

# DESERT RIDGE

## MEDICAL CAMPUS

20950 & 20940  
NORTH TATUM BOULEVARD  
PHOENIX, AZ 85050

Premier Medical Office Space for Lease



Building owned and managed by  
**HEALTHCARE REALTY**

**SHEILA BALE**  
Managing Director  
+1 602 224 4454  
[sheila.bale@cushwake.com](mailto:sheila.bale@cushwake.com)

**ERIKA ECKBLAD**  
Senior Associate  
+1 602 224 4451  
[erika.eckblad@cushwake.com](mailto:erika.eckblad@cushwake.com)



# Opportunity

- 3-Story Class A Medical Office Buildings
- Gurney Sized Elevator
- 4 Hospitals Within a 5 Mile Radius
- .3 Miles From Loop 101
- Monument Signage Available with exposure to 217,000 Average Daily Traffic Drive Bys
- Covered & Surface Parking (5.0/1,000 SF)
- Specialists within Desert Ridge Medical Campus include an Outpatient Surgery Center, Urology, Dental, Dermatology, Heart & Vascular Center, Pediatrics, Family Medicine & on-site urgent care

## BUILDING A SIZE

59,048 SF

## YEAR BUILT

2004

## BUILDING B SIZE

59,676 SF

## YEAR BUILT

2006



Building owned and managed by  
**HEALTHCARE REALTY**

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

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



# Nearby Medical

POPULATION WITHIN  
5 MILES

213,922

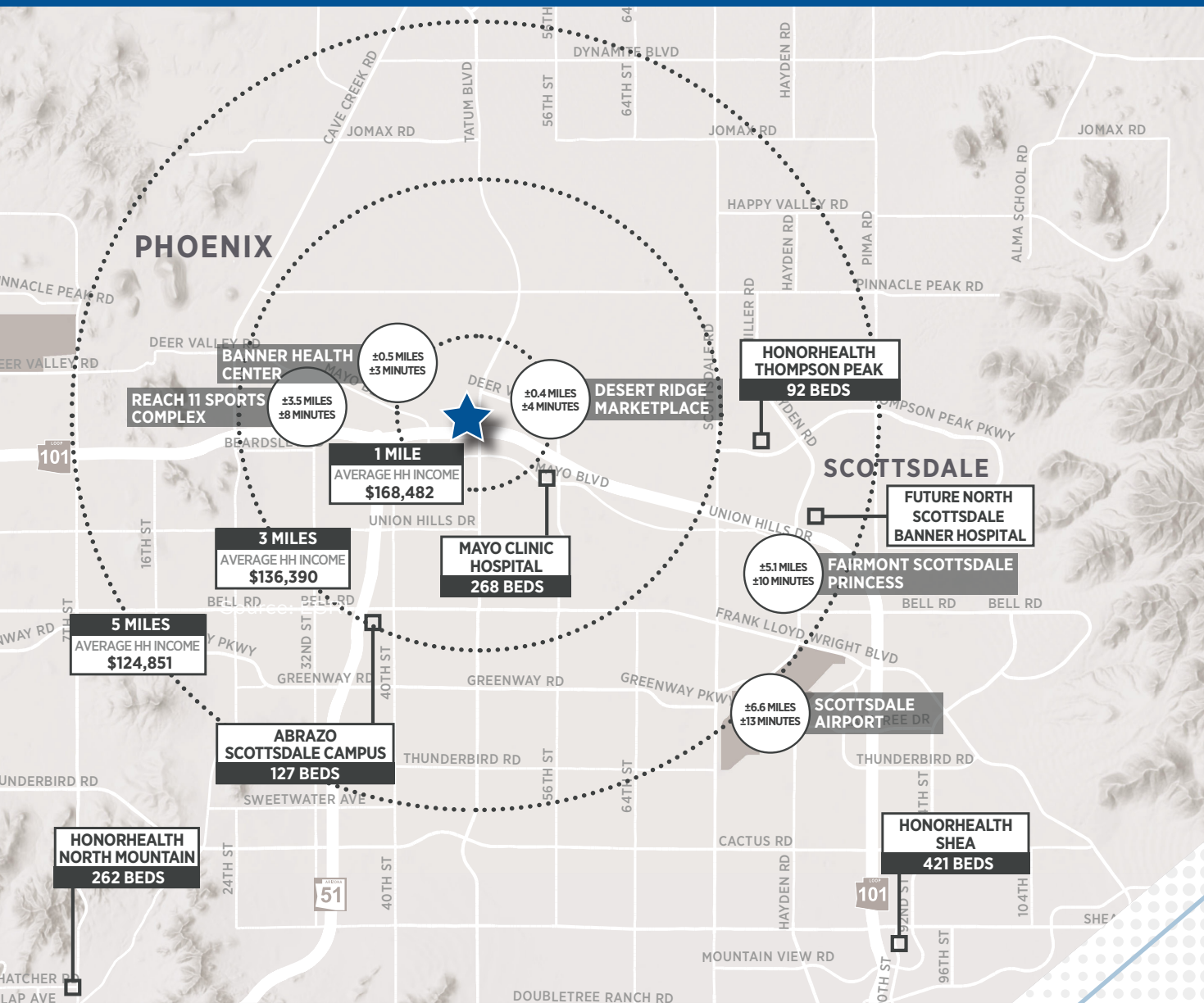
AVERAGE HOUSEHOLD  
INCOME WITHIN 1 MILE

\$168,482

ANNUAL HEALTHCARE  
SPENDING PER PERSON  
WITHIN 1 MILE

\$10,392.21

Source: ESRI



**CUSHMAN &  
WAKEFIELD**

Building owned and managed by  
**HEALTHCARE REALTY**

**SHEILA BALE**

Managing Director

+1 602 224 4454

sheila.bale@cushwake.com

**ERIKA ECKBLAD**

Senior Associate

+1 602 224 4451

erika.eckblad@cushwake.com

# DESERT RIDGE

## MEDICAL CAMPUS



## Premier Medical Office Space for Lease

**SHEILA BALE**  
Managing Director  
+1 602 224 4454  
[sheila.bale@cushwake.com](mailto:sheila.bale@cushwake.com)

20950 & 20940  
NORTH TATUM BOULEVARD  
PHOENIX, AZ 85050

**ERIKA ECKBLAD**  
Senior Associate  
+1 602 224 4451  
[erika.eckblad@cushwake.com](mailto:erika.eckblad@cushwake.com)



Building owned and managed by  
**HEALTHCARE REALTY**