

- Moving allowance available
- Generous Tenant Improvement allowance
- 5% commission to procuring broker *[first 5 yrs of the initial lease term]*
- Base rent abatement negotiable



Join multiple medical tenants in this unique 2-story medical office building

- Located adjacent to Dignity Health - St. Joseph's Hospital and Medical Center
- Monument signage available along Thomas Road
- Many great nearby restaurants
- Central Midtown location with great traffic counts
- Reserved covered parking available

For further information

Nicholas Pelusio
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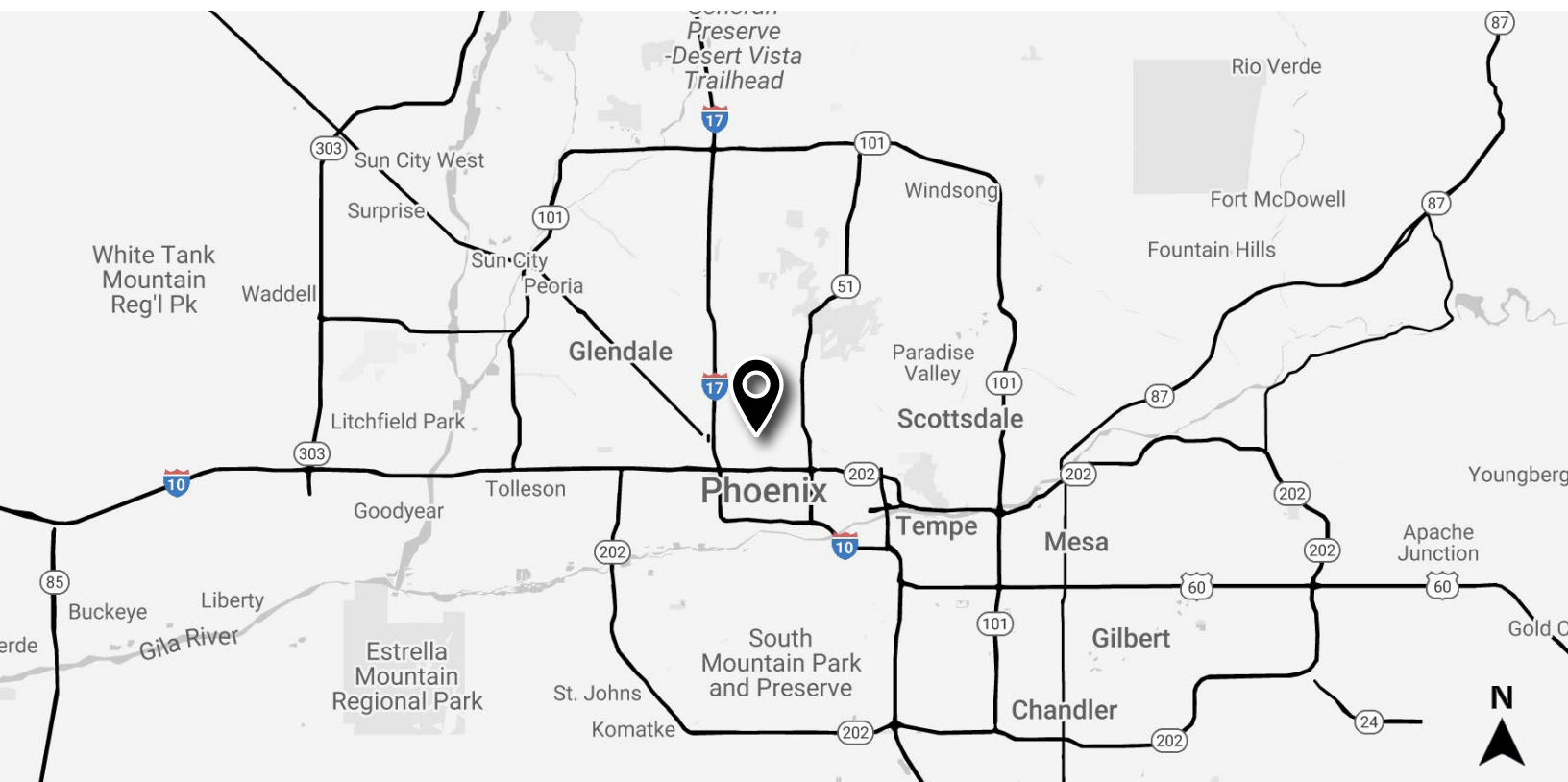
avisonyoung.com

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Site plan

Office suites for lease
333 W Thomas Rd



Offering summary

Lease rate	\$19.50-\$20.50 sf/yr (NNN)
Terms	3-5 years (negotiable)
Building size	22,651 rsf
Class	B
Tenant improvements	Negotiable
Annual increase	0.75%
Load factor	11.13%
Parking	4.75:1,000 sf

Availability

102	1,556 rsf
201	1,561 rsf
203	1,834 rsf
201/203 [contiguous]	3,395 rsf
204	1,206 rsf
208B	1,450 rsf

Traffic counts

Thomas Road	±32,781 cpd
N 3rd Avenue	±16,517 cpd

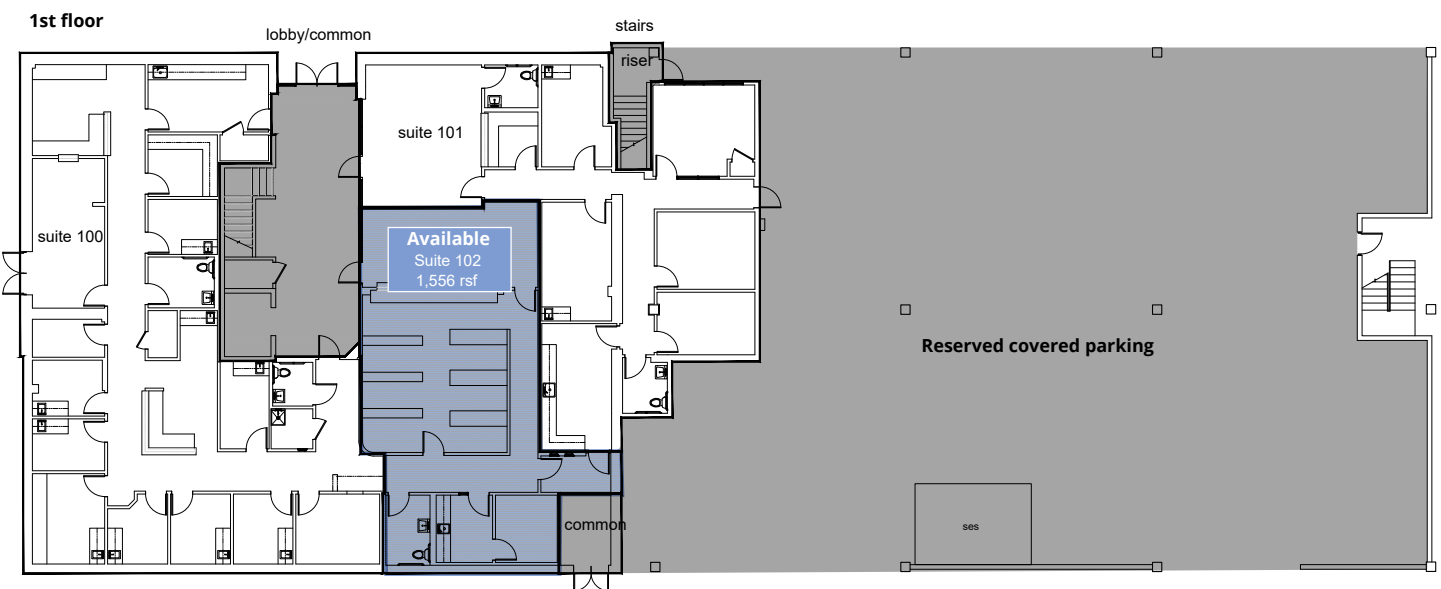
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Site plans

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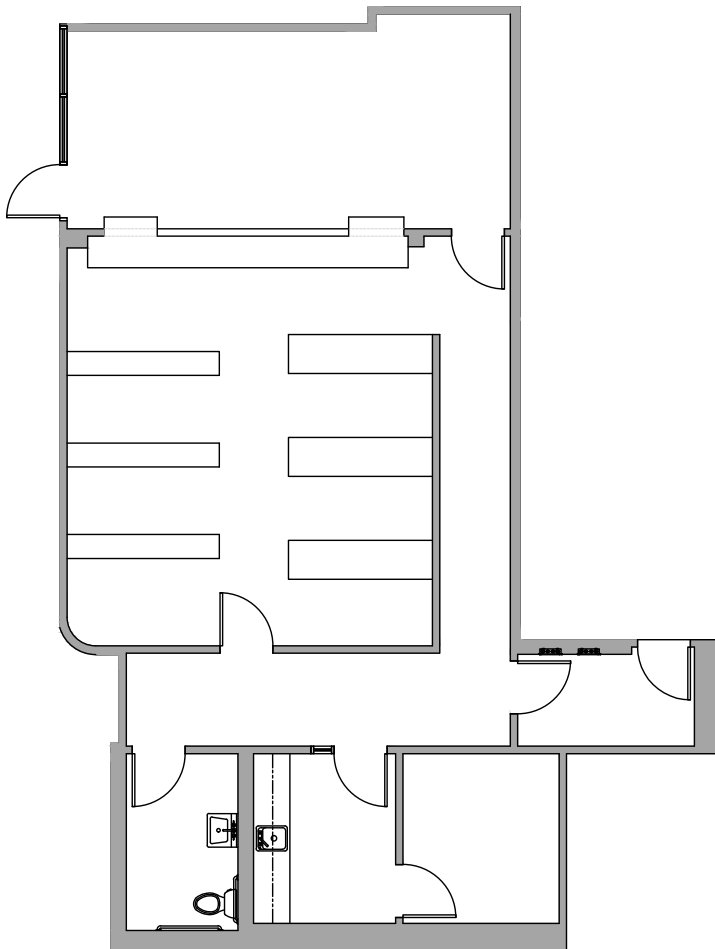
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Suite 102: 1,556 rsf

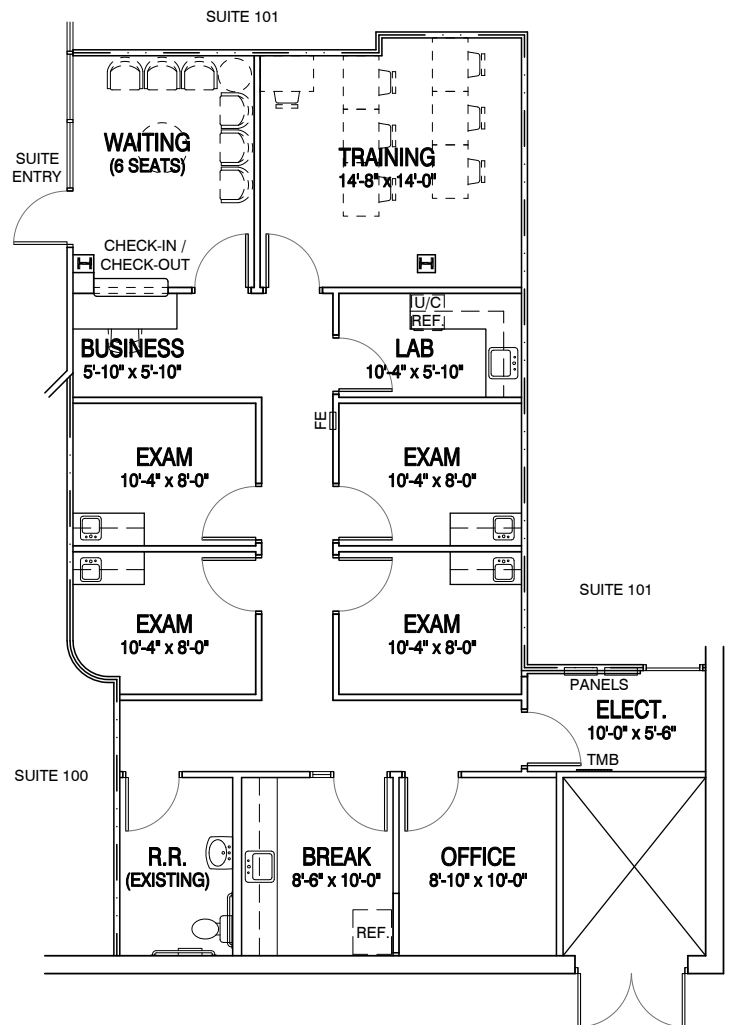
Office suites for lease
333 W Thomas Rd

As-Built Plan

Suite 102
1,556 sf



Conceptual Plan



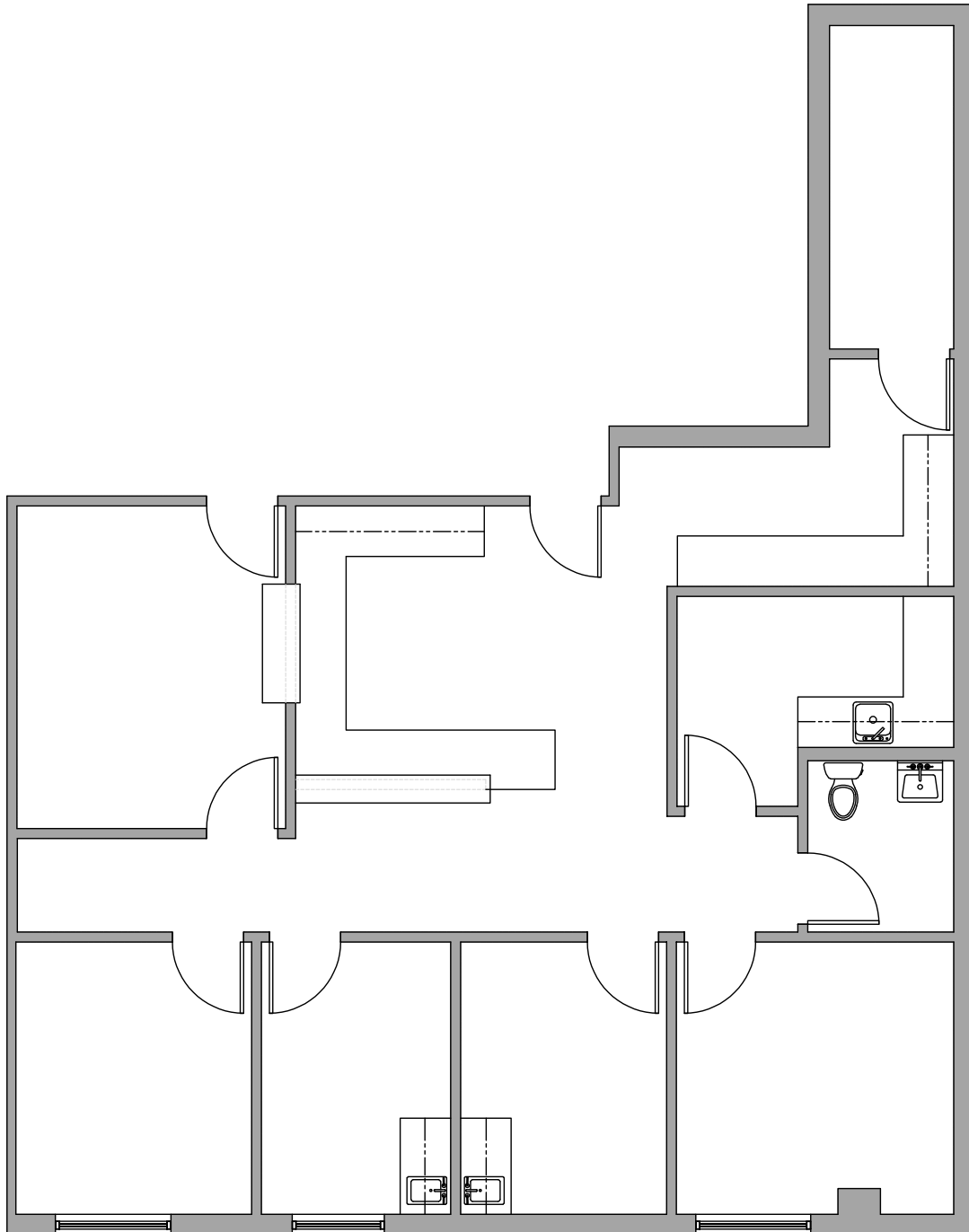
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Suite 201: 1,561 rsf

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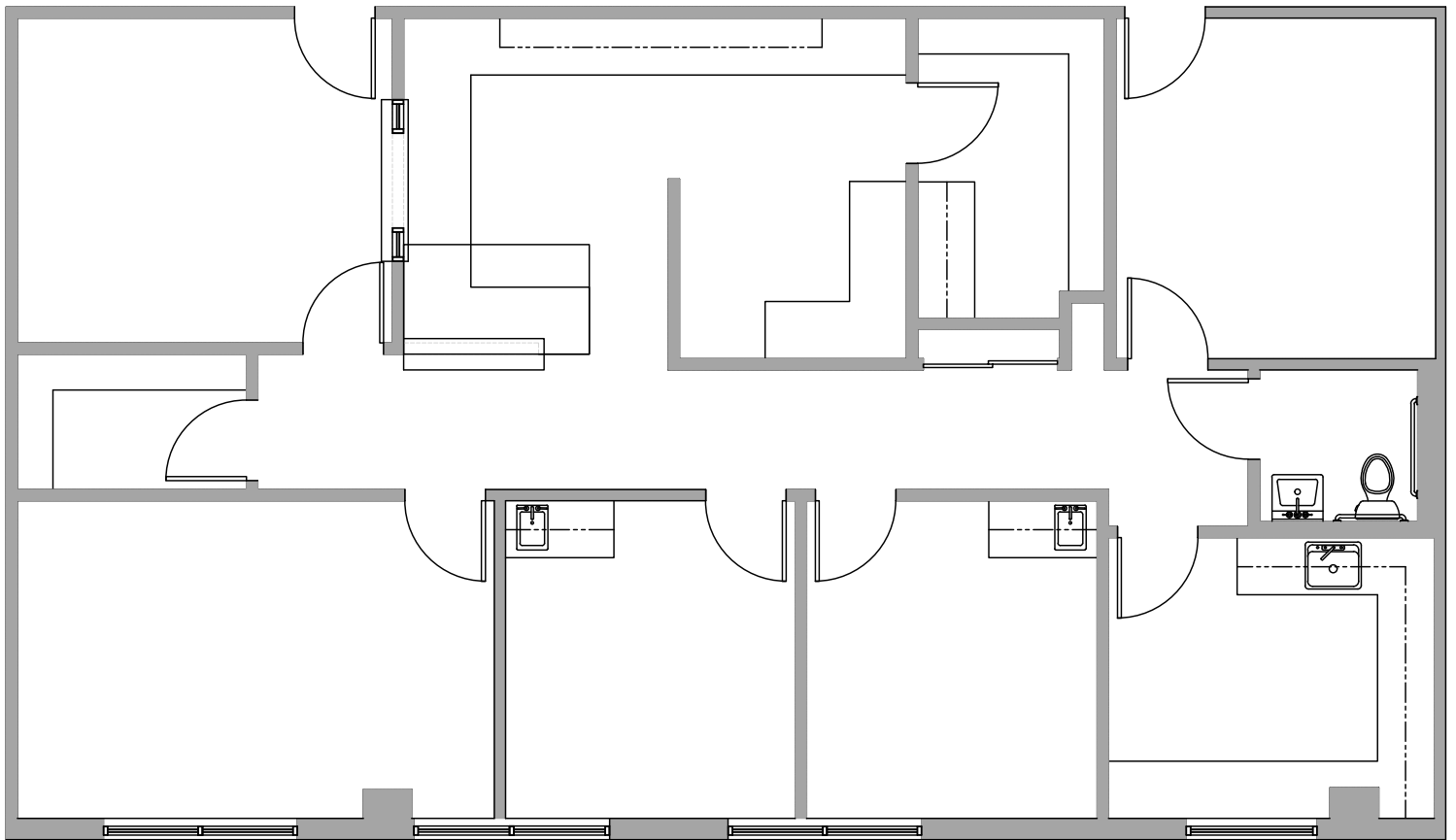
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Suite 203: 1,834 rsf

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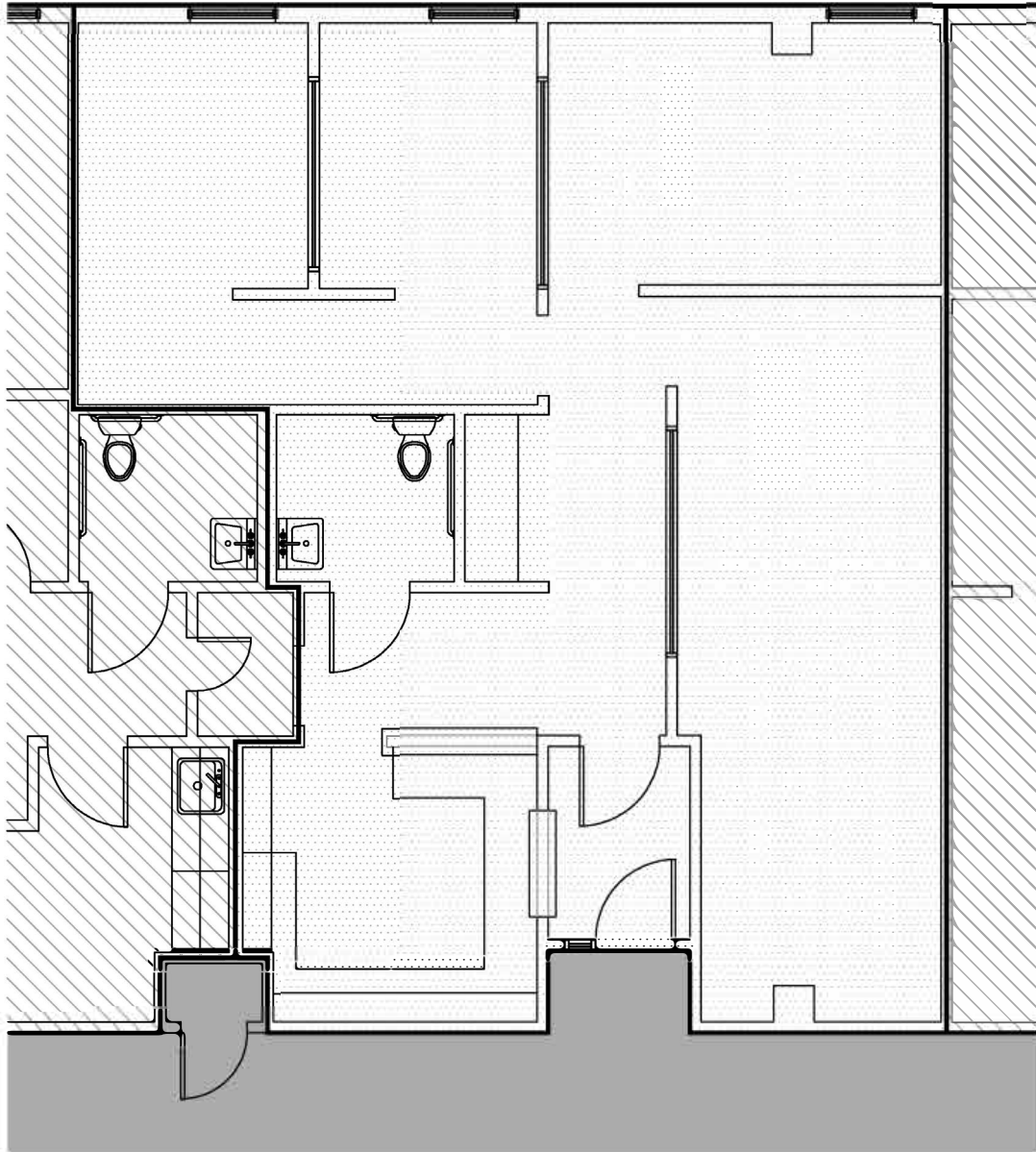
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Suite 204: 1,206 rsf

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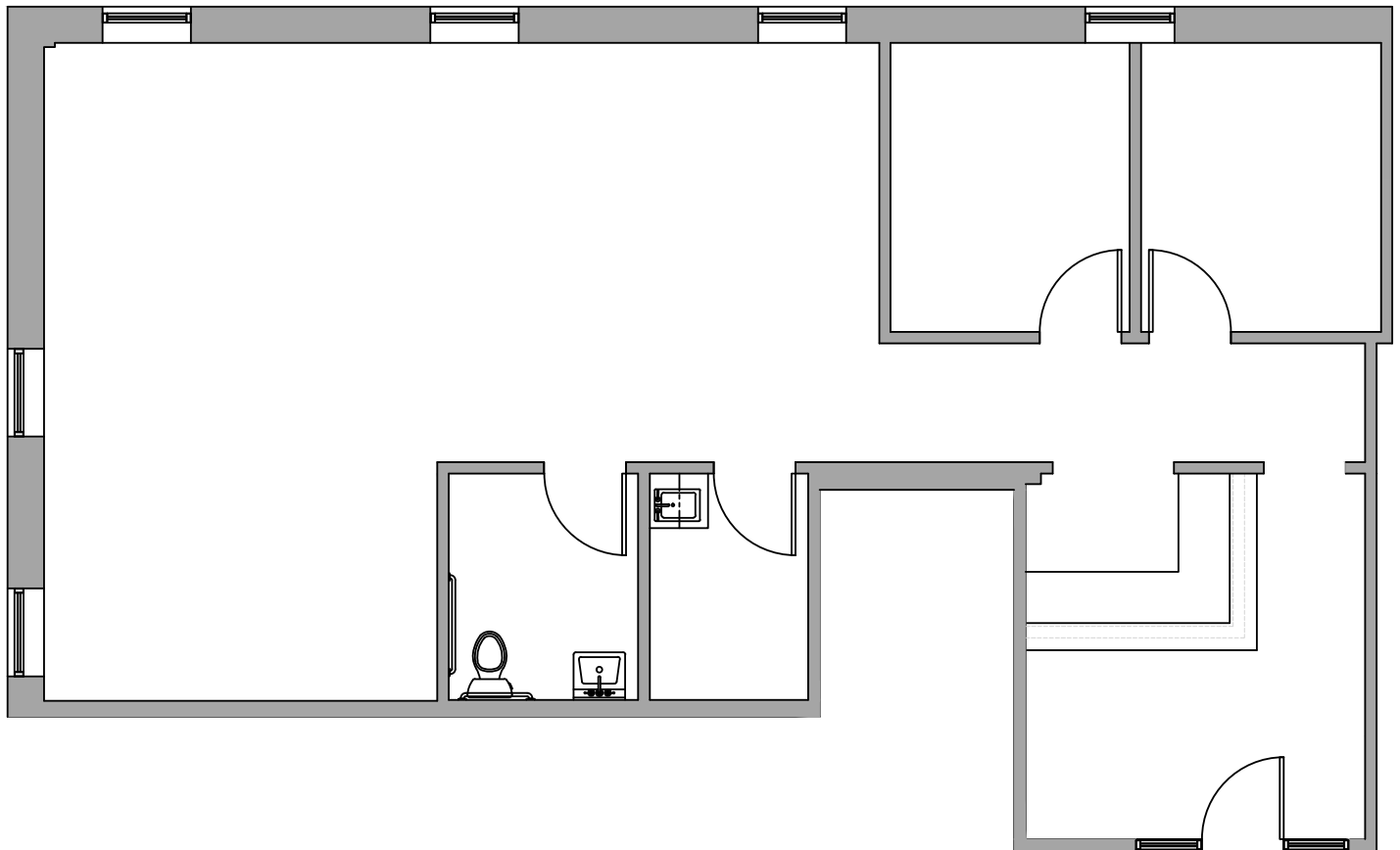
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Suite 208B: 1,450 rsf

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Location

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