



Phoenix Memorial

CENTER

For Lease

1201 – 1301 S 7th Avenue
Phoenix, AZ 85007

FOR MORE INFORMATION,
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Property Overview

A ±266,927 SF hospital facility featuring a lower level with a large commercial kitchen, recreational and classroom spaces along with six separate floors that can easily be demised. The available space is currently being operated as a 569-bed residential treatment center. The property is JCAHO-certified with an impressive offering of many unique features and amenities:



569 total beds



Full commercial kitchen capable of serving over 500 people daily



Cafeteria, classrooms, and recreation area



Laundry facilities



Negative pressure rooms that aid in contamination reduction



Sport court & play areas for families



Fitness room



Library & music room



7 telephone rooms, 8-10 huddle rooms



Extensive onsite security

Property Summary

Type: Specialty Hospital

Building SF: ±266,927 RSF

Available SF:

- *1201 Building:*
±149,678 SF (demisable)
- *Administrative Building*
1301 Building: ±11,650 SF

Bed Capacity:

2nd Floor – 226 Beds
3rd Floor – 127 Beds
4th Floor – 107 Beds
5th Floor – 109 Beds

Rate: Withheld

Year of Construction:

1934 / Renovated in 2020

Zoning: C-2

No. of Stories: 5

Parking Ratio:

204 Parking Spaces
Covered, Reserved Available

Available Space:

| Floor | RSF 4-2021 |
|----------------------------------|----------------|
| Basement | 49,714 |
| 1st Floor | 13,871 |
| 2nd Floor | 20,571 |
| 3rd Floor | 21,824 |
| 4th Floor | 21,849 |
| 5th Floor | 21,849 |
| Total Main Facility 1201 | 149,678 |
| Total Admin Building 1301 | 11,650 |
| Total Rentable SF | 161,328 |

Potential Uses



Behavioral Health



Assisted Living



Inpatient Rehab



Long Term Acute Care (LTAC)



Skilled Nursing



Medical Office Space



Memory Care