

# GRUNOW MEMORIAL

## MEDICAL CENTER

926 E MCDOWELL ROAD | PHOENIX, AZ 85006



**Iconic Medical Office building** directly adjacent to Banner University Medical Center and surrounded by complementary healthcare services. This property is ideal for practitioners seeking a central, accessible, and patient-friendly setting. The location offers convenient access to Interstate 10 and is within 10 miles of 27 Hospitals.

## PROPERTY OVERVIEW

### TYPE

Medical Office

### TENANT

#### IMPROVEMENT

Turnkey Available

### PROJECT SF

±51,465 SF

### SIZE AREA

2.4 AC

### AVAILABLE SF

±1,210 – ±20,070 RSF

### ZONING

C-0, City of Phoenix

### RATE

\$29.50 Modified Gross  
(net of janitorial)

### NO. OF STORIES

2-story

### OPERATING EXPENSES

Base Year

### PARKING RATIO

5.6:1,000 SF | 109 covered  
reserved parking spaces

### YEAR BUILT / RENOVATED

1965/2014

### SIGNAGE

Monument and Entrance

## AVAILABLE SPACES

SUITE	RSF	NOTES	LINKS	
122	±6,988	Built-out, demisable from ±3,000 – ±6,988	<a href="#">SPACE PLAN</a>	
128	±1,660	Built-out	<a href="#">SPACE PLAN</a>	
133A	±2,783	Shell, Contiguous with 133B for ±3,840 SF	<a href="#">SPACE PLAN</a>	
133B	±1,057	Contiguous with 133A for ±3,840 SF	<a href="#">SPACE PLAN</a>	
134	±6,166	Built-out	<a href="#">3D TOUR</a>	<a href="#">SPACE PLAN</a>
202	±1,402	Built-out Medical	<a href="#">3D TOUR</a>	<a href="#">SPACE PLAN</a>
203	±2,187	Built-out	<a href="#">SPACE PLAN</a>	
206	±1,210	Shell	<a href="#">SPACE PLAN</a>	

For more information, please contact:

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