



# Blackhawk

## Medical Center



## 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



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



**Prime signage**  
exposure along  
Loop 101



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



**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

## MARI LEDERMAN

Senior Vice President, Healthcare  
T +1 602 282 6325  
M +1 602 705 8870  
[mari.lederman@jll.com](mailto:mari.lederman@jll.com)

## KATIE MCINTYRE

Senior Vice President, Healthcare  
T +1 602 282 6357  
M +1 602 538 3855  
[katie.mcintyre@jll.com](mailto:katie.mcintyre@jll.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.

