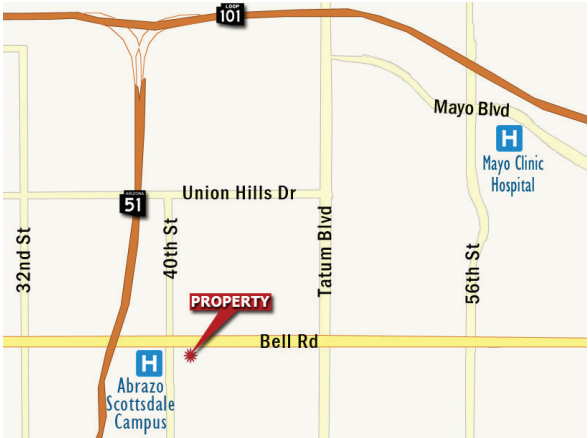


DESERT VALLEY MEDICAL PLAZA

4045 E BELL RD | Phoenix, AZ 85032



AVAILABLE FOR LEASE



- Adjacent to Abrazo Scottsdale campus
- Low 5% Load Factor
- Radiology and Pharmacy on site
- Immediate access from SR 51



FOR MORE INFORMATION:

TRACY ALTEMUS
602.206.6474 | taltemus@REsourcecmcl.com

REsourcecmcl.com

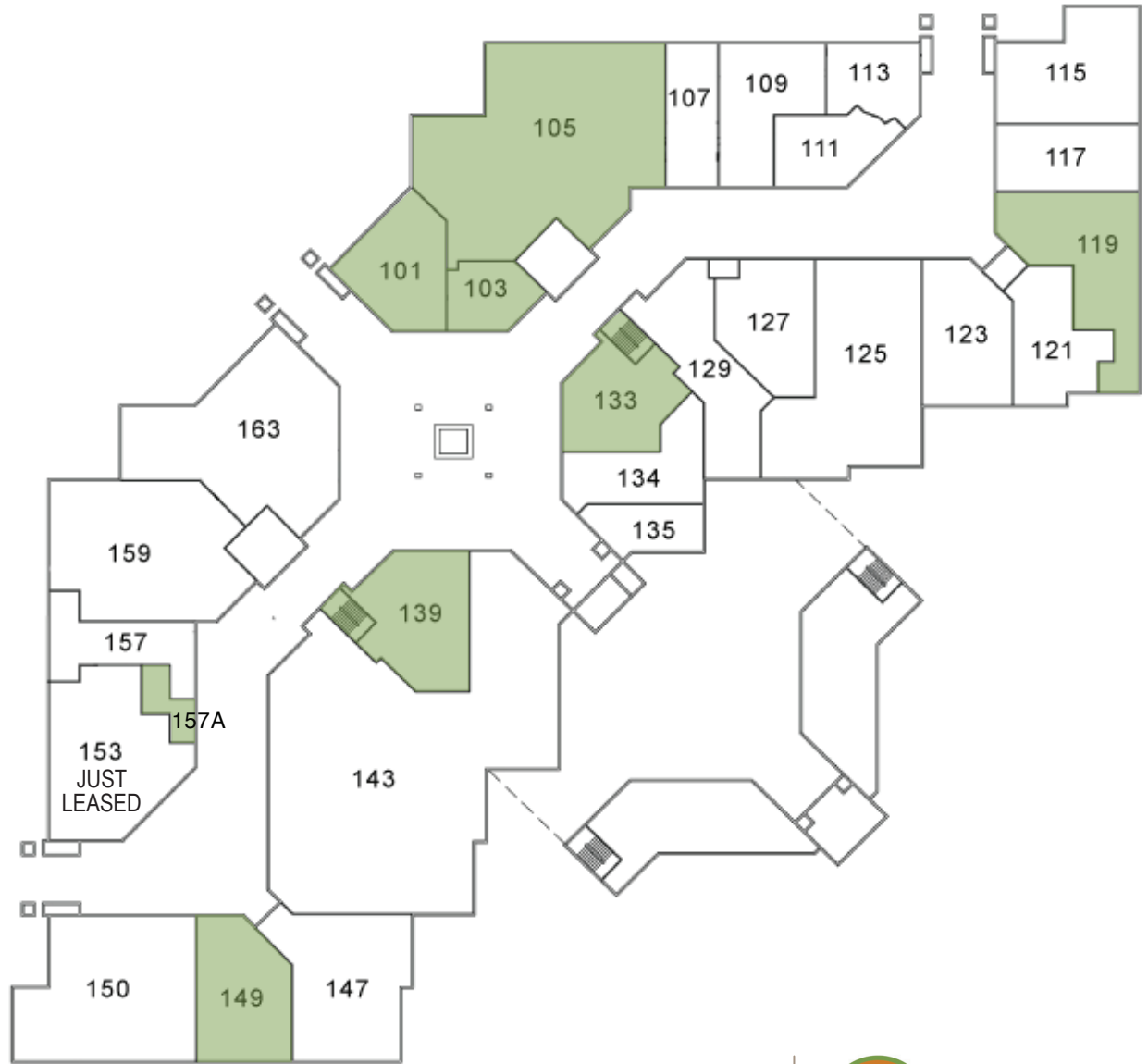


DESERT VALLEY MEDICAL PLAZA

4045 E BELL RD | Phoenix, AZ 85032

PROPERTY SPECS

LEASE RATE	NEGOTIABLE
BUILDING SIZE	53,625 SF
TI'S	NEGOTIABLE
SUITE 101	1,318 RSF
SUITE 103	938 RSF
SUITE 105	3,866 RSF
SUITE 101,103,105	contiguous to 6,122 RSF
SUITE 119	2,044 RSF
SUITE 133	1,291 RSF
SUITE 139	1,572 RSF
SUITE 149	1,496 RSF
SUITE 157A:	275 RSF
LOAD FACTOR	5%
BASE YEAR	2023
PARKING RATIO	5/1,000 SF



FOR MORE INFORMATION:

TRACY ALTEMUS
602.206.6474 | taltemus@REsourcecmcl.com

REsourcecmcl.com

