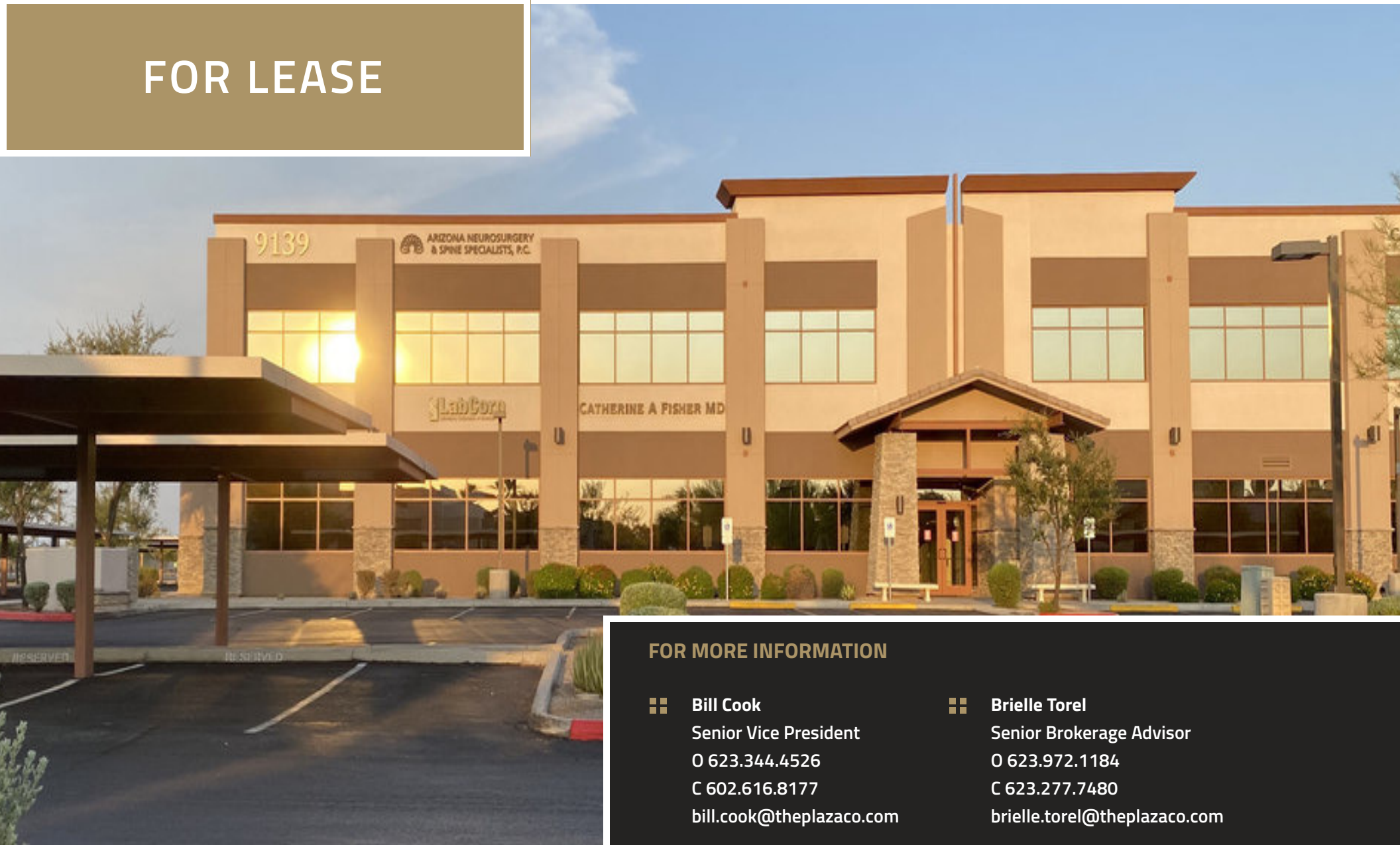


FOR LEASE



FOR MORE INFORMATION

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Executive Summary



PROPERTY SUMMARY

Available SF:	994 SF
Lease Rate:	\$28.00 SF/yr (2026 NNN costs are \$11.00 prsf)
Building Size:	28,978 SF
Building Class:	B
Year Built:	2007
Sub Market:	Arrowhead
Property Website:	View

PROPERTY OVERVIEW

Located ½ Mile West of SR-101 on Thunderbird Road
 Close Proximity to Multiple Major Hospitals
 Tenant Improvements Negotiable
 Building Signage Available
 Heavily Parked at 6.9/1,000 SF with Easy Patient Access

PROPERTY HIGHLIGHTS

- Just west of Loop 101 with a highly visible profile in Peoria, Sun City and Glendale
- Largest non-hospital medical campus in Arizona
- Close proximity to three hospitals; Arrowhead, Boswell and Banner Thunderbird
- Co-Tenants include: Labcorp, Insight Imaging, Vibrantcare Outpatient Rehab, Arizona Neurosurgery & Spine, among others.



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	994 SF	2026 NNN costs are \$11.00 prsf	\$28.00 SF/yr	Available 12/1/2026



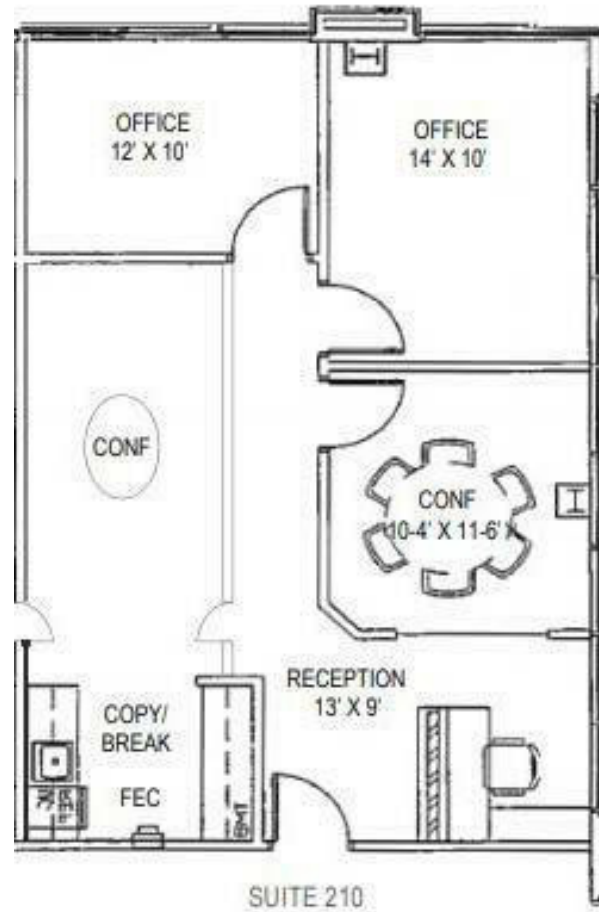
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Floor Plans



1

SUITE 210 - 994 RSF
Available 12/1/2026



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Demographics Map & Report

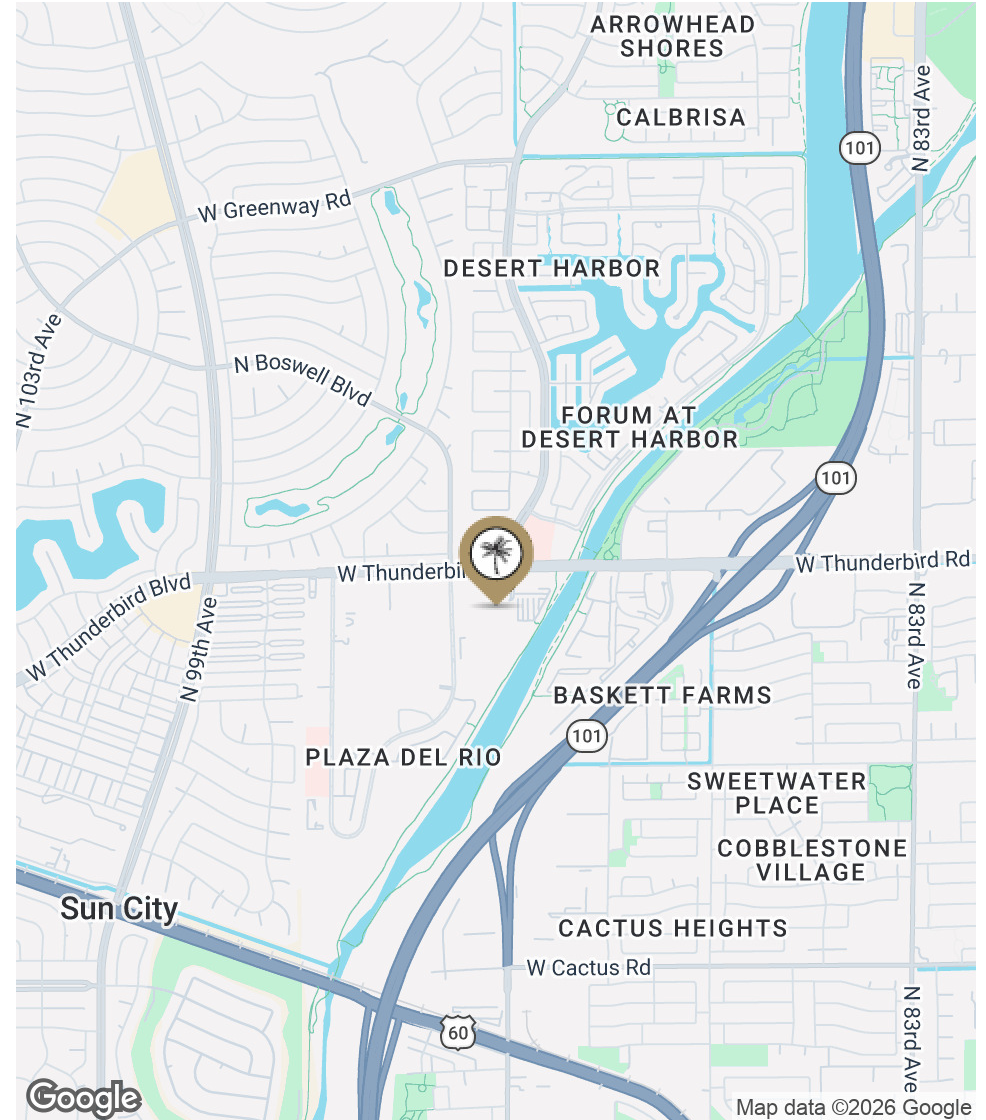
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,863	113,577	293,756
Average Age	51	50	45
Average Age (Male)	49	49	44
Average Age (Female)	53	51	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,156	50,823	119,985
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$84,258	\$87,513	\$90,498
Average House Value	\$377,909	\$355,265	\$366,259

Demographics data derived from AlphaMap



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