

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



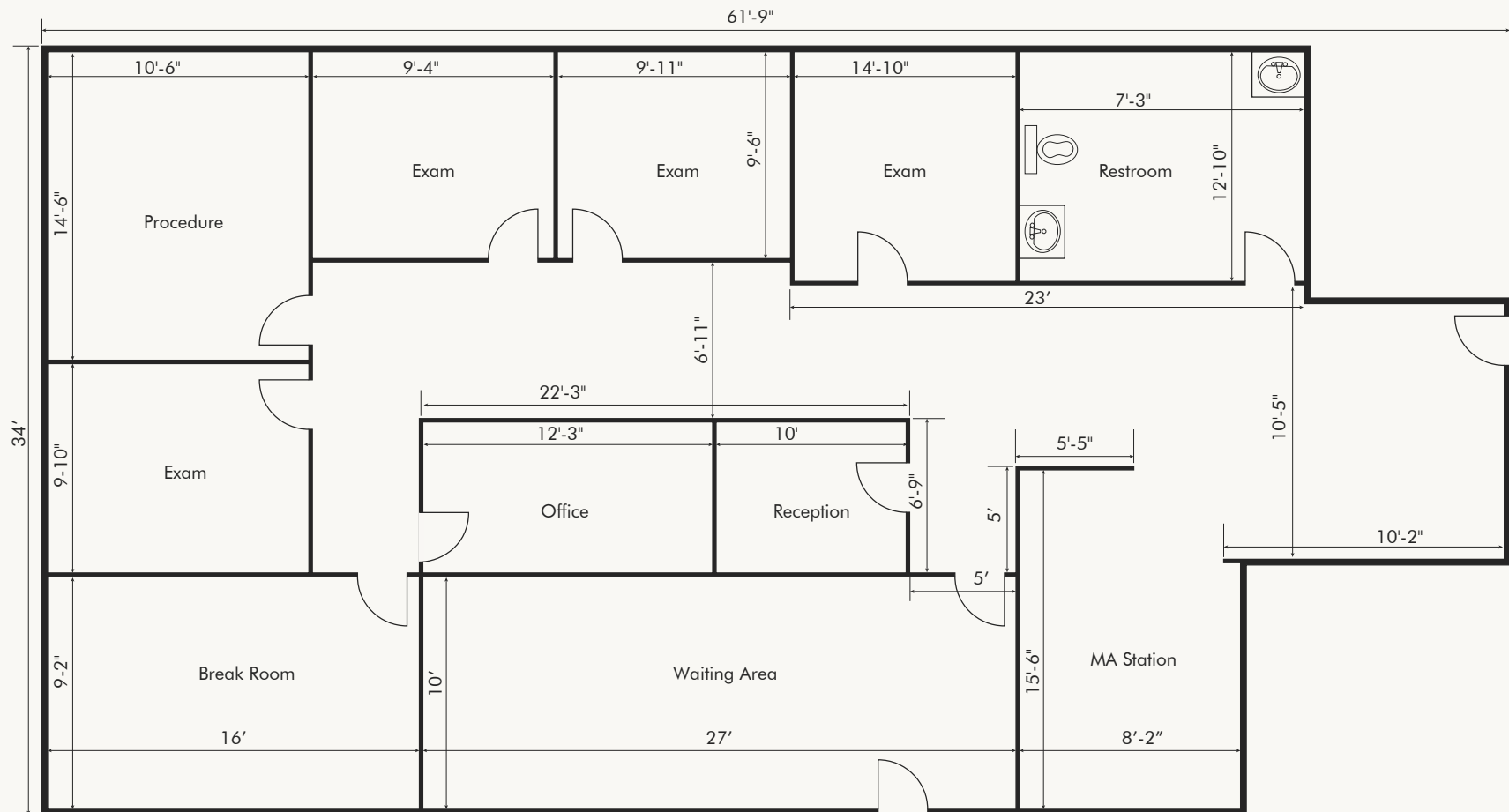
PROPERTY SUMMARY

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



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





Apache Park

W Knox Rd

PHOENICIAN MEDICAL CENTER

W Orchid Ln

Ambulatory
Surgical Center

UNDER CONSTRUCTION

W Alma School Rd

FOR MORE INFORMATION, PLEASE CONTACT:

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