

PARADISE VALLEY MEDICAL PLAZA

3805 E BELL RD. | PHOENIX, AZ 85032



Class A Medical Office Building On Campus at Abrazo Scottsdale

LEASING INQUIRIES:

PERRY GABUZZI, CCIM

602.513.5116

perry.gabuzzi@kidder.com

RACHAEL THOMPSON

602.513.5122

rachael.thompson@kidder.com





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
ON BELL RD**



\$89,883

AVERAGE 3-MILE HH INCOME



2 MIN

DRIVE TIME TO SR-51



AVAILABILITIES

Suite	SF	Rate
1100	12,240	\$28.50 Full Service
4200	5,038	\$28.50 Full Service
4500	6,042	\$28.50 Full Service
5200	2,211	\$28.50 Full Service
5600	2,618	\$28.50 Full Service



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

PERRY GABUZZI, CCIM
602.513.5116
perry.gabuzzi@kidder.com

RACHAEL THOMPSON
602.513.5122
rachael.thompson@kidder.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM