

# FOUNTAIN HILLS MEDICAL CENTER



**FOR LEASE**

16838 E PALISADES BLVD | FOUNTAIN HILLS, AZ 85268







# FOUNTAIN HILLS MEDICAL CENTER

Fountain Hills offers 49,054 RSF across three freestanding, multi-tenant medical office buildings surrounded by numerous retail amenities, restaurants, and views of the world-famous fountain.

CLASS A MEDICAL  
BUILDING

49,054 RSF

RENOVATED: 2008

OCCUPANCY: 93%

PARKING RATIO:  
6.05/1,000

GENEROUS TI  
ALLOWANCES

BUILDING SIGNAGE  
AVAILABLE





# MARKET OVERVIEW

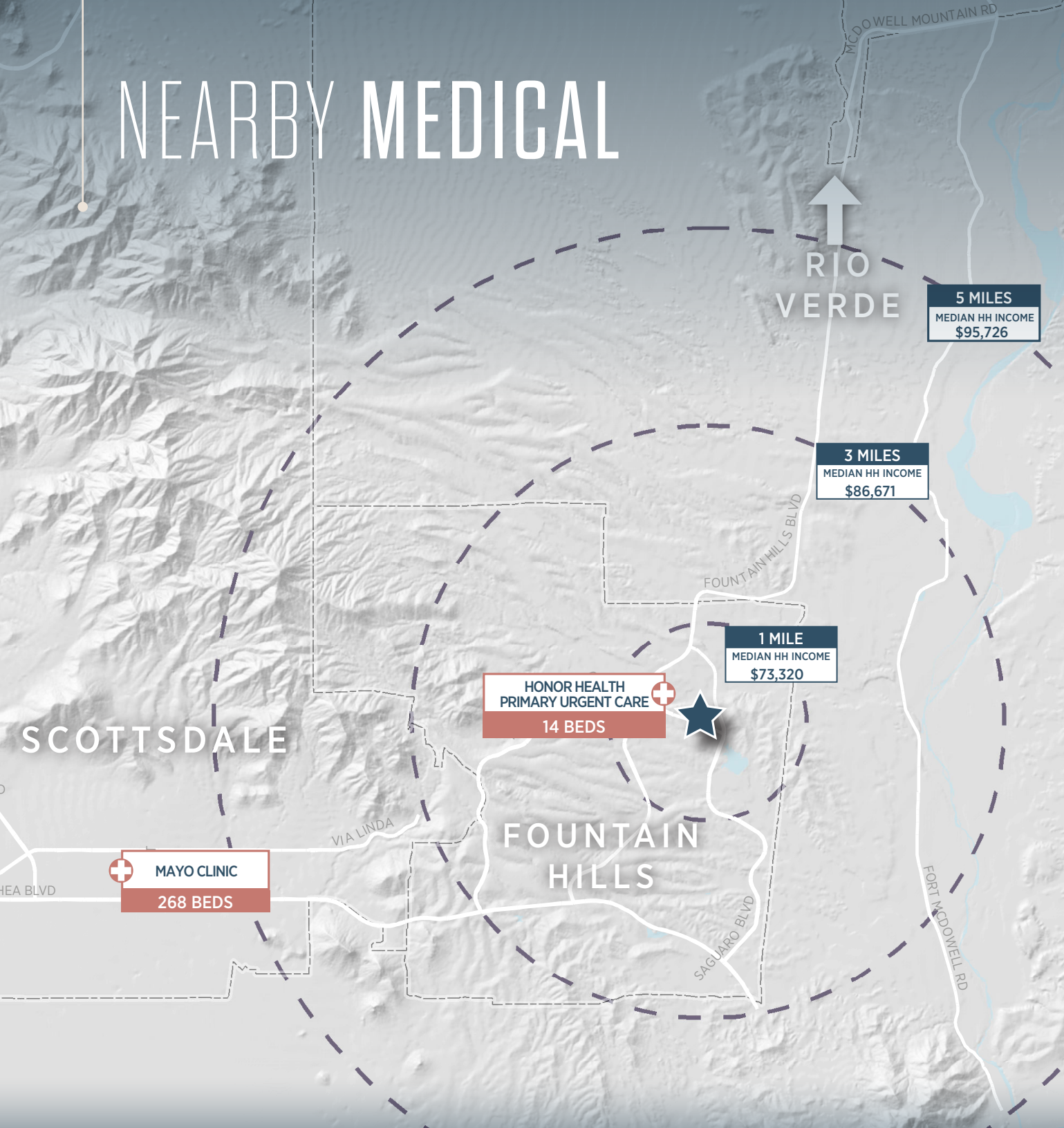
Fountain Hills is a growing community known for its affluent population, with a median household income significantly above the national average. The area attracts both retirees and young professionals, providing a diverse patient base for medical practitioners.

The demand for medical services in Fountain Hills is on the rise, driven by an aging population and an increasing focus on health and wellness.

Fountain Hills is easily accessible via major roads and highways, ensuring convenient commutes for patients and healthcare professionals.



# NEARBY MEDICAL



**FOUNTAIN HILLS**  
MEDICAL PLAZA

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