

PHOENICIAN MEDICAL CENTER

FOR LEASE | MEDICAL OFFICE

1343 N ALMA SCHOOL RD | CHANDLER, AZ 85224



CBRE

PROPERTY OVERVIEW

PHOENICIAN MEDICAL CENTER is a multi-tenant medical office building strategically located in the rapidly growing city of Chandler. The project offers easy access to major roads and highways and is situated just two blocks north of the northeast corner of N. Alma School Rd and W Ray Rd. The existing tenancy includes a variety of specialties, including primary care, family medicine, neurology, ambulatory surgical center, and more.

PROPERTY HIGHLIGHTS

| | | | |
|---|--|---|--|
|  | Prominent Signage |  | Surface & Covered Parking Available |
|  | Strong Demographics |  | Convenient Access to SR-87 and Loop 101 |
|  | Lush Landscaping |  | Close to Established Retail and Dining |
|  | On-site Restaurant |  | 7 Minutes from Chandler Regional Medical Center |
|  | Excellent Visibility Fronting N. Alma School Rd. |  | 9 Minutes from Dignity Health Arizona General Hospital |



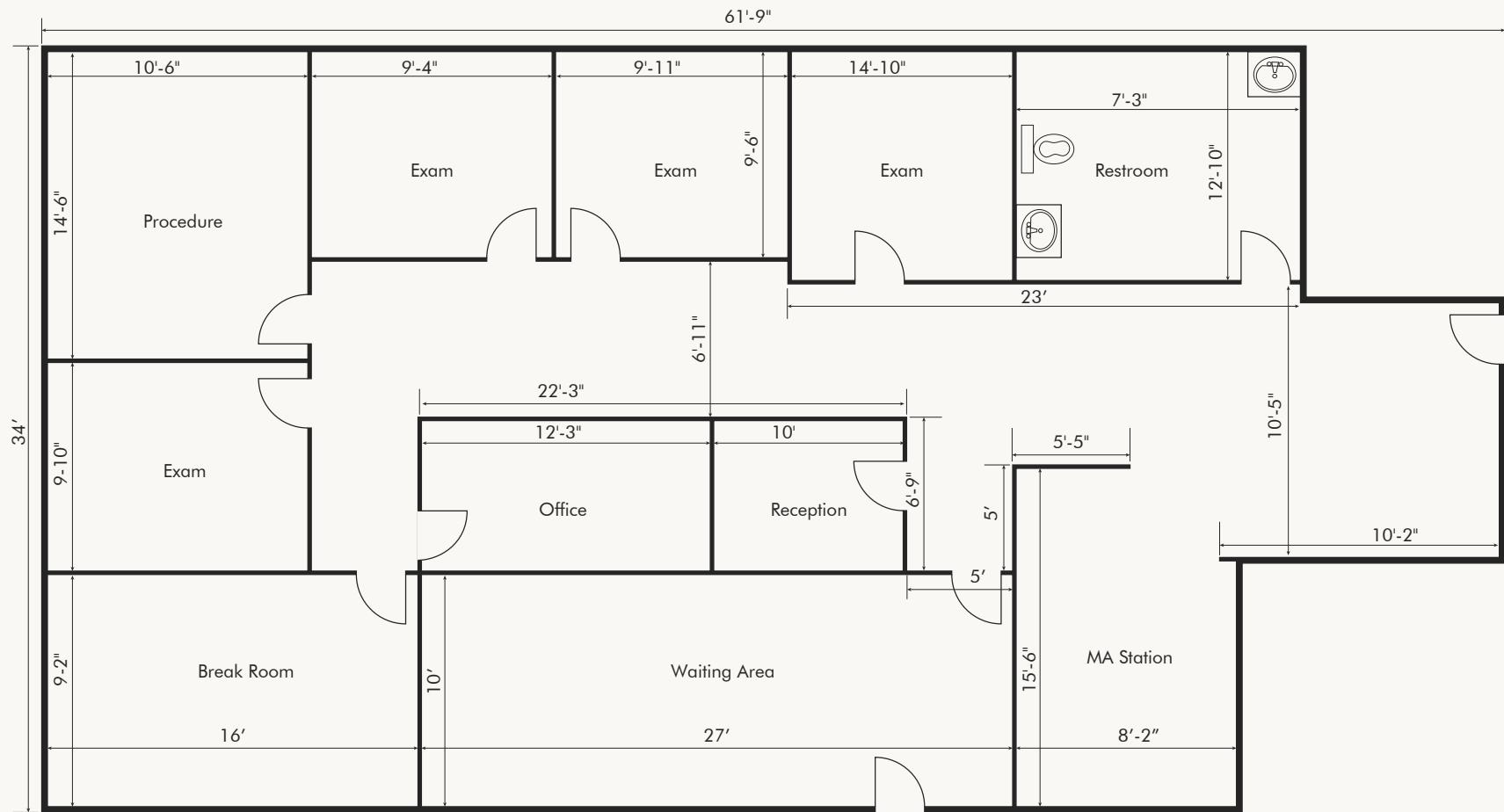
PROPERTY SUMMARY

| | |
|--------------------------------|--|
| TYPE | Multi-Tenant Medical Office Building |
| BUILDING SF | ±25,884 SF |
| AVAILABLE SF | Suite 135: ±2,405 SF |
| RATE | \$28.00/SF Modified Gross, Net of Janitorial |
| YEAR OF CONSTRUCTION | 1986 |
| SIZE AREA | 0.379 AC |
| TAX ASSESSOR PARCEL NO. | 302-43-180Z |
| ZONING | PAD, Chandler |
| NO. OF STORIES | 2 |
| PARKING RATIO | 5:1000 Covered, Reserved Available |

FLOOR PLAN

SUITE 135

±2,405 SF



N

LOCATION ADVANTAGE

DEMOGRAPHICS

POPULATION

| | |
|---------|---------|
| 1 MILE | 19,145 |
| 3 MILES | 146,972 |
| 5 MILES | 344,097 |

MEDIAN HH INCOME

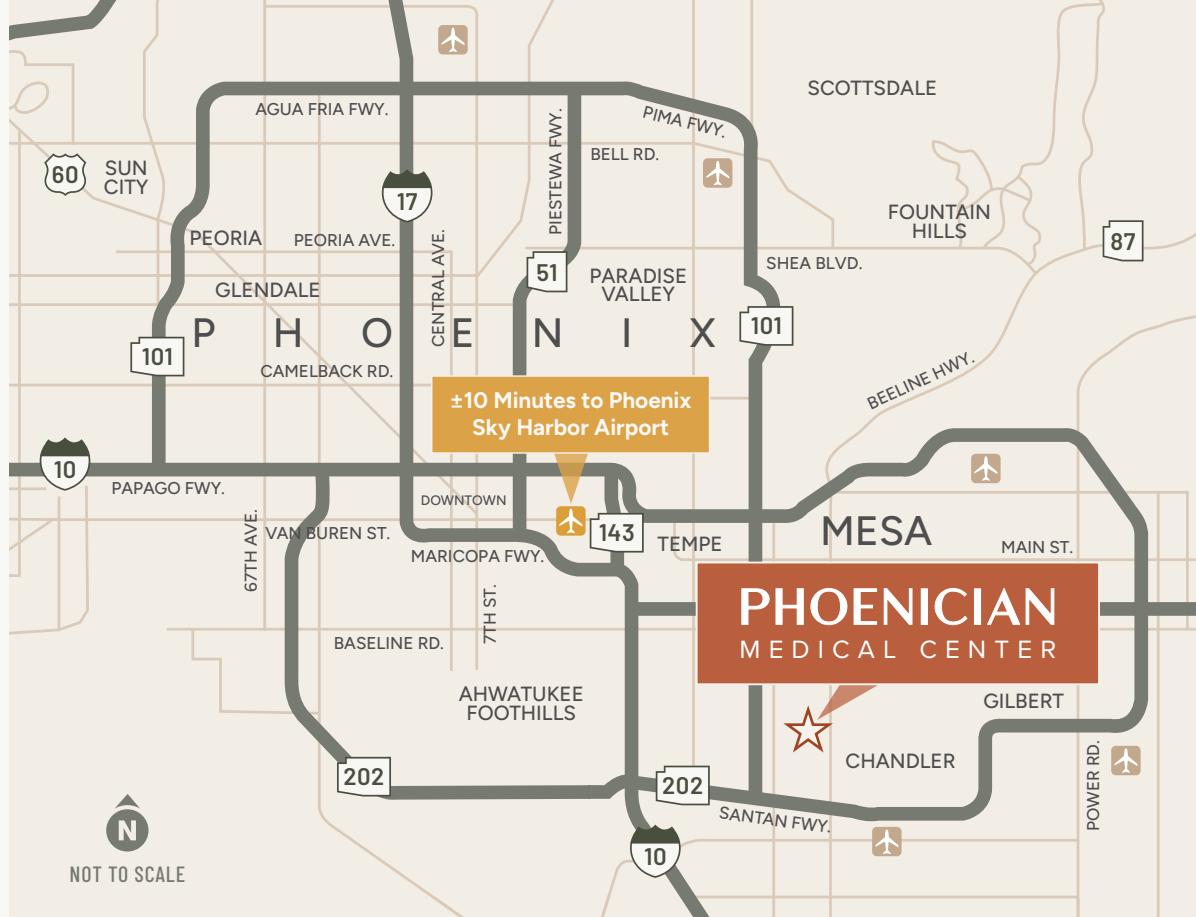
| | |
|---------|----------|
| 1 MILE | \$75,017 |
| 3 MILES | \$83,500 |
| 5 MILES | \$90,941 |

Source: ESRI

TRAFFIC COUNTS

±14,296 VPD at N Alma School Rd & W Ray Rd

±13,747 VPD at N Alma School Rd & W Knox Rd





FOR MORE INFORMATION, PLEASE CONTACT:

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