

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

UP TO 12,240 SF available



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



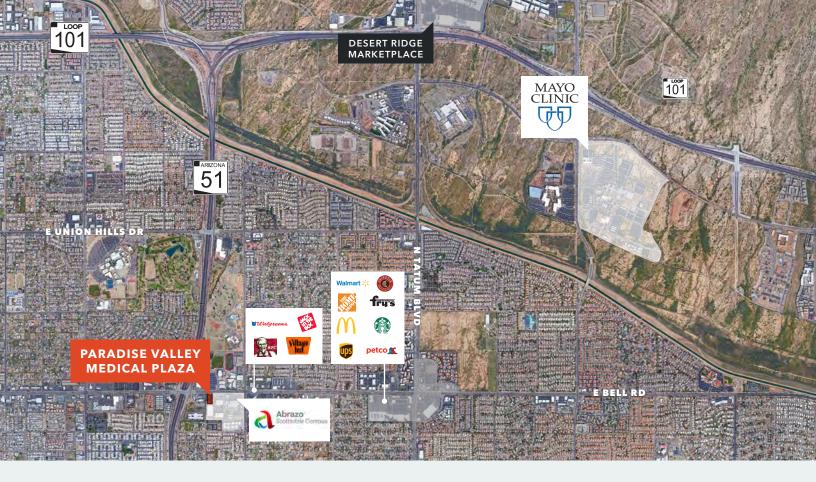
\$89,883
AVERAGE 3-MILE HH INCOME



2 MIN
DRIVE TIME TO SR-51

AVAILABILITIES

S	uite	SF	Rate
1	100	12,240	\$28.50 Full Service
4	200	5,038	\$28.50 Full Service
4	500	6,042	\$28.50 Full Service
5	200	2,211	\$28.50 Full Service
5	600	2,618	\$28.50 Full Service



FROM SR-51 **ACCESS**

O.2 MILES ON CAMPUS 2.3 MILES 3.7 MILES

AT ABRAZO SCOTTSDALE

FROM LOOP 101 **ACCESS**

FROM MAYO CLINIC HOSPITAL

For leasing information contact

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as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including,