

# FOR LEASE

## BANNER THUNDERBIRD MEDICAL PAVILION

5757 W Thunderbird Rd, Glendale, AZ 85306



New ownership | Exterior building renovations completed March 2025

Two, move-in ready spec suites available | Turn-key lease options for dental and medical

Newly installed monument sign on Thunderbird Rd | Balconies available on the third floor



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# PROPERTY HIGHLIGHTS

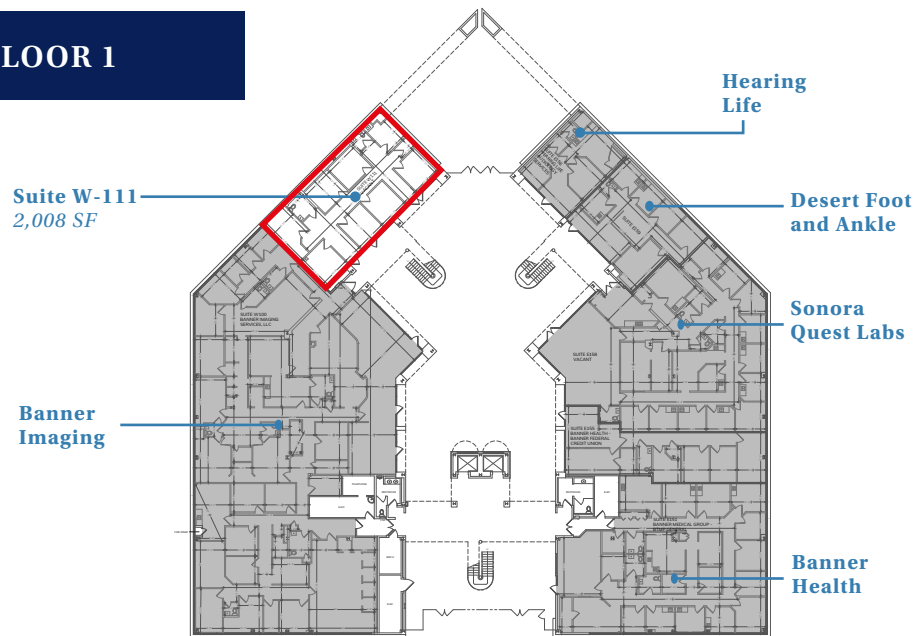
- Situated within the Banner Thunderbird Medical Campus, this premier medical office building offers convenient accessibility on foot.
- Benefit from on-campus synergy through a diverse and appealing tenant mix.
- Enjoy the convenience of various nearby amenities, including Fry's, Einstein Bros. Bagels, Starbucks, Raising Cane's, Wendy's, Burger King, Chick-fil-A, and Firehouse Subs.
- Flexible leasing options available, with the capability to provide up to 12,000 square feet of contiguous space.
- Recent improvements include a new building façade and secure entrances, common area upgrades, and a complete signage plan.



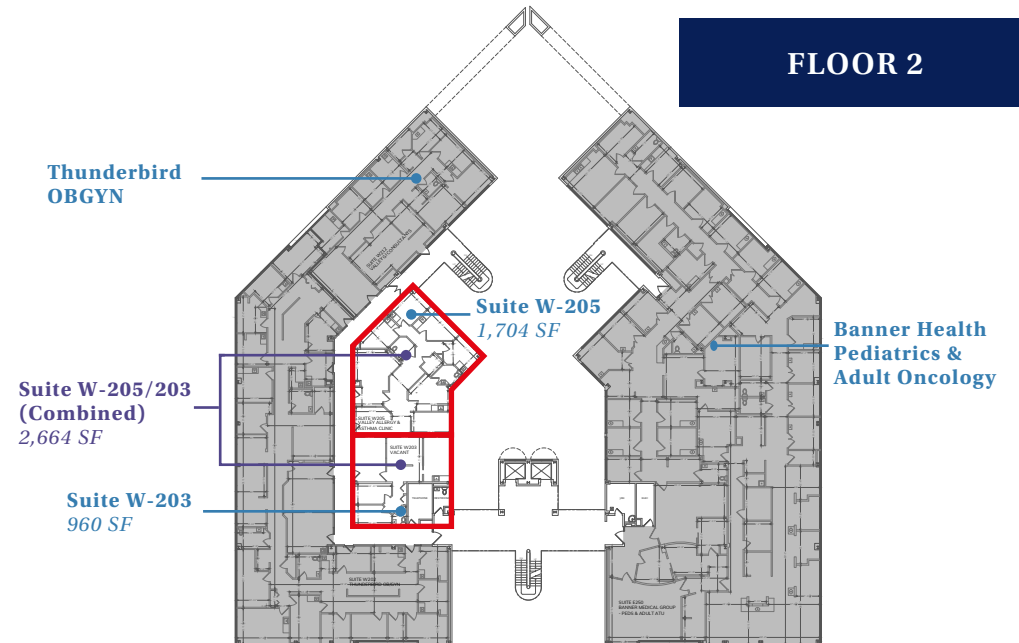
# AVAILABILITIES

Click available suite for floor plan

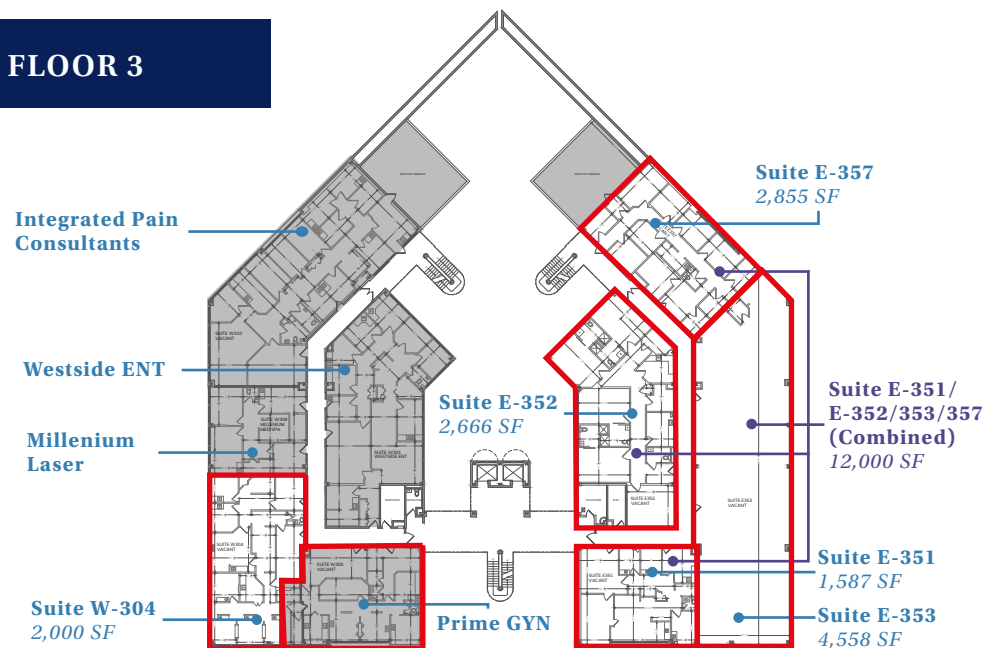
## FLOOR 1



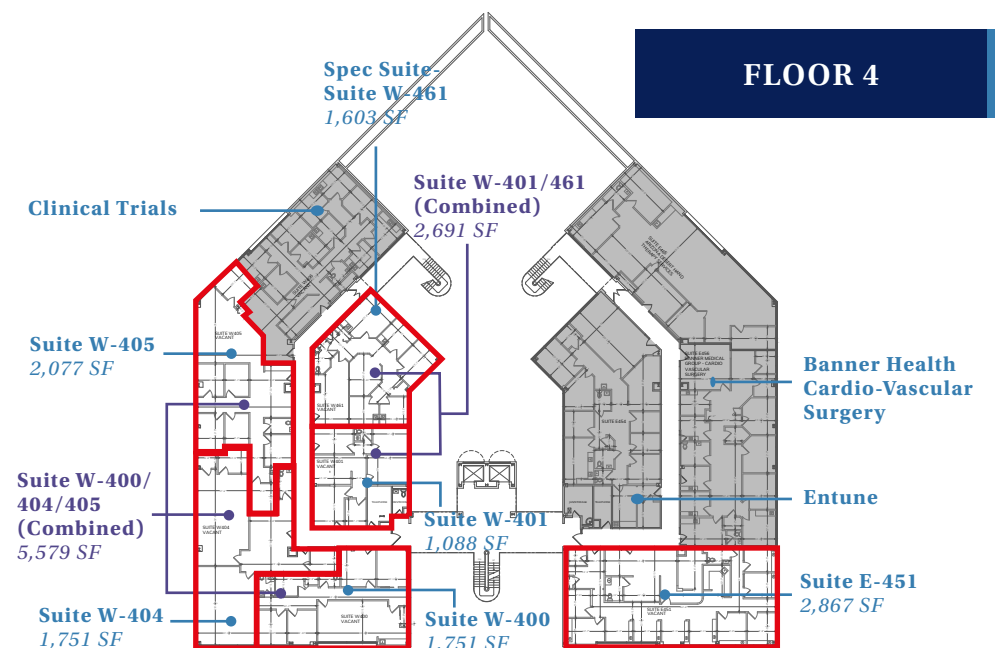
## FLOOR 2



## FLOOR 3



## FLOOR 4







## About the Banner Thunderbird Campus

The 561-bed acute-care facility is on 33 acres on the southwest corner of 55th Avenue and Thunderbird Road in Glendale, Arizona. A recently completed \$290 million expansion project added a spacious and comfortable main lobby, a patient/family library, a heart and vascular center, state-of-the-art surgical suites and a 200-bed patient tower to the campus. The new tower includes a new Emergency department and all-private rooms. Banner Thunderbird is now a Level I Adult Trauma Center for patients 15 and older. Other specialties include: maternity, pediatrics, surgery, heart, GI, pulmonary, rehabilitation, and oncology.

## Demographics

(within 5 miles)



2023 Population

**389,959**



2023 Avg. Household Income

**\$90,035**



2023 Median Age

**37.8**



2023 Median Home Value

**\$318,438**

## Broker contacts:

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