

401 MEDICAL GATEWAY

9520 West Palm Lane, Phoenix



LOCATION

Centrally located between three hospital systems

- Abrazo West Campus, 188 beds – 5.7 Miles
- Banner Estrella Medical Center, 317 beds – 1 Mile
- Dignity St. Joseph’s Westgate Medical Center, 23 beds – 6.4 Miles

HIGHLIGHTS

- Unparalleled freeway visibility with ±110,000 VPD on the Loop – 101
- Freeway pylon signage and building signage available
- Immediate access to I – 10 and Loop 101 freeways
- Professionally managed and maintained

MEDICAL OR OFFICE

BUILDING SIZE: ±50,040 RSF

AVAILABILITY: ±2,6,13 SF to ±8,903 SF

Suite 220: ±2,925 RSF

Suite 250: ±6,290 RSF*

Suite 270: ±2,613 RSF*

*Suites 250 & 270 are contiguous to ±8,903 SF

READY TO OCCUPY: Turnkey clinical space available

PARKING RATIO: Ample parking; covered and surface available

TENANTS



DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population (2024)	10,083	119,296	338,211
Pop Growth (2024 - 2029)	1.5%	1.7%	1.6%
Average Age	29.6	31.4	31.0
Median Household Inc	\$64,403	\$66,492	\$68,645
Avg Household Size	3.3	3.3	3.4
Total Businesses	865	3,193	6,863
Total Employees	7,625	35,229	72,041

SUITE 220: ±2,925 RSF



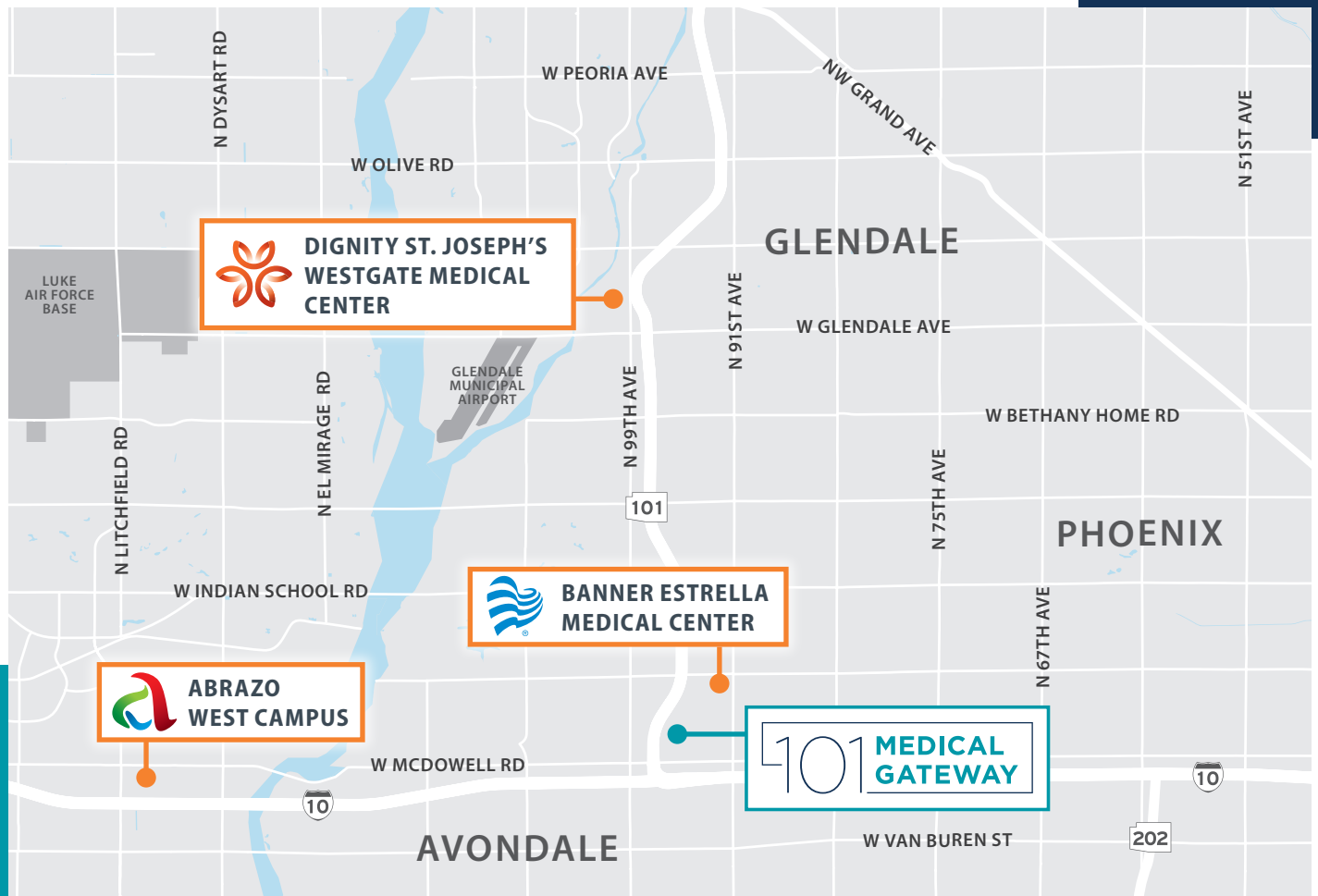
SUITE 250: ±6,290 RSF



SUITE 270: ±2,613 RSF







TRANSWESTERN REAL ESTATE SERVICES



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