

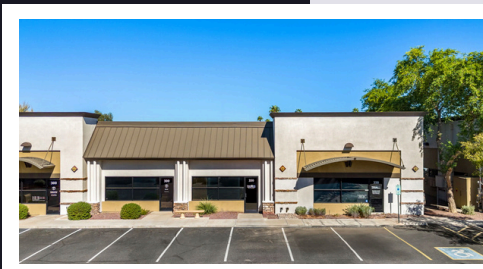


MEDICAL OFFICE FOR LEASE

UNION HILLS MEDICAL & PROFESSIONAL CENTRE

BLDG C

8877 W UNION HILLS DR STE
350, PEORIA, AZ 85382



PROPERTY OVERVIEW

Union Hills Medical & Professional Center (UHMP) is a premier office condominium community, ideally located in the heart of Peoria. Spanning six architecturally distinct buildings of approximately 35,000 square feet, UHMP provides a prestigious setting for both medical and professional tenants. With a rich tenant mix that includes long-standing and high-profile businesses, UHMP offers a thriving environment designed to meet the diverse needs of today's professionals.

Strategically positioned just moments away from the vibrant P83 district, UHMP offers easy access to Peoria's top shopping, dining, and lifestyle amenities.

SPACE DETAIL



6 EXAM
ROOMS



2-3 PRIVATE
OFFICES



RECEPTION &
WAITING



2 PRIVATE
RESTROOMS



BREAK
ROOM

TERRAFIRMA COMMERCIAL
REAL ESTATE

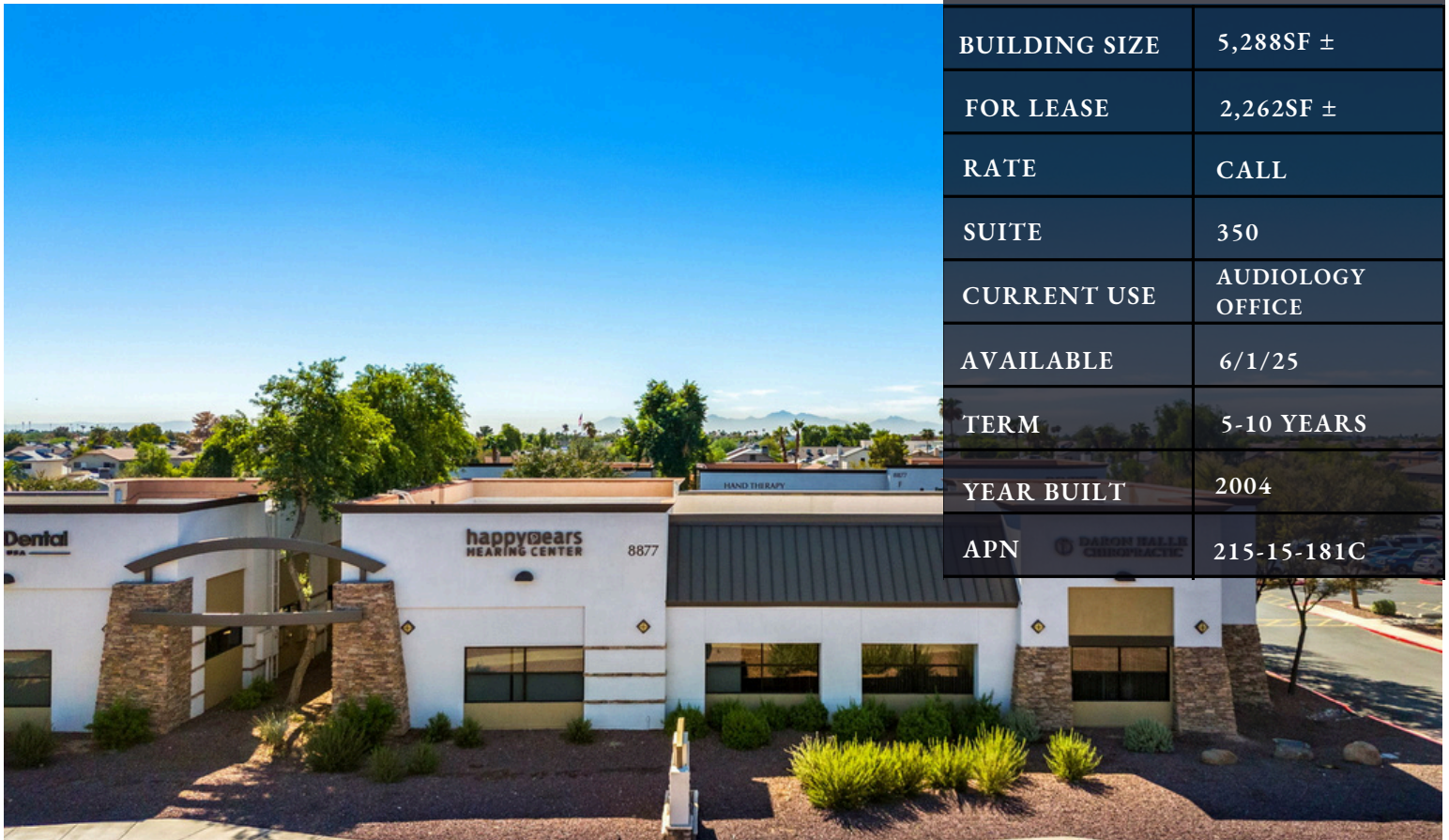
8422 E. SHEA BLVD #100
SCOTTSDALE, AZ 85260

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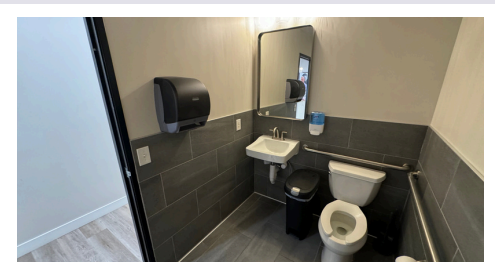
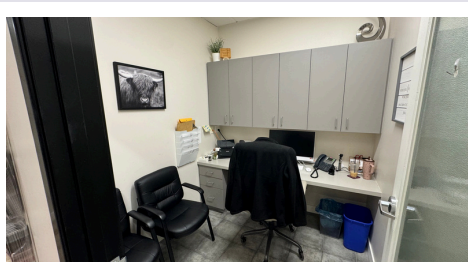
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BUILDING SIZE	5,288SF ±
FOR LEASE	2,262SF ±
RATE	CALL
SUITE	350
CURRENT USE	AUDIOLOGY OFFICE
AVAILABLE	6/1/25
TERM	5-10 YEARS
YEAR BUILT	2004
APN	215-15-181C

FEATURES

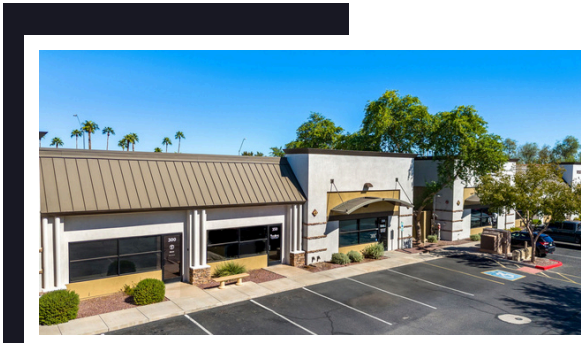
- Premium finishes
- Wrap around windows for full, natural light
- One covered, reserved parking space included
- Immediate suite visibility from ingress on Union Hills
- Prominent building, suite and directory signage available



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