

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



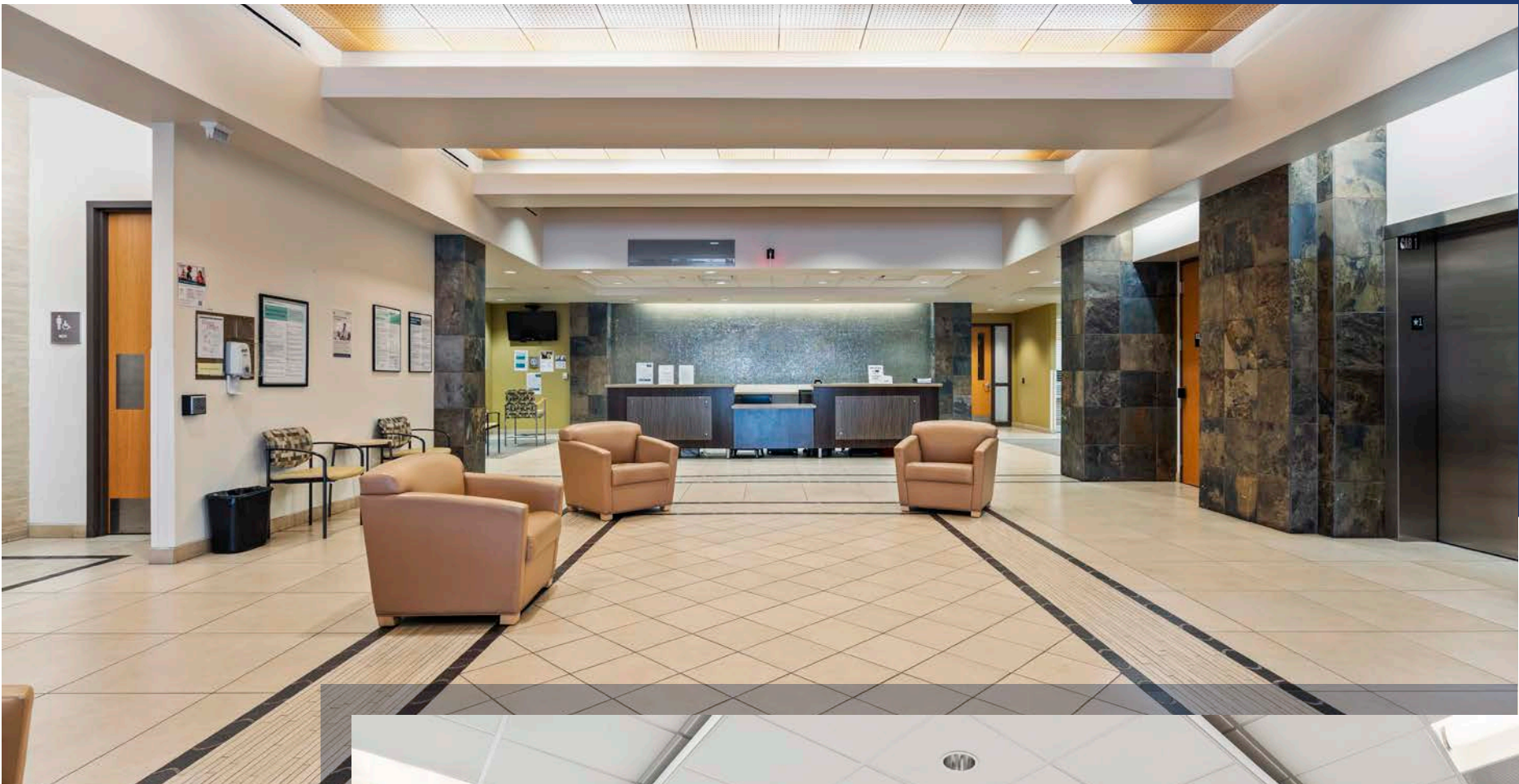
Specialty Built for
Evernorth (Cigna)
in 2012



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)





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

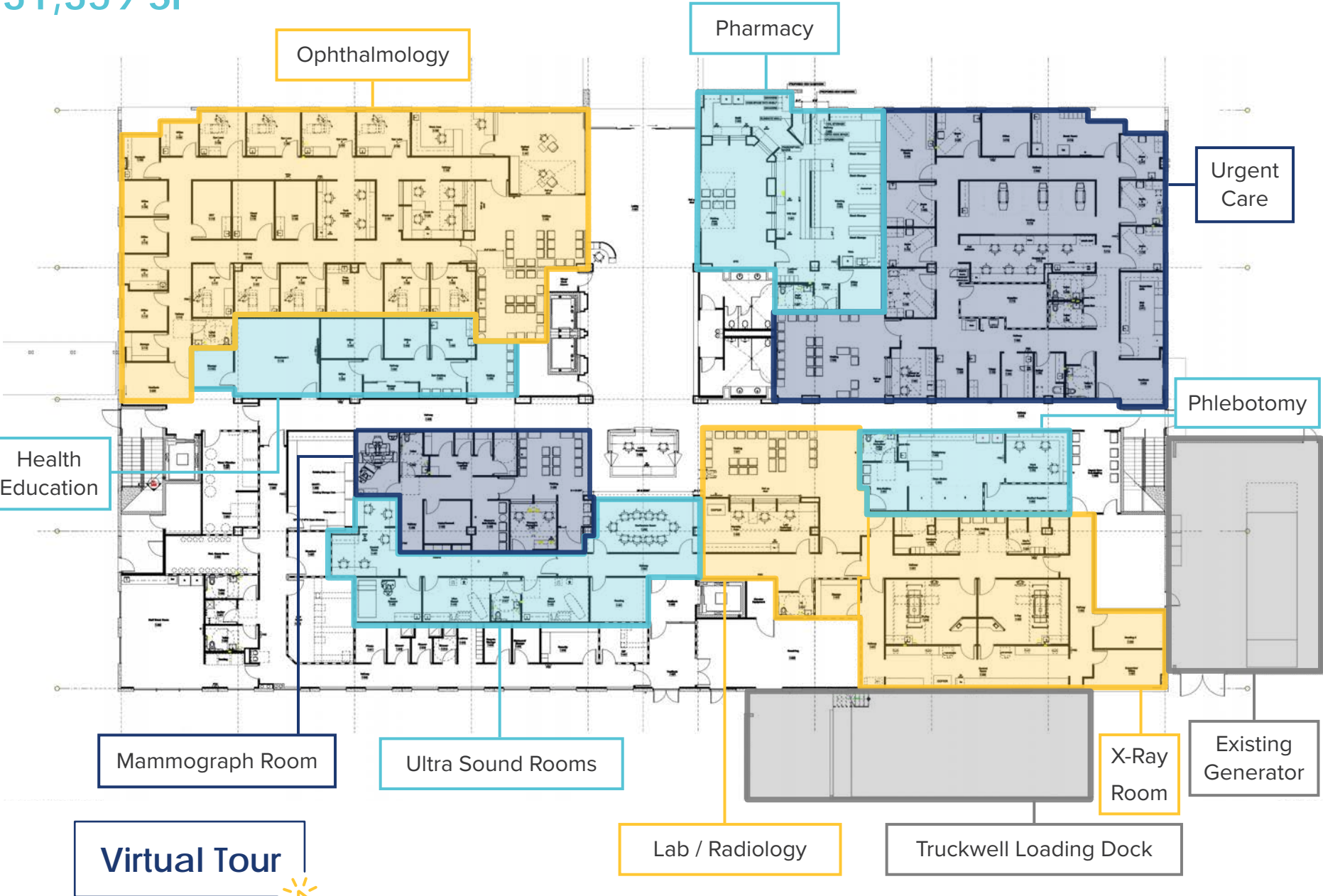


Neighboring Healthcare Systems



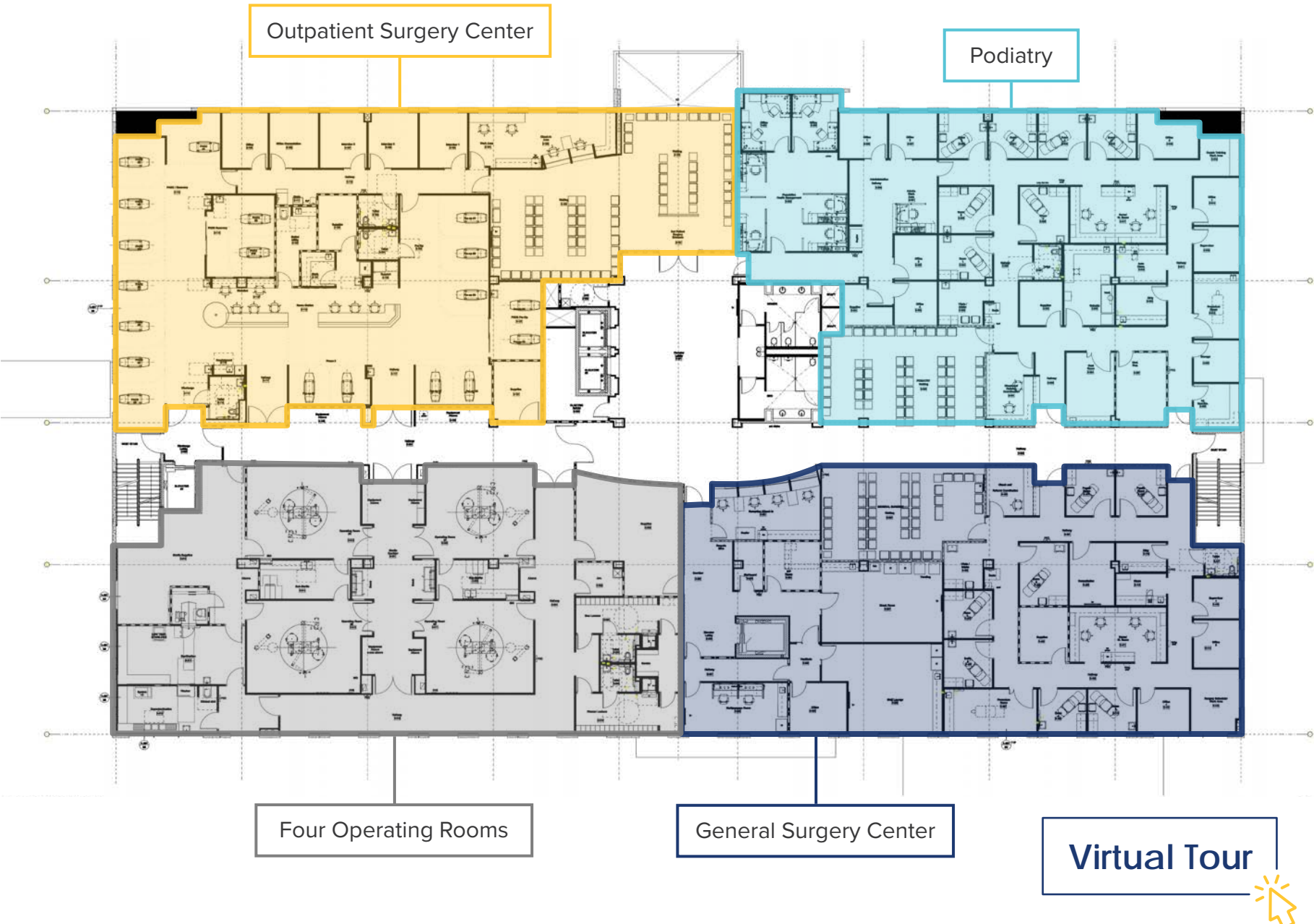
FIRST FLOOR

31,359 SF



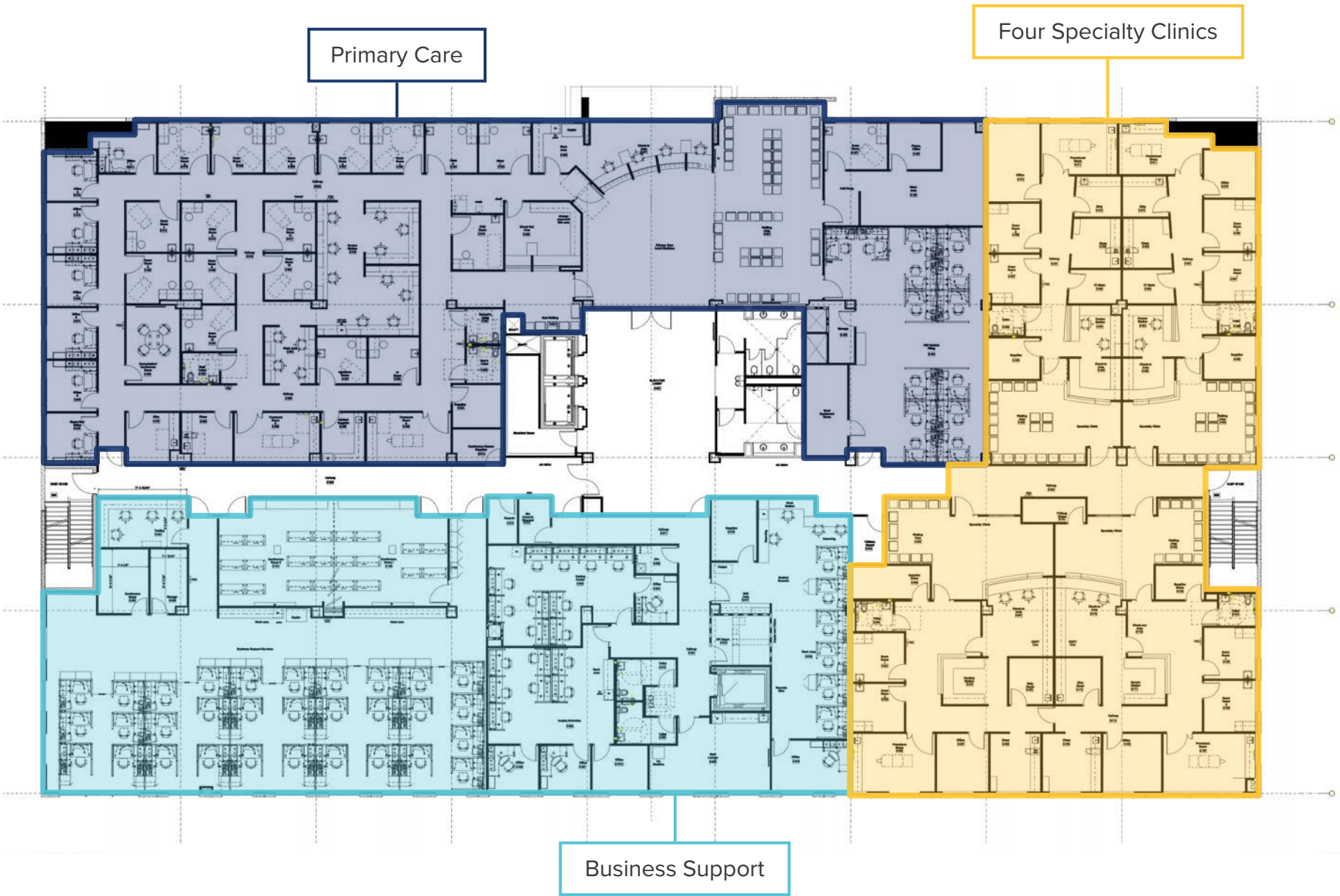
SECOND FLOOR

29,967 SF



THIRD FLOOR

29,967 SF



Virtual Tour

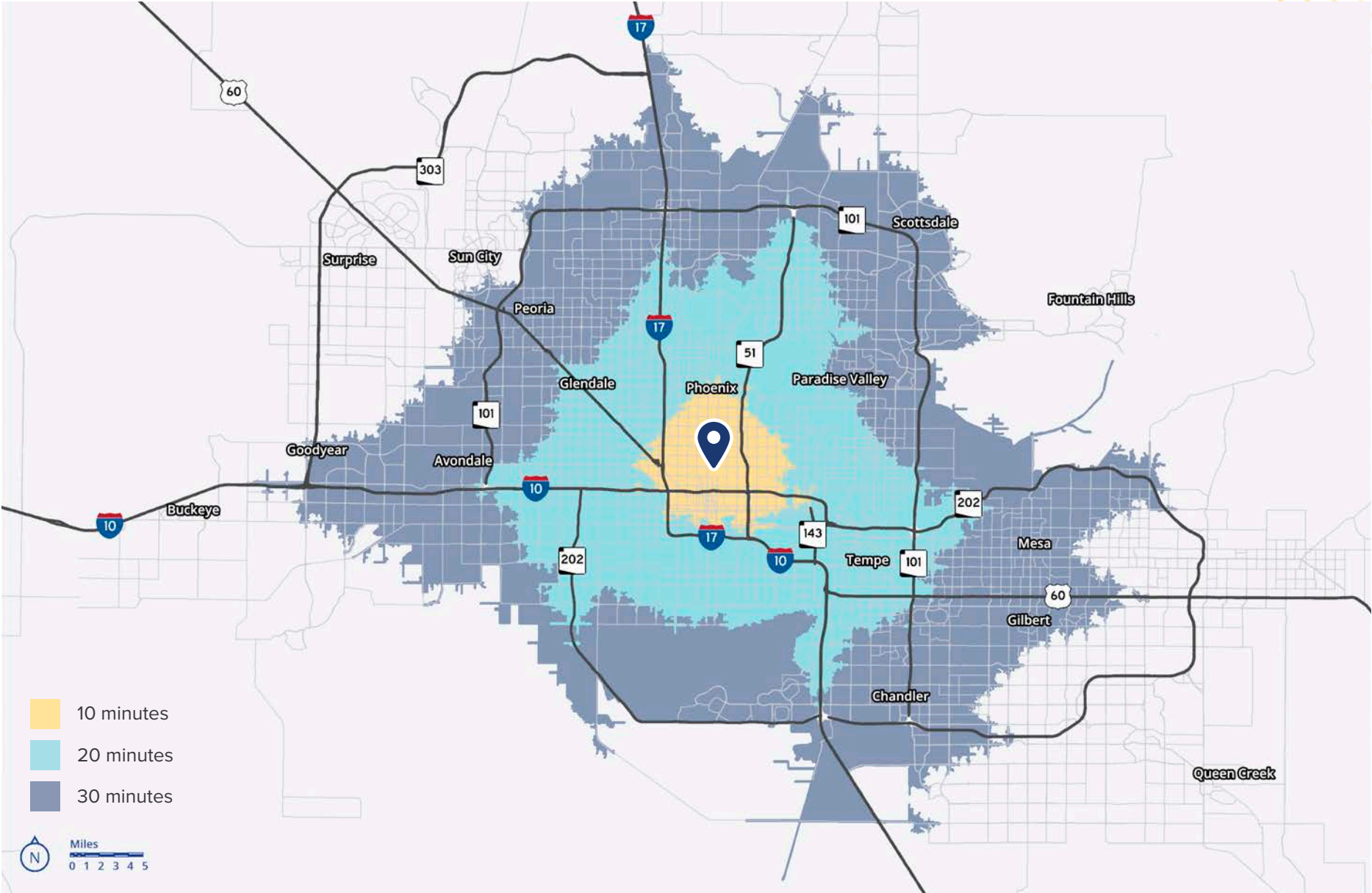
SERVICE LINES

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	7.9%	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





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