

# 1300 MEDICAL

FOR LEASE | MEDICAL OFFICE

1300 N 12TH STREET | PHOENIX, AZ 85006

DOWNTOWN PHOENIX



CBRE



# PROPERTY OVERVIEW

1300 Medical is an upscale medical facility situated on the Banner's University Medical Center campus. Recently revitalized with a \$5 million investment, the building stands as a premier choice for healthcare providers seeking a prime location in the Phoenix area.



Renovated Exterior



Enhanced wayfinding coming soon

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Upgraded electronic directory & monument sign



Convenient access to I-10, SR-51, and I-17 and public transportation



Convenient garage parking with direct access to building elevator lobbies



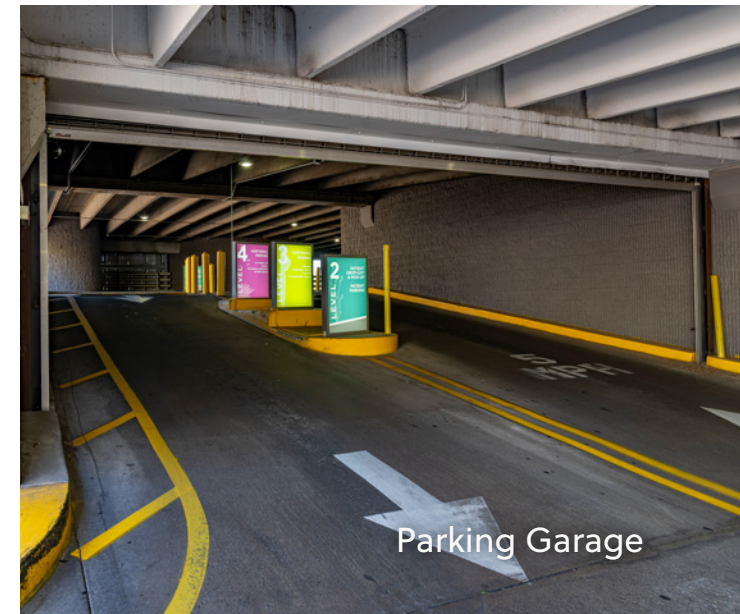
Close to mature neighborhoods and established retail and dining



Modernized exterior courtyard



Over \$5 Million in renovations



Parking Garage

# PROPERTY SUMMARY

TYPE	Medical Office
BUILDING SF	±156,089 SF
NO. OF STORIES	6
AVAILABLE SPACE	Multiple suites ranging in size from ±1,215 to ±12,612 SF
RATE	\$19.00 – 22.00/SF NNN
TI	Generous TI allowance
PARKING RATIO	4.18/1,000 SF
COVERED PARKING	Secured Garage Parking Available



Rooftop Courtyard



Upper Floor Elevator Lobby



Elevator Lobby





# LOCATION ADVANTAGE

Strategically located in Central Phoenix, 1300 Medical offers unparalleled accessibility for both staff and patients, with convenient links to I-10, SR-51, and I-17 freeways, proximity to the McDowell Road/Central Avenue light rail station, and 668 covered parking spots available on the lower levels. Additionally, practices operating within 1300 Medical benefit from the affluent demographic profile of the surrounding area, encompassing over 405,000 residents within a 5-mile radius, collectively contributing over \$163 million annually to healthcare expenditures.

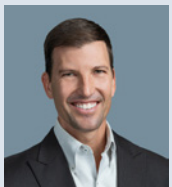
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	21,196	144,053	370,013
2029 PROJECTED POPULATION	25,275	157,168	388,086
2024 MEDIAN HOUSEHOLD INCOME	\$85,915	\$74,546	\$78,798
2024 HOUSEHOLDS	10,771	63,220	152,080





FOR MORE INFORMATION, PLEASE CONTACT:



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