

AHWATUKEE
FOOTHILLS
HEALTH CENTER

Medical Office Suites for Lease in Ahwatukee's Established Healthcare Corridor

4545

Nativity Health Urgent Care

4545 E CHANDLER BLVD | PHOENIX, AZ 85048

OWNED BY

HEALTHCARE
REALTY

LEASING BY

 **Kidder
Mathews**

AHWATUKEE FOOTHILLS HEALTH CENTER



3-Story Medical Office Building with Established Healthcare Tenancy

ADDRESS	4545 E Chandler Blvd, Phoenix, AZ 85048
SIZE	46,239 SF
BUILT	1997
STORIES	3
PARKING	Ample surface parking and covered parking available at 4.8/1,000



AHWATUKEE FOOTHILLS HEALTH CENTER

Property Features



ADJACENT TO DIGNITY HEALTH

Dignity Health Arizona General ER is a fully-equipped, 24-hour emergency room



AMPLE PARKING

Ample parking for patients and staff with covered reserved physician parking



EASILY ACCESSIBLE

Immediate access to I-10 and Loop 202 for regional connectivity



HEALTHCARE SYNERGY

Urgent care on site with a strong, diverse tenant mix of established healthcare practices



GENEROUS T.I. PACKAGES

National ownership group with generous T.I. packages available



2ND GENERATION MEDICAL SUITES

Efficient floorplans to maximize patient flow and minimize operating costs



Strong Area Demographics Supporting Long-term Healthcare Demand

 43,820 VPD

AHWATUKEE
FOOTHILLS
HEALTH CENTER



43,820
VPD ON E CHANDLER BLVD



\$122,36
5-MILE AVERAGE HH INCOME



140,162
5-MILE POPULATION



3 min
DRIVE TIME TO LOOP 202

AHWATUKEE FOOTHILLS HEALTH CENTER



For additional leasing information, contact

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