

PROPERTY SUMMARY

Type	2-story 4 building multi-tenant complex
Building SF	±41,089 SF
Rate	\$18.00/MG <i>net of electric & janitorial</i>
Year of Construction	1985
Zoning	PAD, Phoenix
Stories	Two (2)
Parking	185 total includes 46 covered parking spaces

AVAILABLE SPACE

SUITE	RSF	LINKS	
Lower Level	±4,811	Space Plan	
1st Floor:			
311	±1,033	Space Plan	
411	±1,846	Space Plan	
612	±1,227	Space Plan	
714	±2,246	Space Plan	
2nd Floor:			
522	±4,489	Space Plan	CONTIGUOUS PLAN ±8,642 RSF
523	±1,907	Space Plan	
524	±2,246	Space Plan	
720	±2,110	Space Plan	CONTIGUOUS PLAN ±4,441 RSF
722	±856	Space Plan	
724	±1,475	Space Plan	

HIGHLIGHTS

- › Prominent street signage
- › Strong community demographics
- › Excellent visibility fronting 43rd Avenue
- › Generous surface & covered parking available
- › Convenient access to SR-60, I-17 and SR-51
- › 6 miles distance to 4 major hospitals
- › 5 minutes from Maryvale Hospital and Banner Thunderbird Hospital
- › Close to established retail stores, events and dining



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