

PARADISE VALLEY MEDICAL PLAZA

3805 E BELL RD. | PHOENIX, AZ 85032



Class A Medical Office Building On Campus at Abrazo Scottsdale

LEASING INQUIRIES:

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PROPERTY HIGHLIGHTS

104,525 SF five-story Class A medical/office building

LOCATED on the Abrazo Scottsdale Hospital Campus

BUILT in 2007

RESERVED spaces within the parking garage available

PROMINENT monument signage on Bell Rd



PARADISE VALLEY MEDICAL PLAZA

Paradise Valley Medical Plaza is a well-located medical and office building with frontage on the heavily-trafficked Bell Rd. The Property is on campus at Abrazo Scottsdale, a full-service acute care hospital providing specialized services.

Paradise Valley Medical Plaza provides excellent freeway visibility from Arizona SR-51 and reserved parking within the onsite garage. Ownership is well capitalized to provide generous tenant improvement packages.

STRATEGIC LOCATION



42,076

**VEHICLES PER DAY
ON BELL RD**



\$90,382

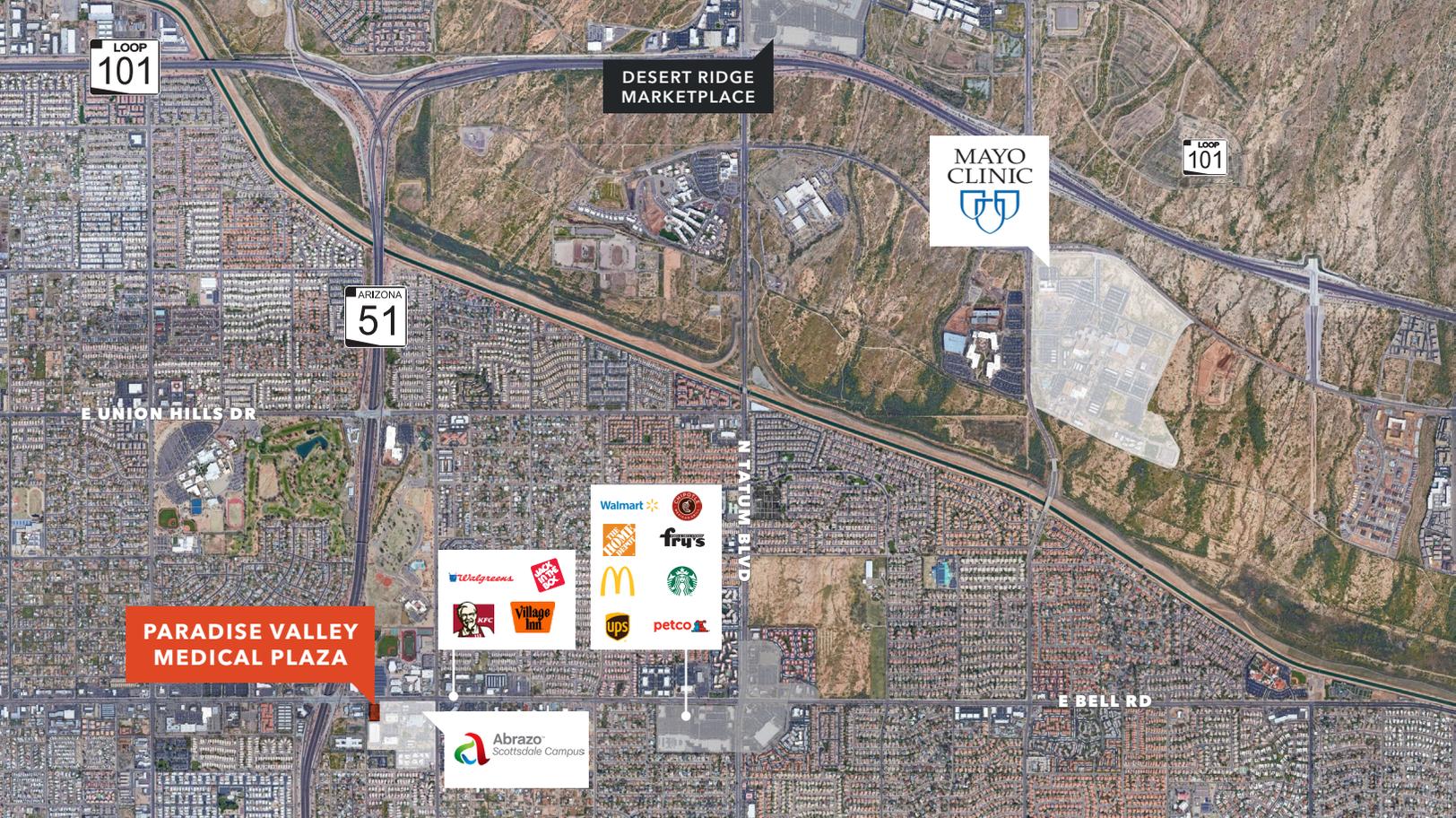
AVERAGE 3-MILE HH INCOME



2 MIN

DRIVE TIME TO SR-51





0.2 MILES

FROM SR-51
ACCESS

ON CAMPUS

AT ABRAZO
SCOTTSDALE

2.3 MILES

FROM LOOP 101
ACCESS

3.7 MILES

FROM MAYO CLINIC
HOSPITAL

For leasing information contact

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