

*NEW: THIRD FLOOR SPACE AVAILABLE*

# Ironwood Medical Pavilion II

37200 N. GANTZEL ROAD | QUEEN CREEK, AZ 85140



**PLAZA**  **COMPANIES**

## FOR MORE INFORMATION

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## PROJECT OVERVIEW

New 61,302 SF, Class A, three-story medical office building located on the Banner Ironwood Medical Center campus. Building delivered in September 2019. Excellent opportunity for on-campus medical office space.

## PROPERTY SPECIFICATIONS

:: **AVAILABILITY:** Up to 10,000 RSF

:: **RENTAL RATE:** \$31.00/SF NNN

:: **PARKING:** Greater than 5:1/1,000

*Covered reserved parking available for physicians and staff at \$35/stall/month*

## AREA AMENITIES

- Banner Ironwood Medical Center ("BIMC") is a 78-acre medical campus consisting of ±248,000 sf, 53 beds and related support site improvements.
- Located south of the southwest corner of the intersection of Gantzel Road and Combs Road in Queen Creek, AZ.
- Phase II building consists of 61,302 SF for immediate medical office needs.
- The medical center is planned to provide for significant expansion of the hospital facility, up to 500 beds plus additional supportive medical care, as the area demand for medical care grows.
- Burgeoning growth market of Queen Creek, with notable retail and residential projects under construction and planned within the immediate area.

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## SITE & HOSPITAL CAMPUS PHOTOS



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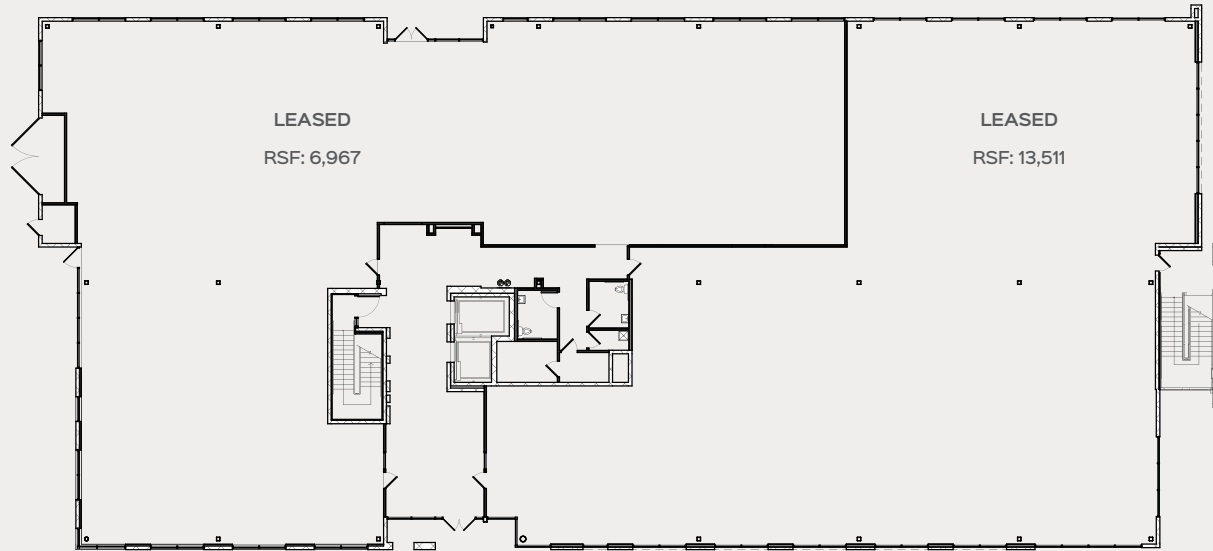
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## FIRST FLOOR



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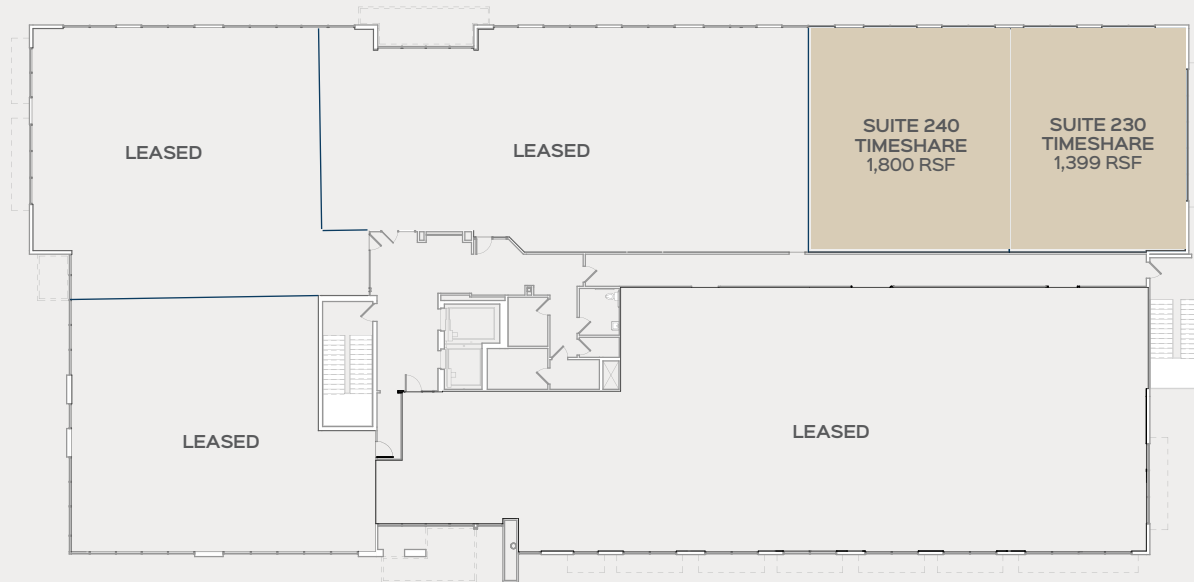
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## SECOND FLOOR



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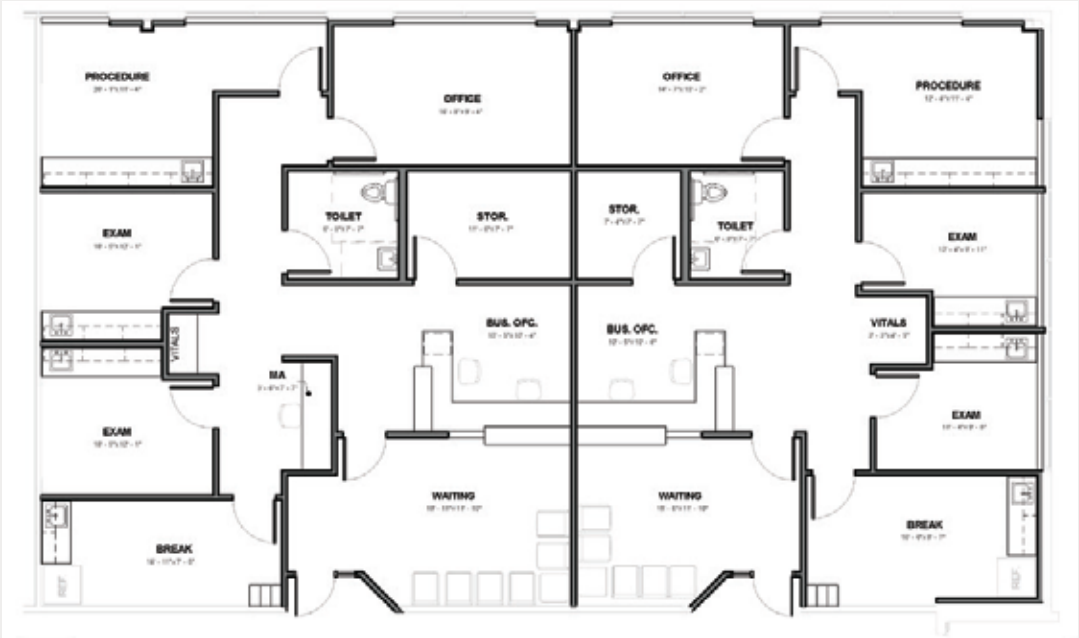
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## SECOND FLOOR TIMESHARE PLAN



SPACE	SPACE USE	LEASE RATE	TYPE	SIZE (SF)	TERM
Second Floor	Medical	\$260-280 per half day	Full Service	1,586– 1,801 RSF	Negotiable

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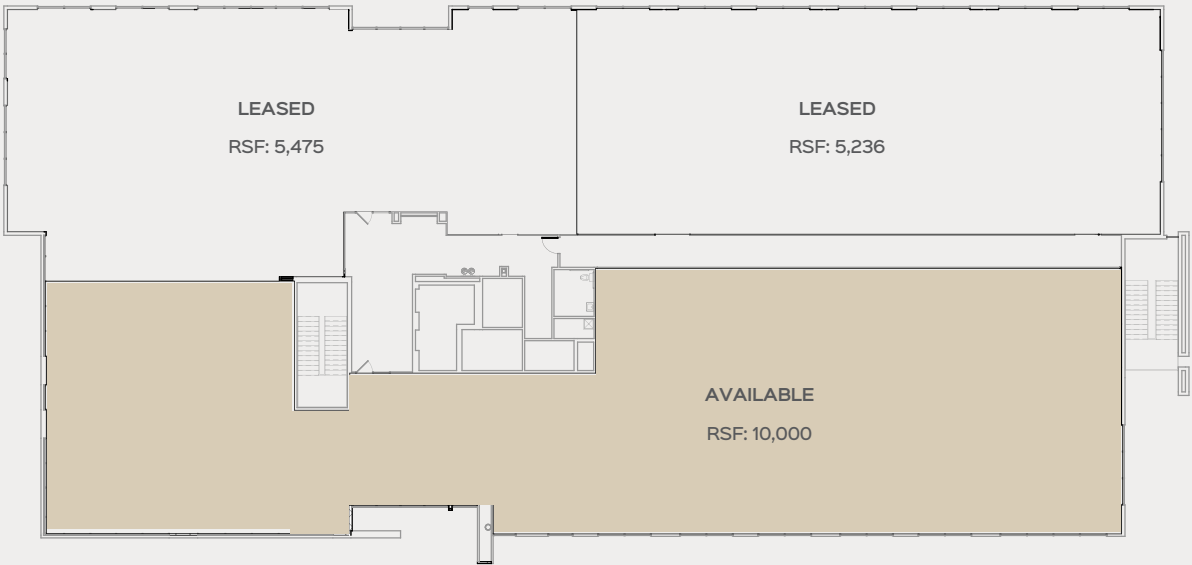
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## THIRD FLOOR



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Third Floor	Medical	\$31.00/SF	NNN	Up to 10,000 RSF	Negotiable

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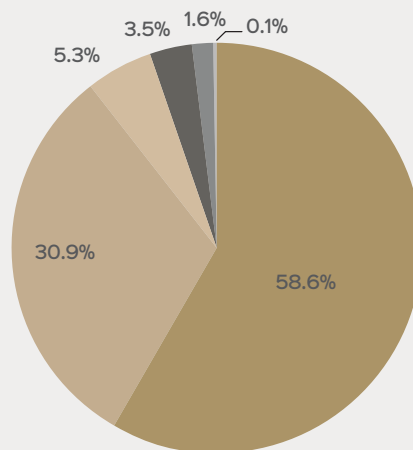
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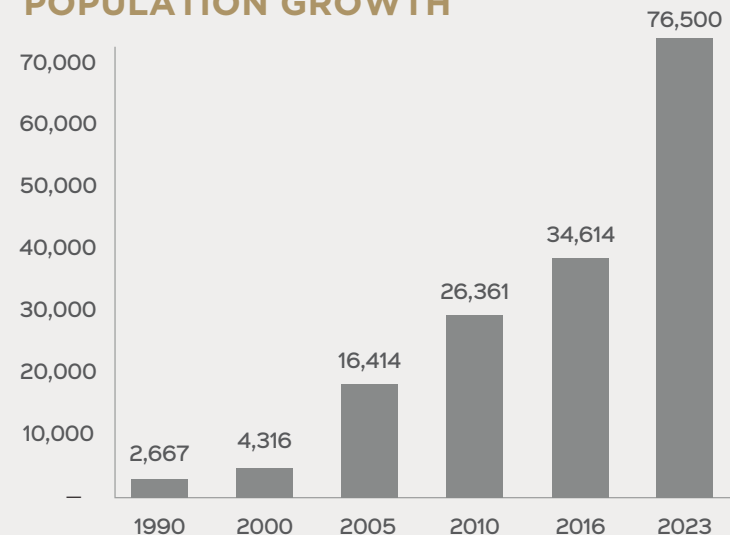


## TOP PSYCHOGRAPHIC SEGMENTS (by % households)

- Up and Coming Families — Upper-middle class, young couples with children (58.6%)
- Boomburbs — Affluent, young couples with children (30.9%)
- Professional Pride — Affluent, middle age couples with children (5.3%)
- Savvy Suburbanites — Affluent, middle age couples with children (3.5%)
- Green Acres — Upper-middle class middle age couples without children (1.6%)
- Middleburg — Middle class, young couples with children (0.1%)



## POPULATION GROWTH



## HOUSEHOLD INCOME

Median household income \$111,743  
Average household size 3.5

## EDUCATIONAL ATTAINMENT (population 25 years and over)

High school graduate (or GED)	17.5%	Graduate/Professional degree	15.1%
Some college, no degree	28.2%	High school graduate or higher	96.4%
Associate degree	11.0%	Bachelor's degree or higher	39.8%
Bachelor's degree	24.6%		

Data on this page sourced from: U.S. Census Bureau, American Community Survey, Arizona Department of Administration's Office of Employment and Population Statistics, ESRI Business Analyst Online and Town of Queen Creek 4-18

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