



# PARKWOOD

Professional Plaza



5501 N 19th Avenue | Phoenix, AZ 85015



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## PROPERTY FEATURES



Office, Dental & Medical Suites Available



Spec Suites Available for Immediate Occupancy



Signage Available with 19th Ave Frontage



Recently Remodeled & Professionally Managed



Strategically Located on the Light Rail & Within 1 Mile of the Abrazo Central Campus



Underground Parking & Surface Parking Available



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## GET IN TOUCH

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Newly Renovated  
Courtyard

# Property Details

**Total Building Area** 73,532 SF

**Property Address** 5501 N. 19th Avenue

**Year Built** 1985

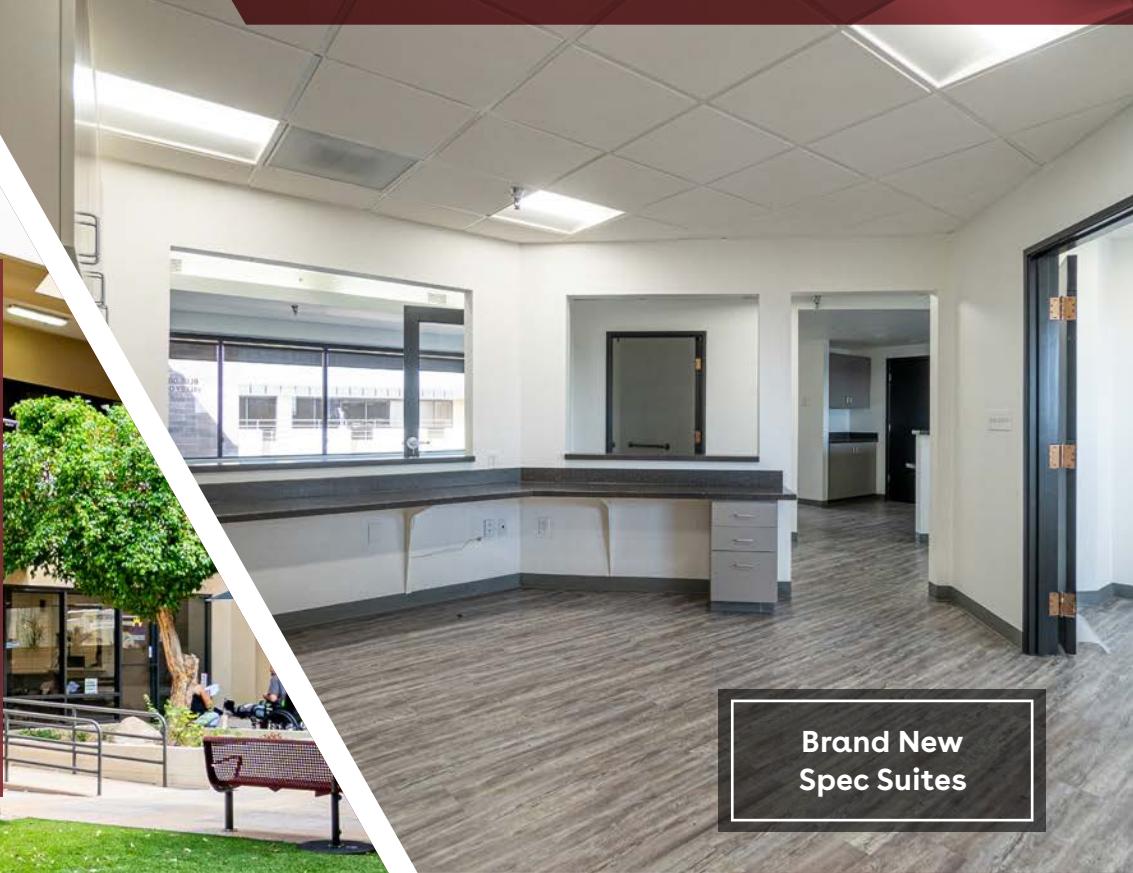
**Year Renovated** 2021

**# of Floors** 4

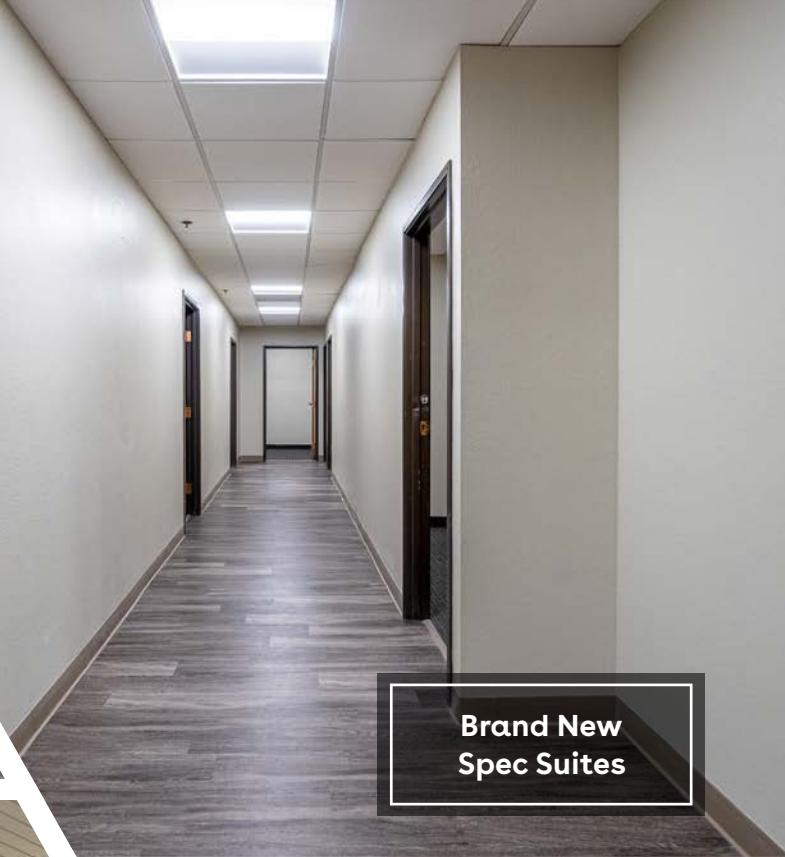
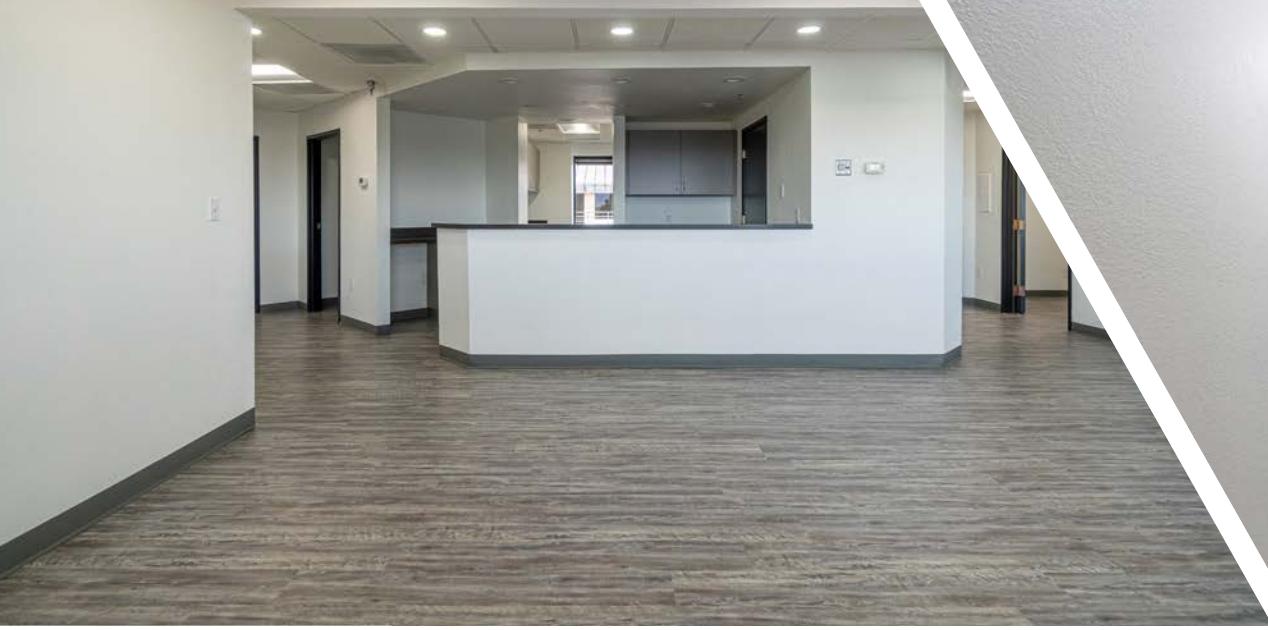
**Elevators** 2

**Parking** 3.8/1,000 (100 covered - subterranean parking garage)

**Zoning** C-O, City of Phoenix, Commercial Office

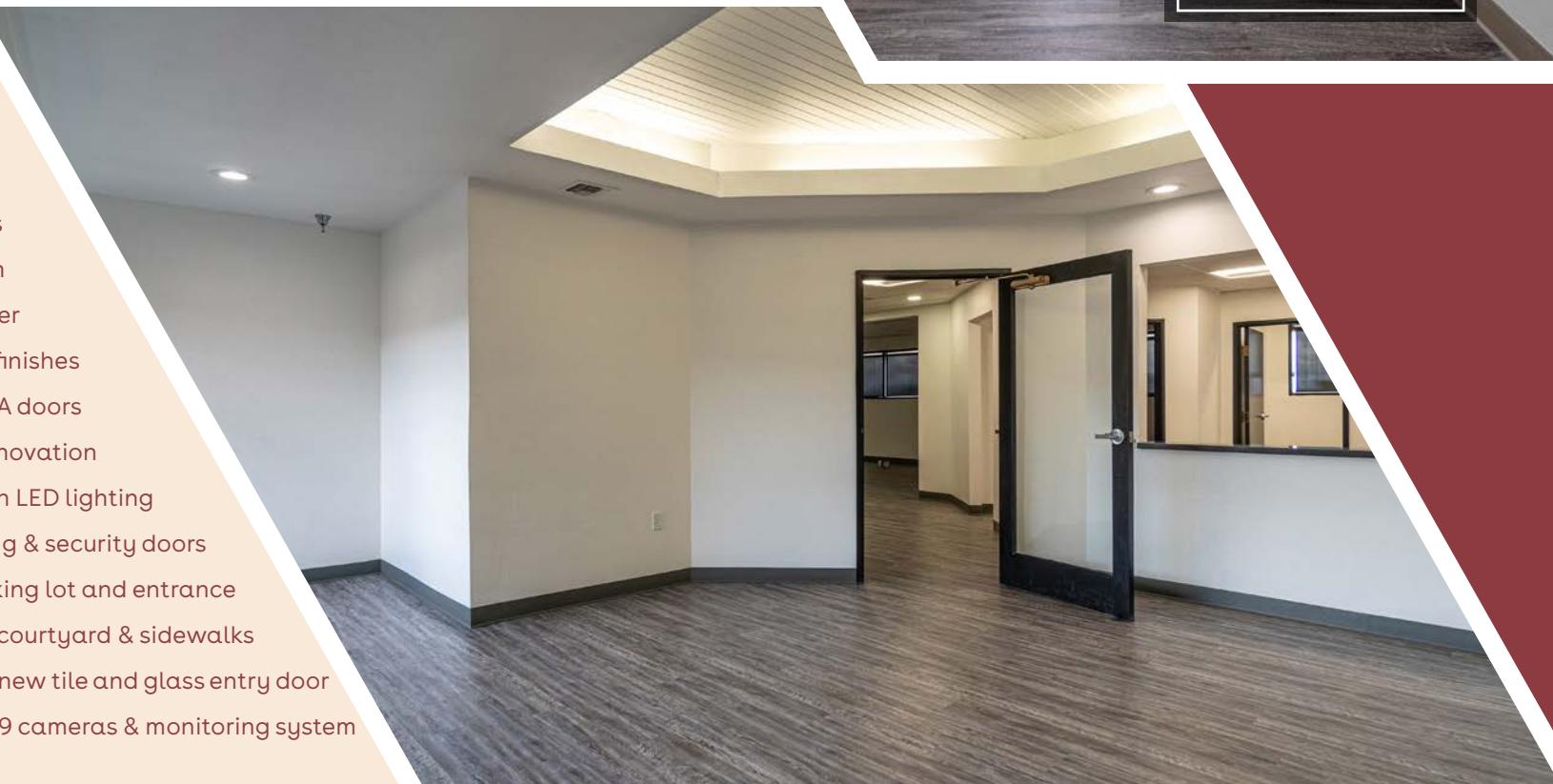


## Property Details



## CAPITAL IMPROVEMENTS

**New** directory signage  
**64 new** water source heat pumps  
**Installed** new HydroFlow system  
**Refurbished 250** ton cooling tower  
**Elevator remodel** with stainless finishes  
**35 new** storefront entry glass ADA doors  
**New landscaping** design and renovation  
**Redesigned** monument signs with LED lighting  
**Redesigned** exterior glass framing & security doors  
**Membrane overlay** of entire parking lot and entrance  
**New epoxy** sidewalk surfaces in courtyard & sidewalks  
**Updated garage** walkway with new tile and glass entry door  
**Upgraded** security system with 19 cameras & monitoring system





**PARKWOOD**

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## ADJACENT TO PLANNED CHRISTOWN SPECTRUM REDEVELOPMENT

Christown Spectrum Mall opened in 1961 and was the first air-conditioned mall in Arizona. The shopping center is the oldest operating indoor shopping mall in Phoenix. Ownership plans to retain and add to the basic mix of uses while adding a residential component to truly create a live/work/play destination. Contributing to this is that the Light Rail runs along the 19th Avenue frontage, adding a true urban context to the site.

The Christown Spectrum Planned Unit Development (PUD) is created to capitalize on the property's location within the regional transportation corridors, expand on the city's planning and infrastructure investments, and act as a catalyst for future economic development opportunities.

Christown Spectrum Mall



Renderings of Planned  
Redevelopment



## Major Nearby Retailers



**REDEVELOPMENT FEATURES**

**2,066** residential units

**Two** 150-room hotels

**130,900 SF** retail space

**46,000 SF** entertainment space

**560,000 SF** office space



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