



MEDICAL OFFICE **FOR LEASE**

20401 N 29th Ave | 2902 W Agua Fria Fwy | 3010 W Agua Fria Fwy
Phoenix, AZ 85027





BUILDING OVERVIEW

Availabilities

Blackhawk I
Up to ±50,000 RSF

Blackhawk II
±4,849 RSF
±22,927 RSF*

Blackhawk III
±4,000 - 8,400 RSF*

***Available 12/1/24**



Full building opportunity
with freeway exposure



Maximum efficiency
with large, flexible floor plate



Well parked
with 5.33/1,000 parking ratio



Always prepared
with 480V power



High ceilings
with 20-foot clear height



Direct access
to parking lot



LOCATION OVERVIEW

1 minute
to Deer Valley

5 minutes
to 101

8 minutes
to I-17

11 minutes
to SR-51

Hospital proximity
less than 1 mile from HonorHealth Deer Valley Medical Center.
Less than 7 miles from Abrazo Arrowhead Campus

Prime signage
exposure along Loop 101

Airport accessibility
5 min to Deer Valley Airport & 20 min to Phoenix Sky Harbor

Amenities at hand
±1M SF of retail within 1 mile

Quick freeway access
to Loop 101 & I-17



DEMOGRAPHICS

	3 miles	5 miles
2022 total population	67,208	156,893
2022 median age	46.3	47.8
2022 median household income	\$112,349	\$111,567
Bachelor's degree	37.9%	38.0%
Average household size	2.49	2.45

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