

# GRUNOW MEMORIAL MEDICAL CENTER

**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.

926 E McDOWELL ROAD | PHOENIX, AZ 85006



## PROPERTY OVERVIEW

<b>TYPE</b> Medical Office	<b>TENANT IMPROVEMENT</b> Turnkey Available
<b>PROJECT SF</b> ±51,465 SF	<b>SIZE AREA</b> 2.4 AC
<b>AVAILABLE SF</b> ±1,210 – ±20,070 RSF	<b>ZONING</b> C-0, City of Phoenix
<b>RATE</b> \$29.50 Modified Gross (net of janitorial)	<b>NO. OF STORIES</b> 2-story
<b>OPERATING EXPENSES</b> Base Year	<b>PARKING RATIO</b> 5.6:1,000 SF   109 covered reserved parking spaces
<b>YEAR BUILT / RENOVATED</b> 1965/2014	<b>SIGNAGE</b> Monument and Entrance

## AVAILABLE SPACES

<b>SUITE</b>	<b>RSF</b>	<b>NOTES</b>	<b>LINKS</b>
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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