

THUNDERBIRD RANCH PROFESSIONAL

6591 W THUNDERBIRD RD | GLENDALE, AZ 85306

2,653 SF Office Available with Thunderbird Rd Frontage

REPRESENTED BY

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PROPERTY HIGHLIGHTS

ONE-STORY, 10,955 square foot building

\$29.00 MG lease rate

FREESTANDING exterior loaded suite available

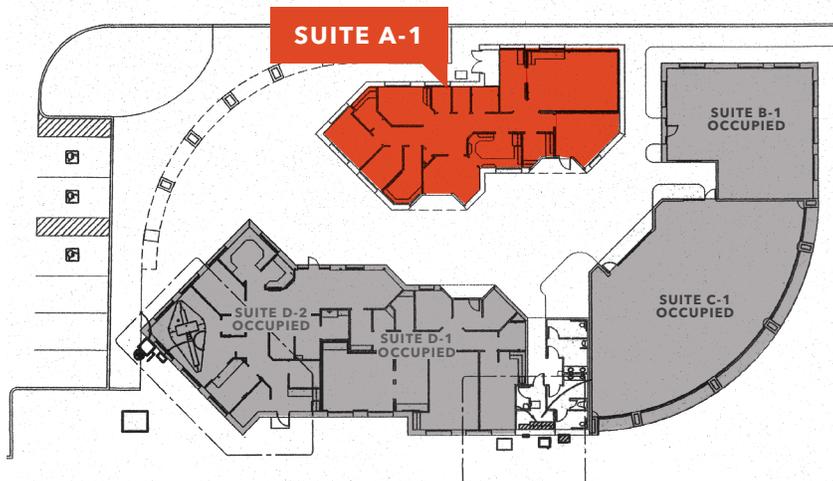
PARKING ratio of 5.0/1,000 with covered parking available

LOCATED on heavily trafficked Thunderbird Rd with 34,424 VPD

CLOSE proximity to Loop 101 access

AVAILABILITIES

Suite A-1 2,653 SF



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6591 W Thunderbird Rd is medical/office building strategically located one mile west of Banner Thunderbird Medical Center. Favorable demographics in the area include an average HH income of \$121,305 within one mile and a three mile population of 123,690 people.

With monument signage frontage on Thunderbird Rd and lush landscaping within the courtyard, this 10,995 square foot building is the perfect location for any office or medical user.

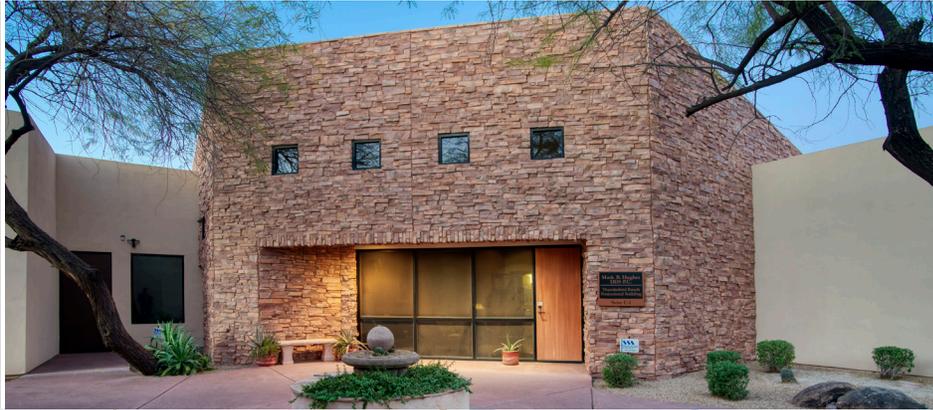


STRATEGICALLY LOCATED



1.1 MILES

**BANNER THUNDERBIRD
MEDICAL CENTER**



\$121,305

AVERAGE HH INCOME



5 MIN

DRIVE TIME TO LOOP 101





ARROWHEAD TOWNE CENTER / ARROWHEAD CROSSING



PEORIA SPORTS COMPLEX

THUNDERBIRD RANCH PROFESSIONAL



1.1 MILES
FROM BANNER THUNDERBIRD
MEDICAL CENTER

2.4 MILES
FROM ARIZONA STATE WEST
CAMPUS

2.6 MILES
FROM LOOP 101
ACCESS

3.5 MILES
FROM ABRAZO ARROWHEAD
CAMPUS

For leasing information contact

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