

# MEDICAL OFFICE CONDO | FOR SALE OR LEASE



**Brookside Office Park**

11851 N 51st Ave | Bldg A | Glendale, AZ 85304

**CBRE**

## Property Summary

- + Located at 11851 N 51st Avenue in Phoenix, Arizona, this turnkey medical office property presents an excellent opportunity for healthcare providers seeking immediate occupancy in a well-established West Phoenix medical corridor.
- + Situated in close proximity to Banner Thunderbird Medical Center, the property benefits from strong surrounding medical density and established patient traffic.
- + The building offers a highly functional clinical layout with efficient room configurations and strong clinical flow, designed to maximize operational efficiency for providers.
- + Ideal for an owner-user or investor seeking a stabilized or low-risk medical asset with long-term usability.
- + The property is move-in ready, allowing users to minimize downtime and reduce upfront buildout cost.



## Property Summary

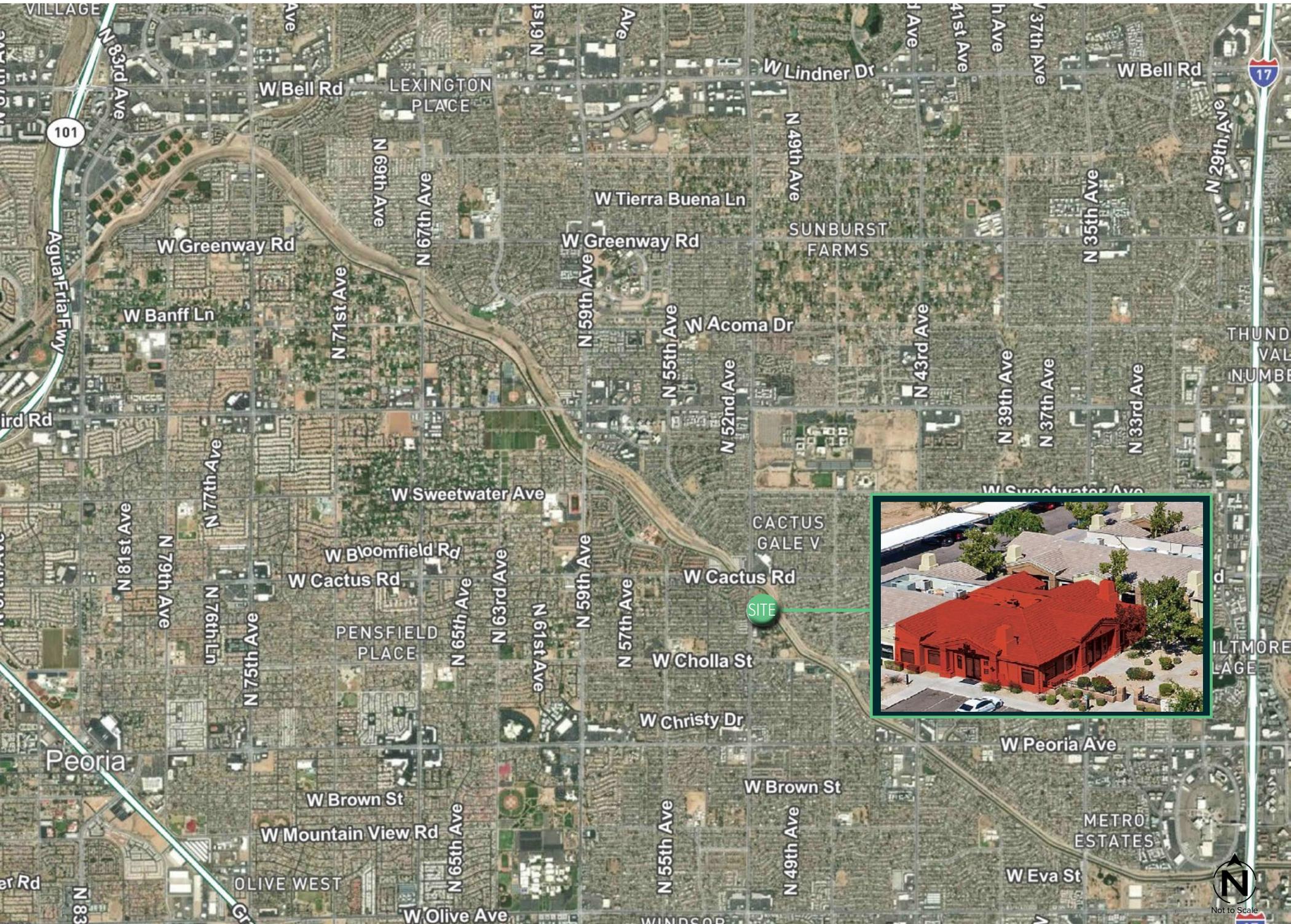
Type	Medical
Building SF	±6,162 RSF
Available SF	Suites 110 ±3,238 RSF
Listing Type	Sale/Lease
Parcel #s	148-02-324 / 148-02-0321
Association Dues	\$7,764/year
Year Built	2008
Property Taxes	\$7,902.86/year
Lease Rate	\$28.00/SF NNN
Sale Price	\$1,214,250 (\$375/SF)
Zoning	C-0
Stories	1-story
Parking Ratio	4.87/1,000 SF
Signage	Building, Monument

## Property Highlights

- + Turnkey medical office building ready for immediate occupancy
- + Efficient clinical layout supporting a wide range of medical and specialty uses
- + Strong operational flow designed to optimize staff movement and patient experience
- + Well-maintained condo project with pull-up direct patient access
- + Ample on-site parking with convenient patient access and easy ingress/egress

±3,238 SF





2025	2 mile radius	5 mile radius	10 mile radius
Population	69,682	431,307	1,417,670
Median Household Income INCOME	\$24,089	\$154,845	\$520,248
Source: ESRI			

## TRAFFIC COUNTS

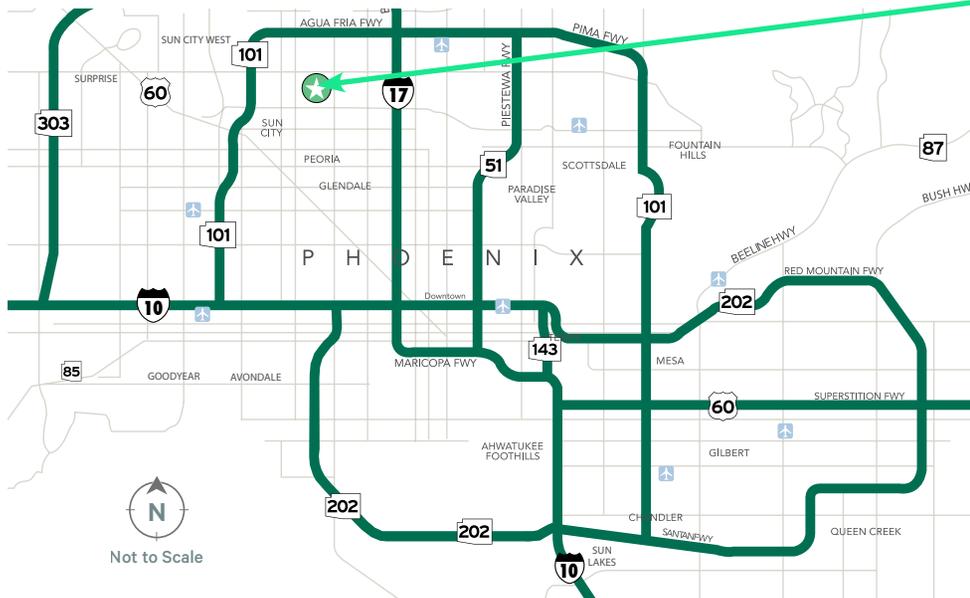
N 51st Avenue

±30,204 vehicles per day

Source: ADOT 2024

## Location Overview

- + Located minutes from Banner Thunderbird Medical Center, one of the area's primary hospital anchors.
- + Excellent access to major arterials including 51st Avenue, Peoria Avenue, Loop 101 and I-17, providing strong connectivity throughout the West Valley.
- + Surrounded by established residential neighborhoods and dense population, supporting consistent patient demand
- + Close proximity to pharmacies, imaging centers, laboratories, retail and restaurants, enhancing convenience for providers and patients.



# MEDICAL OFFICE CONDO | FOR SALE OR LEASE



Brookside Office Park 11851 N 51st Ave | Bldg A | Glendale, AZ 85304

## CONTACT US:



PHILIP WURTH, CCIM  
+1 602 369 9261  
philip.wurth@cbre.com



ETHAN DIEDRICHSEN  
+1 402 689 3895  
ethan.diedrichsen@cbre.com

**CBRE**