

# 3003 NORTH THIRD ST

3003 N 3rd Street | Phoenix, AZ 85012

## AVAILABLE FOR SALE OR LEASE

Central Phoenix Medical Center



# OPPORTUNITY



Three-Story Building



Total Building  
91,293 SF  
Average Floor Plates  
30,431 SF



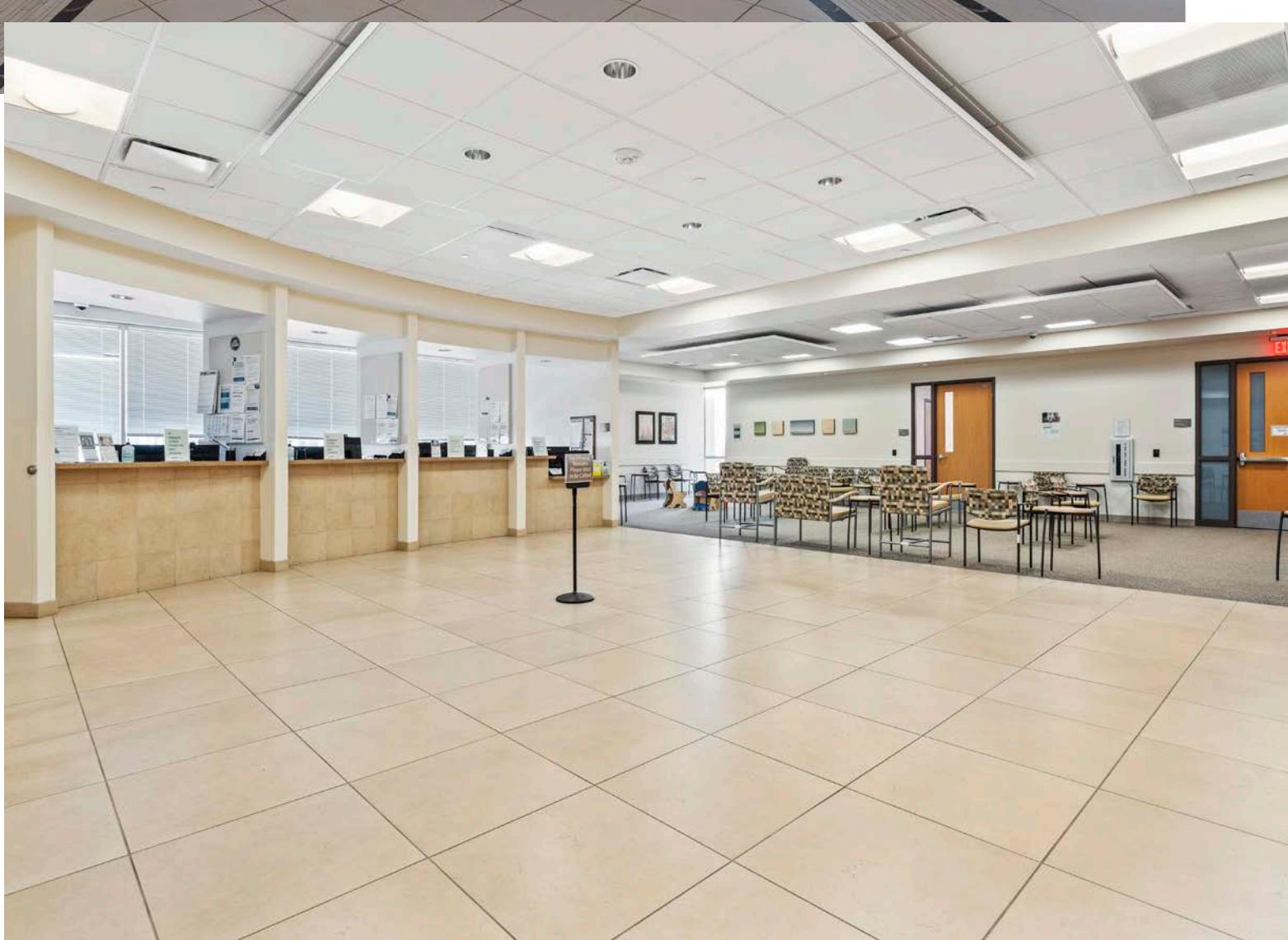
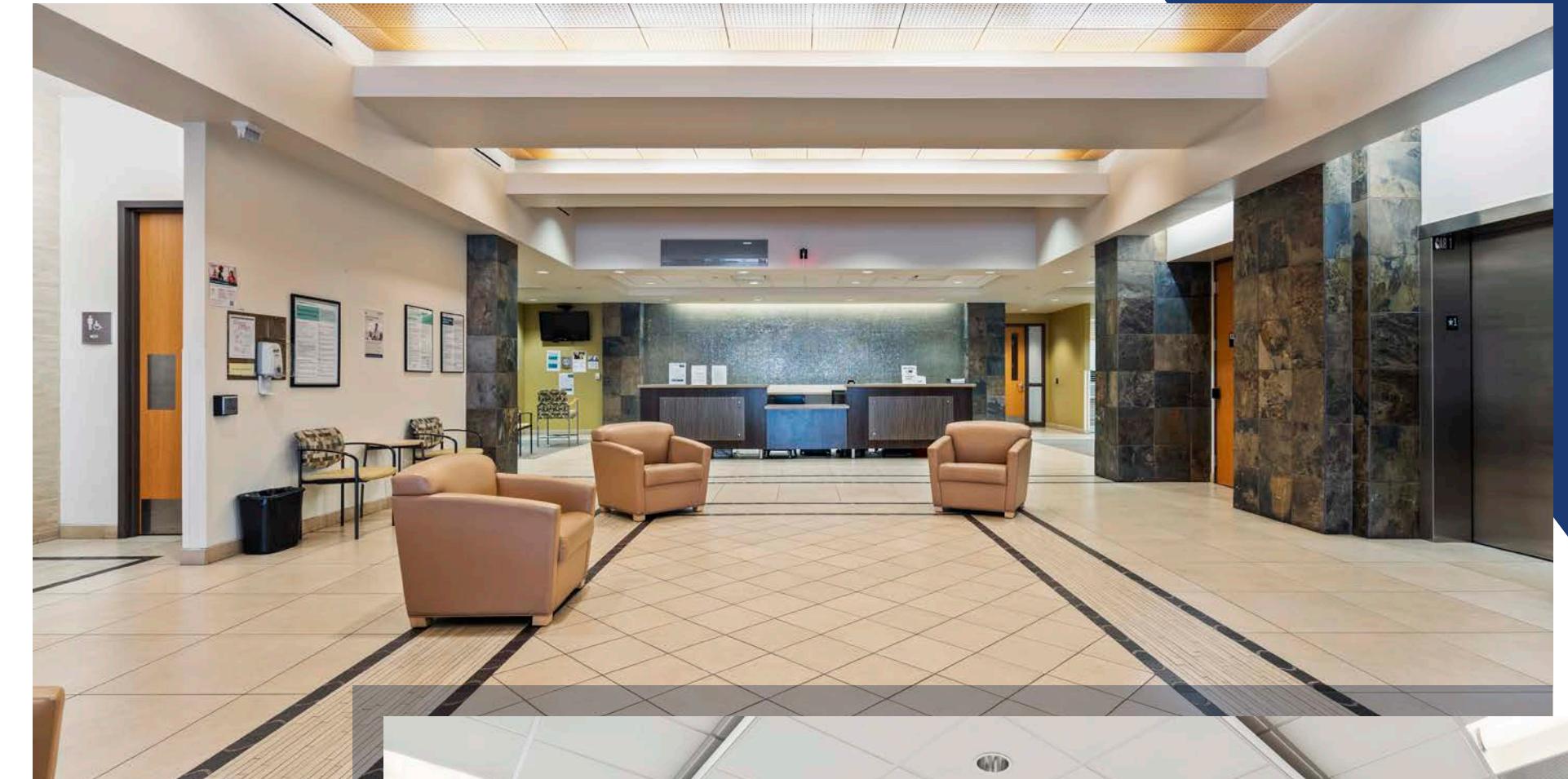
Specialty Built for  
Evernorth (Cigna)  
in 2012



Existing Office/Medical Buildout  
Including a Surgery Center with  
Four Operating Rooms & Urgent Care  
*(Additional information on page 5)*



5.25 per 1,000  
Parking Ratio (All Surfaced Parked)  
(Of Which 1.2 per 1,000 is Covered)





## Neighboring Healthcare Systems



Located in the Center of Major Hospitals, Healthcare Providers, Healthcare Educational Facilities, and Phoenix Biomedical Campus

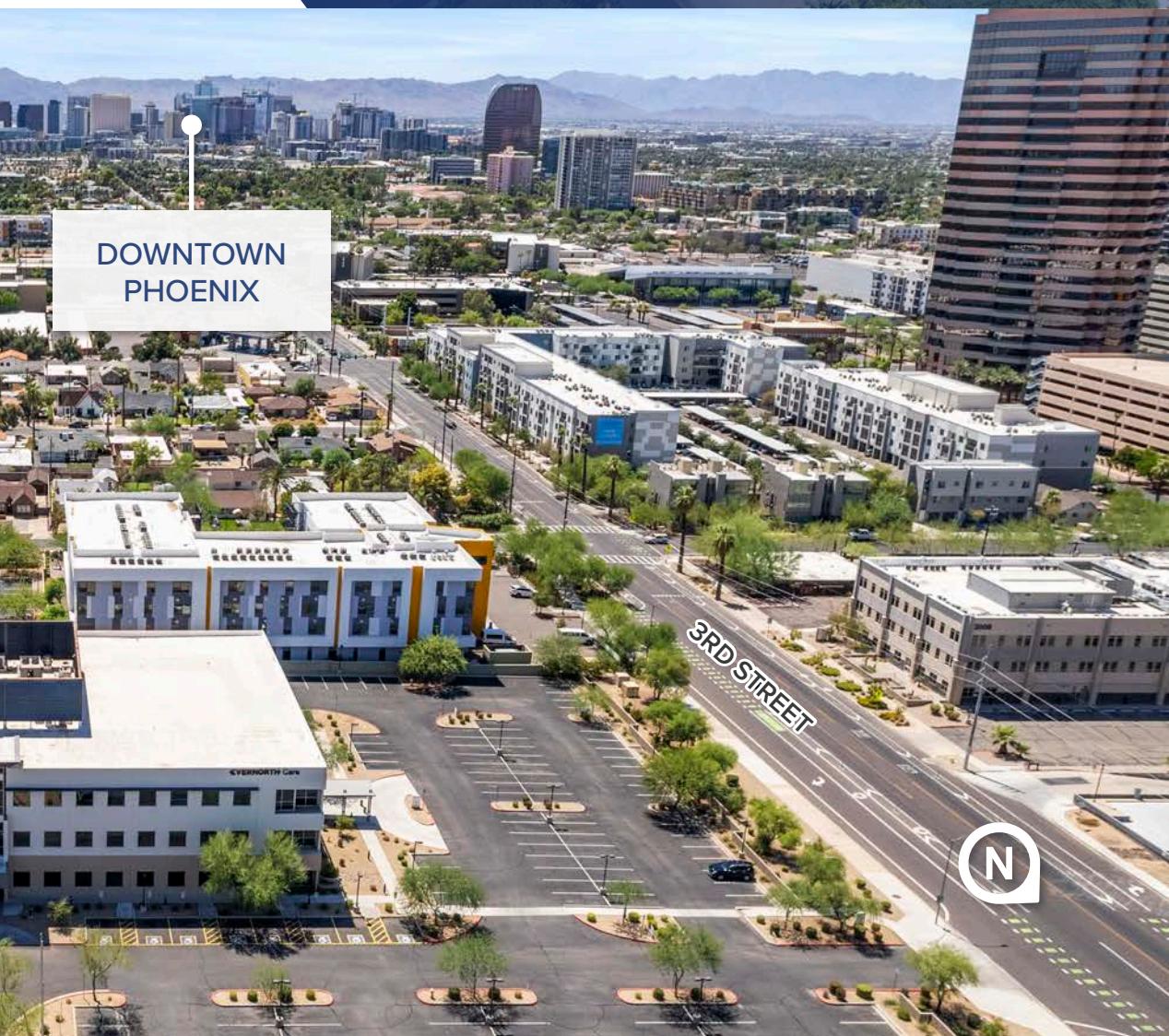
Easy Access to Major Freeways (I-10, I-17, SR51)

Walking Distance to Light Rail

Strategically positioned near prominent new developments, including Barrow Neuroplex, Valleywise Health, Banner – University Medical Center Phoenix, and Creighton University's Health Sciences Campus

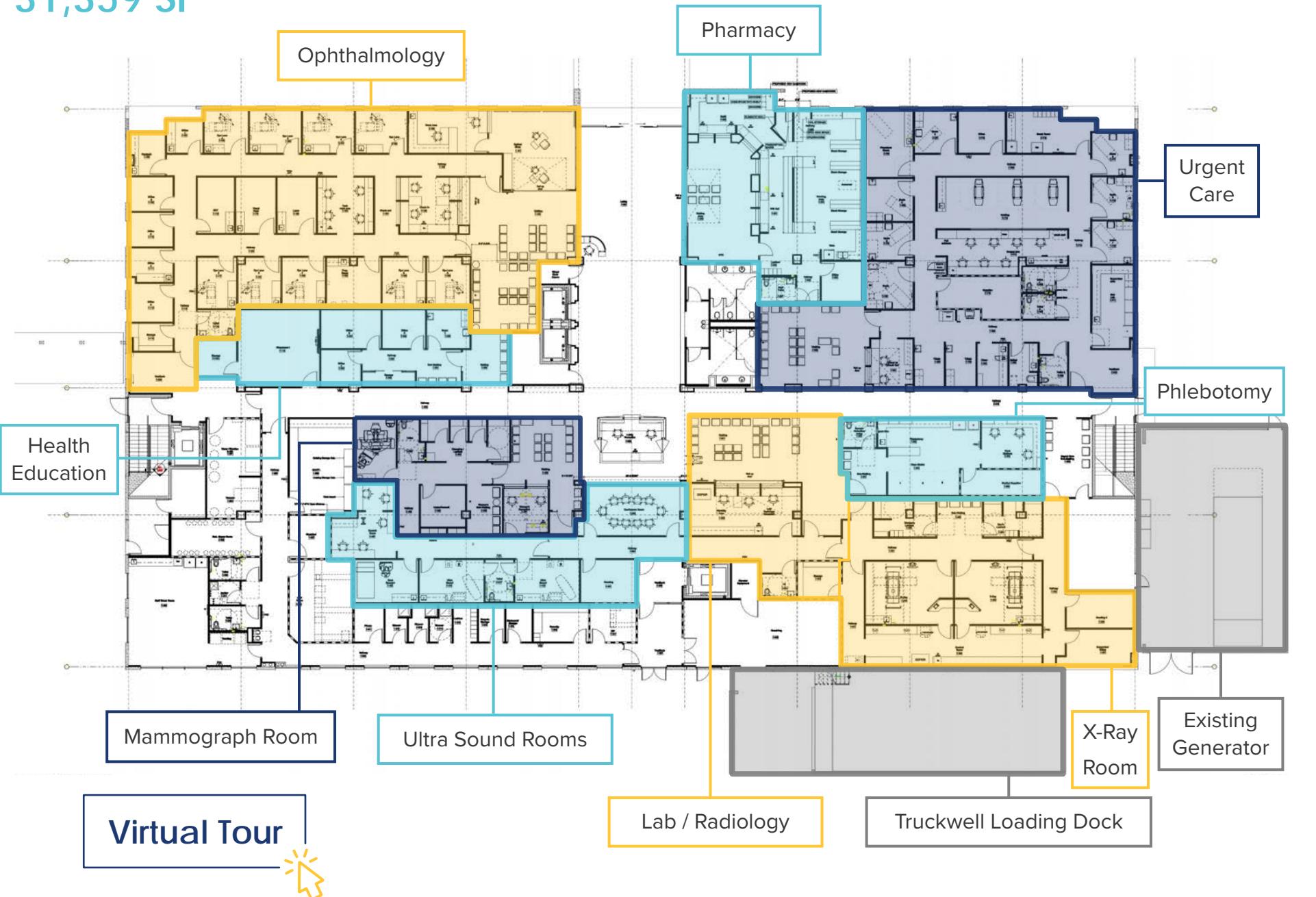
## Existing Medical Buildout:

- Urgent Care (7 exam rooms & admin offices)
- Surgery Center (4 operating rooms, 19 beds, 7 exam rooms)
- Lab/Radiology (mammogram, ultrasound, x-ray)
- Primary Care (12 exam rooms & admin offices)
- Four Specialty Clinics (2 exam rooms & admin offices)
- Podiatry (7 exam rooms & admin offices)
- Ophthalmology (9 eye exam rooms & admin offices)
- Pharmacy



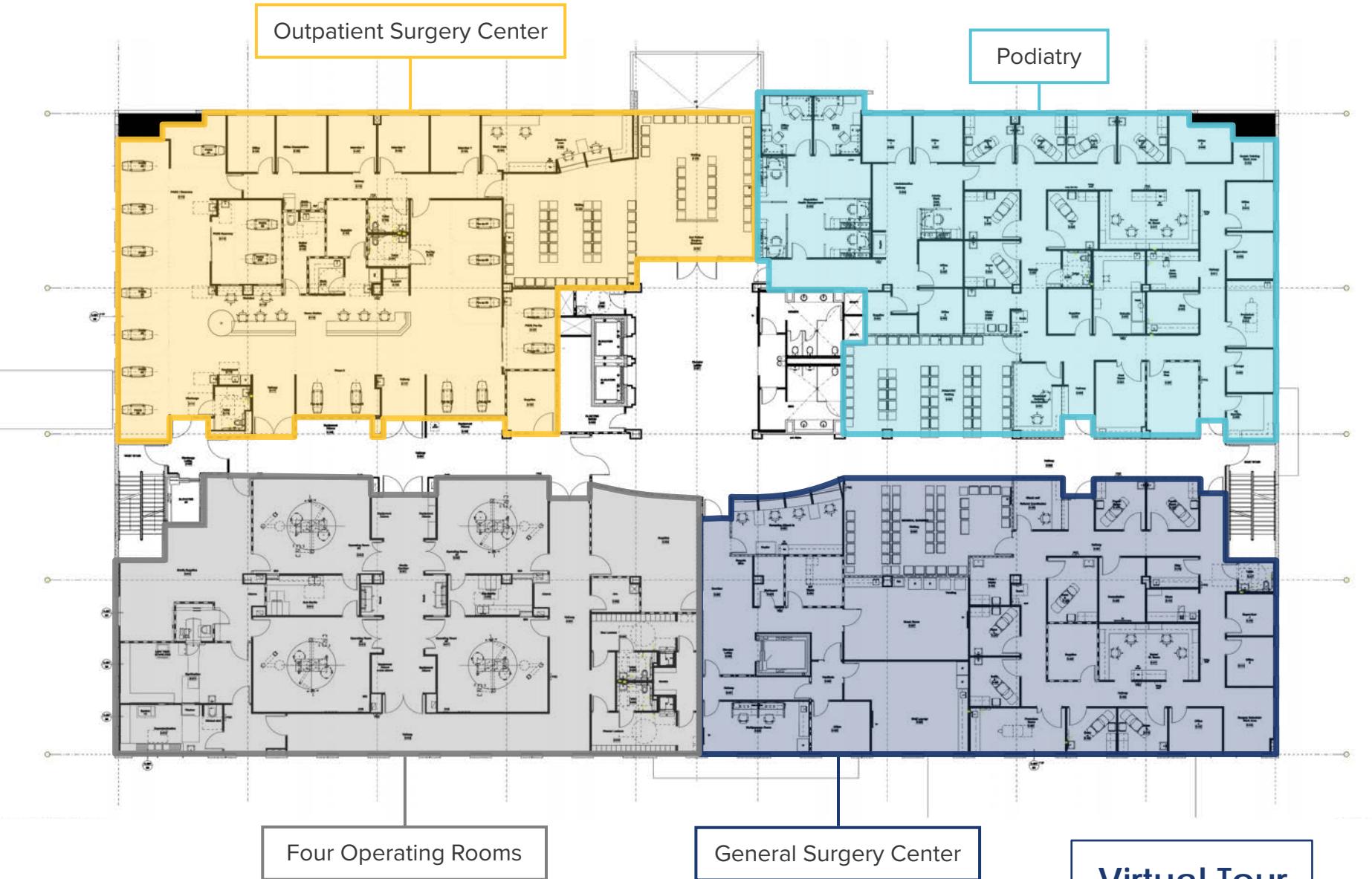
# FIRST FLOOR

31,359 SF



# SECOND FLOOR

29,967 SF



# THIRD FLOOR

29,967 SF



**Virtual Tour**



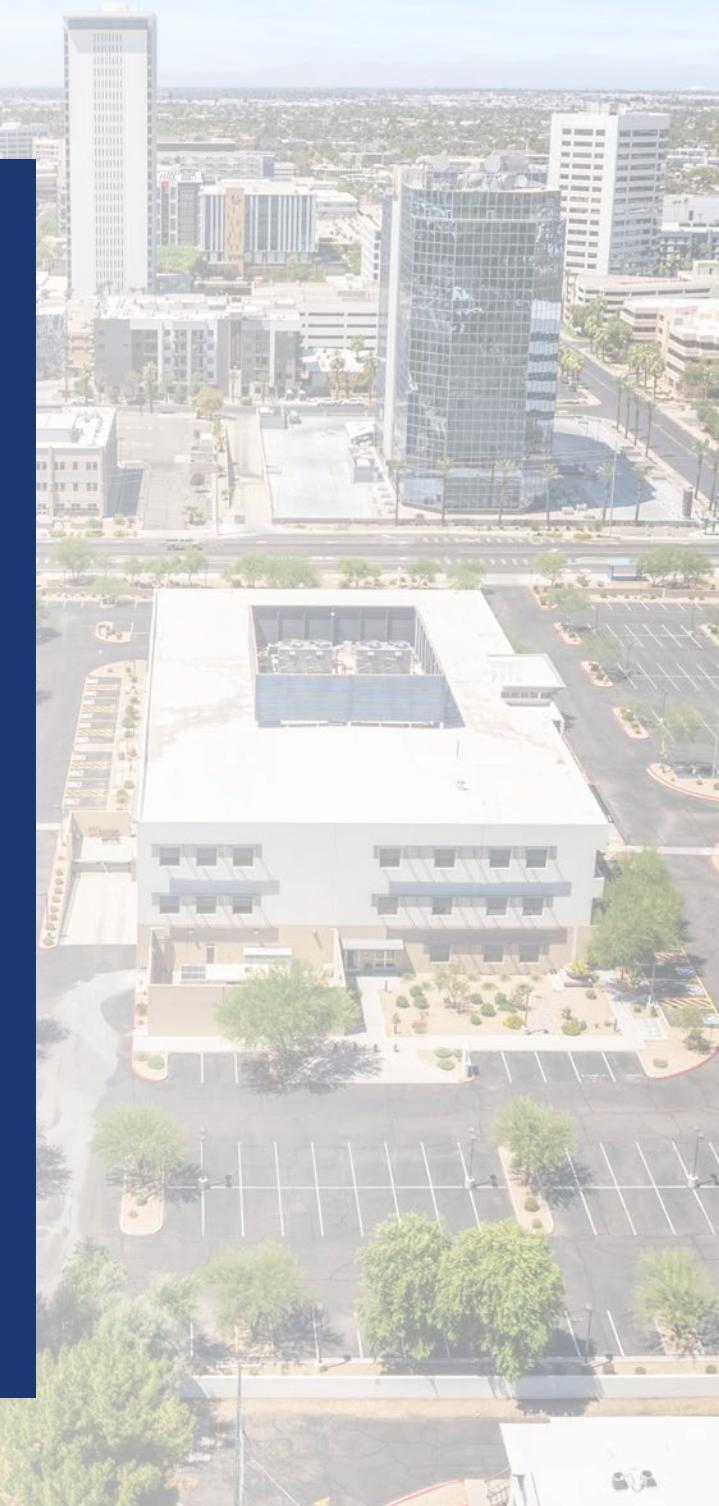
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States.

The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets.

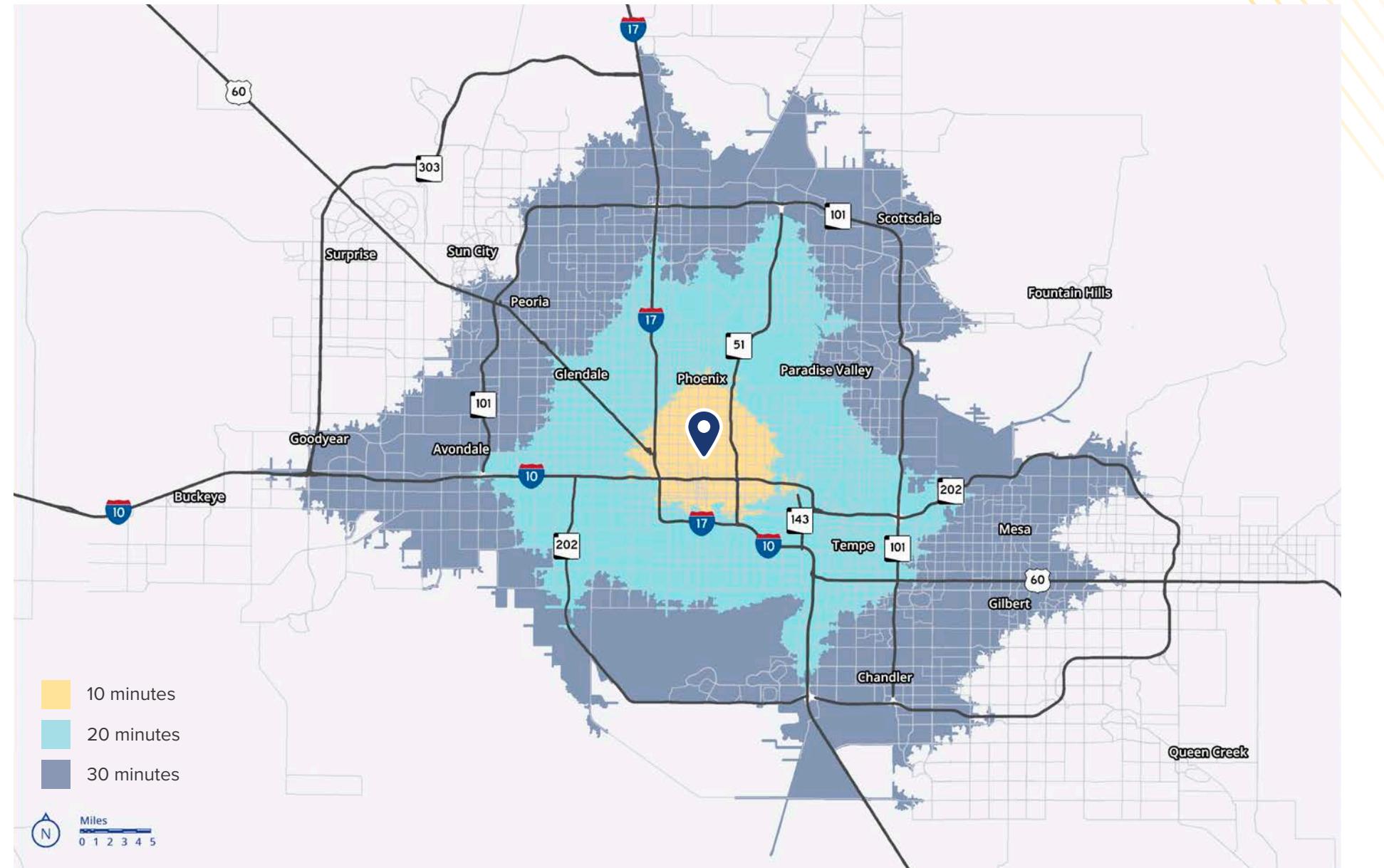
The following data is representative of the zip codes in close proximity.

Service Line	5 Year Growth	10 Year Growth
Psychiatry	21.3%	32.2%
Vascular	19.7%	40.9%
Cardiology	18.5%	36.2%
Ophthalmology	18.1%	37.3%
Physical Therapy/Rehabilitation	17.9%	45.0%
Podiatry	17.0%	37.4%
Orthopedics	15.8%	36.3%
Lab	15.8%	31.0%
Nephrology	14.2%	27.5%
Radiology	10.8%	22.5%
Oncology	10.6%	23.5%
Neurology	9.3%	19.7%
Dermatology	9.2%	19.1%
Gastroenterology	8.9%	18.1%
General Surgery	8.6%	19.0%
Urology	79%	19.2%
Cosmetic Procedures	7.1%	15.6%

*\*Highlighted service lines were operating from the building*



# LOCAL DRIVE TIMES



## Area Demographics

	10 Minutes	20 Minutes	30 Minutes
Population	265,262	1,520,145	3,183,108
Households	115,266	574,947	1,210,402
Median Household Income	\$65,947	\$70,379	\$81,067
Average HH Annual Healthcare Expenditures	\$6,153	\$6,425	\$7,340





## CONTACT US FOR MORE INFORMATION

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