

ARROWHEAD MEDICAL PLAZA | 18555 N 79TH AVE | SUITE E-105 | GLENDALE, AZ 85308



Medical Office
FOR LEASE

CBRE



Property Overview

This premier medical office property presents a prime lease opportunity in one of the Northwest Valley's most active healthcare corridors.

The site offers excellent visibility, convenient access and professional environment designed for a wide range of medical and wellness providers. Strategically positioned near Loop 101, the location ensures seamless connectivity throughout Glendale, Peoria, and the greater Phoenix metro.

Surrounded by complementary medical facilities and within minutes to Arrowhead Hospital, Phoenix Children's Hospital and Banner Thunderbird Hospital campus, the property is ideally suited for practitioners seeking a central, accessible and patient-friendly setting.

PROPERTY HIGHLIGHTS

- Strong tenant mix with established healthcare practices including dental, internal medicine, physical therapy, plastic surgery, orthopedics, pain management, surgery center and other specialty care providers
- ADA-compliant accessibility throughout
- Individual Monument Signage along 79th Avenue
- Located within minutes to HonorHealth Arrowhead Medical Center, a 217-bed acute care hospital offering comprehensive services including Level II Trauma, cardiology and women's health
- Ample surface parking with easy patient access



Property Summary

Type	Medical Office
Project SF	±48,351 SF
Available	Suite E-105 4,451 RSF
Lease Rate	\$28.00/SF NNN
NNN Expense	\$8.75/SF
Tenant Improvements	Generous TI Available
Year Built	1998
Area Size	6.72 AC
Zoning	PAD, City of Glendale
Parking Ratio	6.00/1,000 SF 1.50/1,000 SF covered
Signage	Monument, Building, Entry

LOCATION HIGHLIGHTS

- Available suite is ideally located on highly visible 79th Avenue in Glendale's premier medical corridor
- Seconds from Loop 101, providing connectivity across the West Valley and metro Phoenix
- Multiple hospitals and specialty care centers within 10-mile radius
- Directly south of property is Arrowhead Towne Center with over 1 million SF of retail amenities
- Close proximity to residential neighborhoods, retail, and supportive services, enhancing patient draw and convenience
- Ample surface parking with easy patient access





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Floor Plan

Suite E-105
±4,451 RSF



LEASE RATE
\$28.00/SF NNN

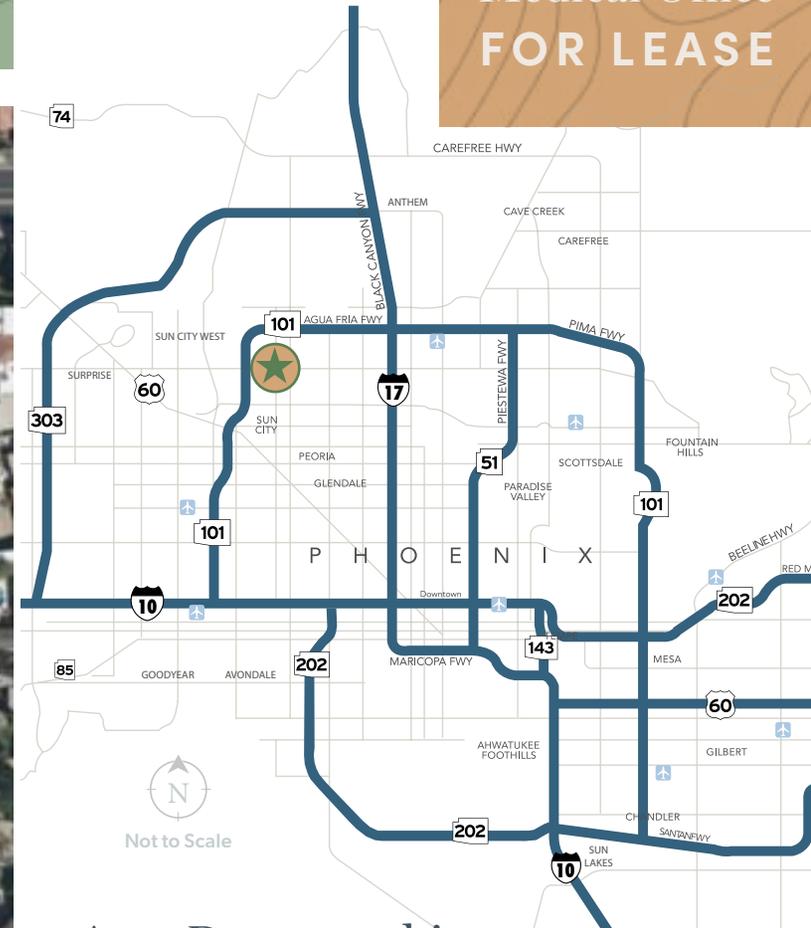
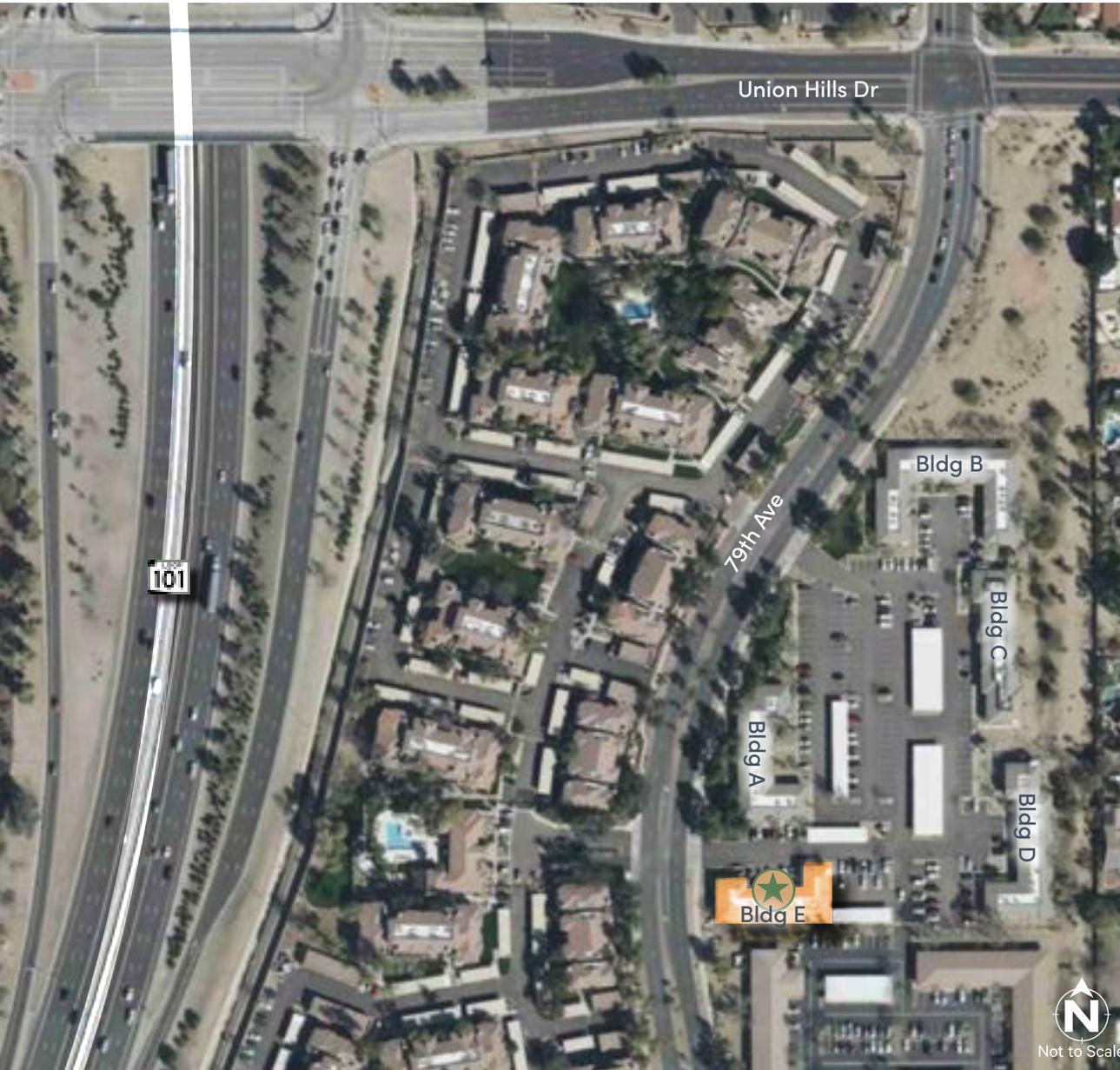
Generous TI Available



Not to Scale

Location

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Area Demographics

2025	2 Miles	5 Miles	10 Miles
Population	51,547	272,224	1,025,615
Daytime Population	60,665	265,380	942,478
Median HH Income	\$96,632	\$91,247	\$81,535
Median Age	44.5	45.9	39.9

Source: ESRI

W Union Hills Dr - ±35,709 vehicles per day
Source: ADOT

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