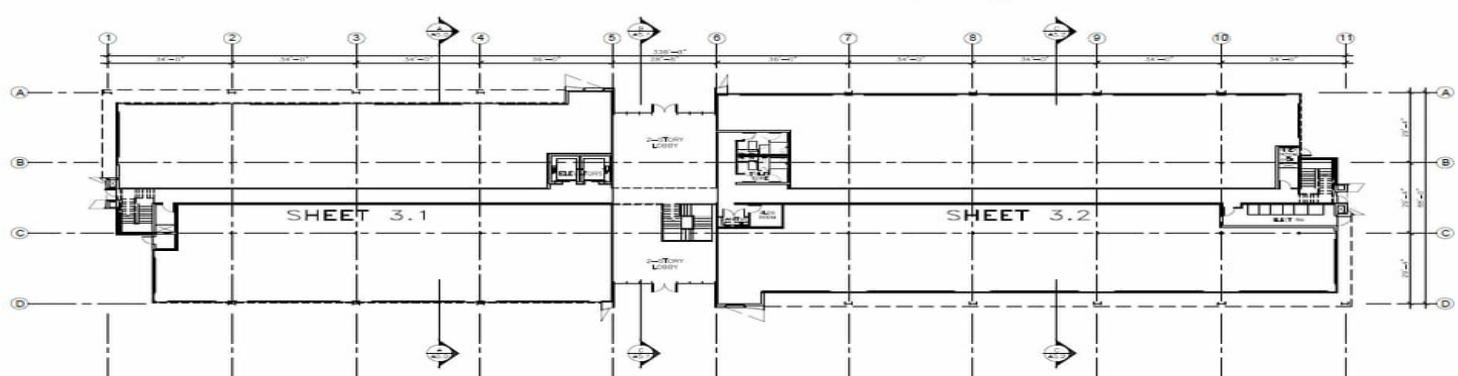
1ST FLOOR

A Design In Vision LLC
v. 623-535-5526
f. 623-535-5546
Contact: Kathi Amen

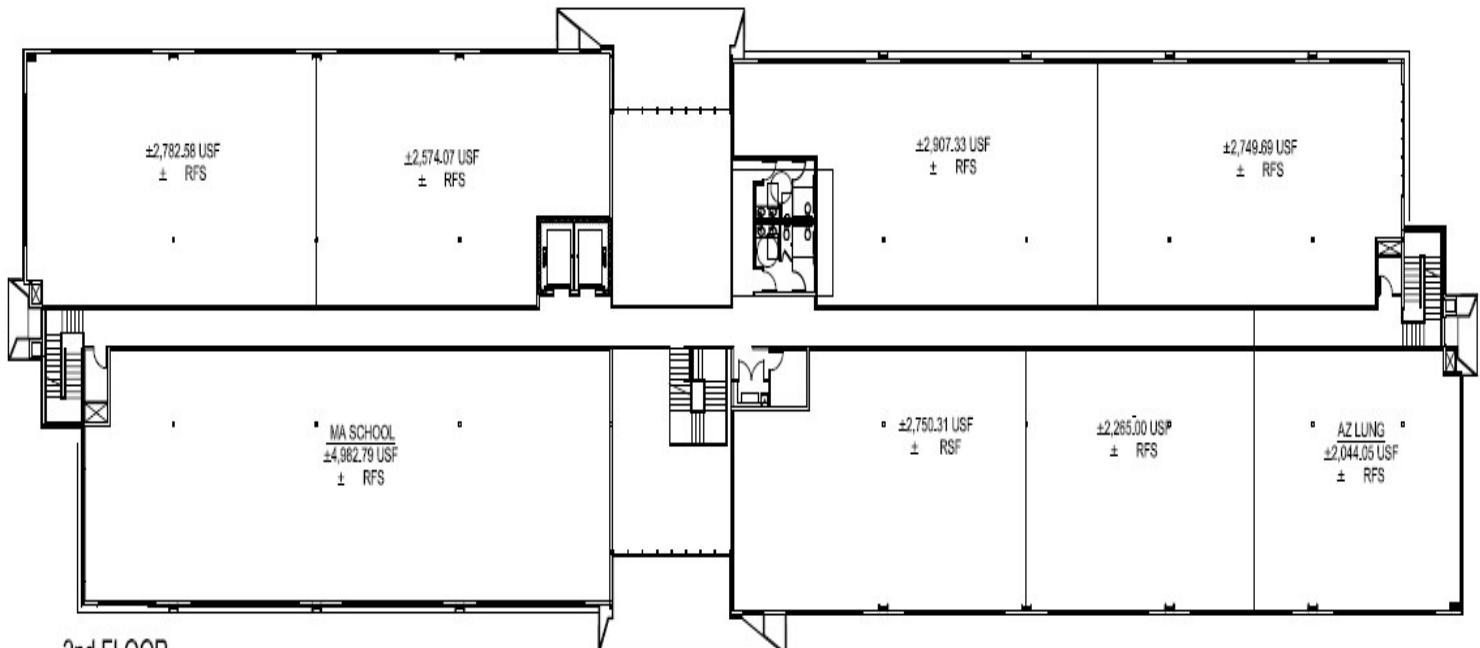
Property Photos



OVERALL SECOND FLOOR PLAN



OVERALL FIRST FLOOR PLAN



2nd FLOOR

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