

AHWATUKEE FOOTHILLS HEALTH CENTER

4545 E CHANDLER
BOULEVARD
PHOENIX, AZ 85048

Medical Office Space for Lease



Building owned and managed by
HEALTHCARE REALTY

SHEILA BALE
Managing Director
+1 602 224 4454
sheila.bale@cushwake.com

ERIKA ECKBLAD
Associate
+1 602 224 4451
erika.eckblad@cushwake.com

Opportunity

- + Three-story medical office building
- + Lease Rate: \$18.00/NNN
- + 1,894 – 22,910 SF available
- + Urgent care on site
- + Great visibility on Chandler Blvd.
- + Easy access from Loop 202 and I-10
- + Patient and covered physician parking

BUILDING SIZE
46,239 SF

YEAR BUILT
1997



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Key Demographics



**POPULATION WITHIN
5 MILES**

145,107

**AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE**

\$132,776

**ANNUAL HEALTHCARE
SPENDING PER PERSON
WITHIN 1 MILE**

\$8,668.82

**COLLEGE EDUCATION OR
HIGHER WITHIN 1 MILE**

51.9%

Source: ESRI

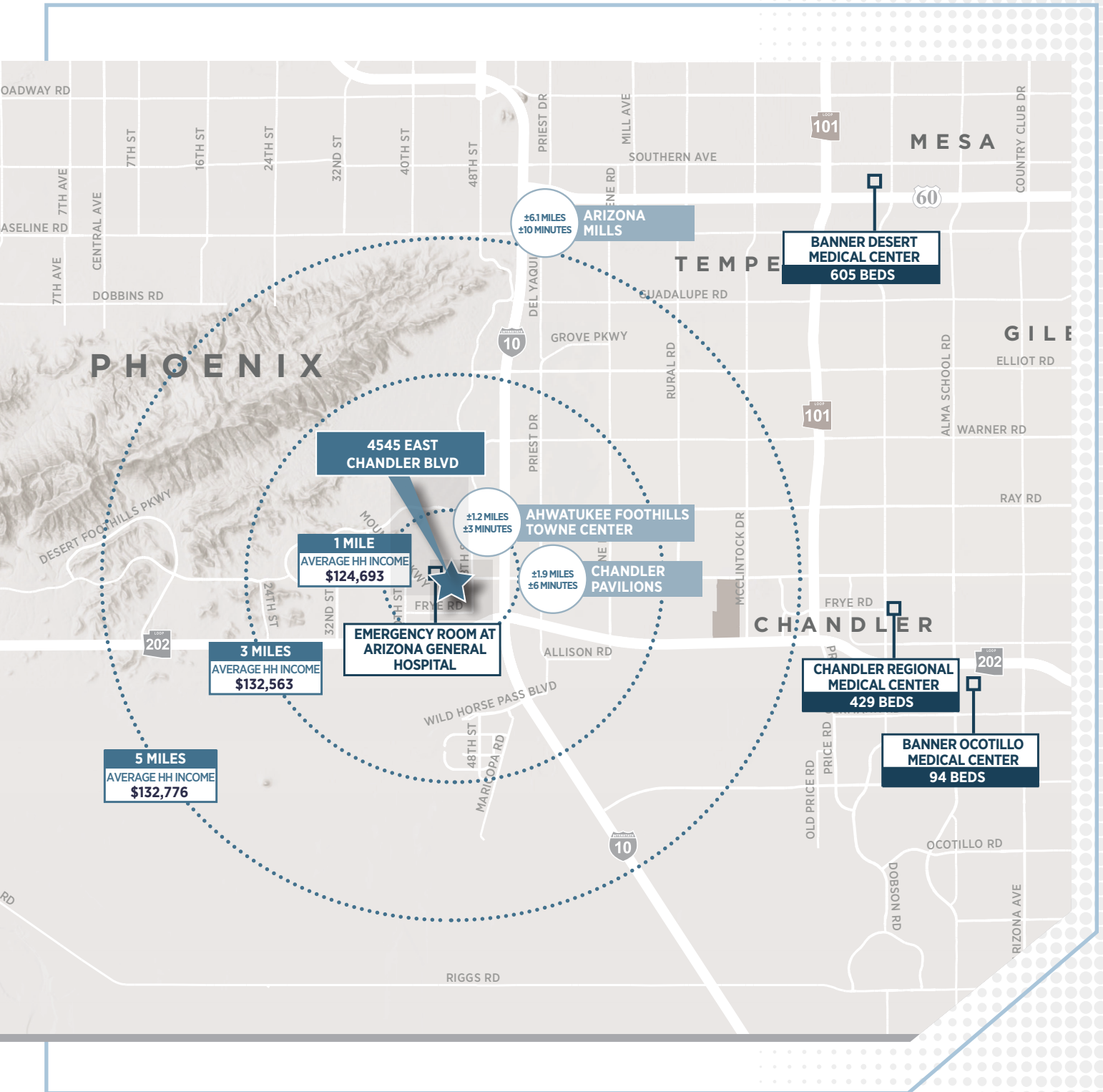


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Nearby Medical



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