

OFFERING MEMORANDUM

15405 North 99th Avenue

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Sun City, AZ 85351

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.50 SF/yr (NNN)
AVAILABLE SF:	4,150 SF
LOT SIZE:	0.92 Acres
APN:	200-60-003F

PROPERTY HIGHLIGHTS

- ±6,250 SF Building
- ±4,150 SF Medical Office Space for Lease
- Ample Patient & Staff Parking at Nearly 7:1,000 SF Parking Ratio
- Relatively Low NNNs at ±\$5.00 PSF
- ±4,150 SF Space Formerly Ortho and Cardiology: Includes 7 Exam Rooms, Procedure Room, X-ray Room, Treatment Room w/ Washer and Dryer Hookups : Great Space for Radiologist and PT
- Includes 4 Electric Vehicle Charging Stations
- Monument & Building Signage Availability
- Close Proximity to Banner Boswell Hospital & Arrowhead Towne Center Mall
- Nearly 20,000 VPD Along 99th Ave

PROPERTY DESCRIPTION



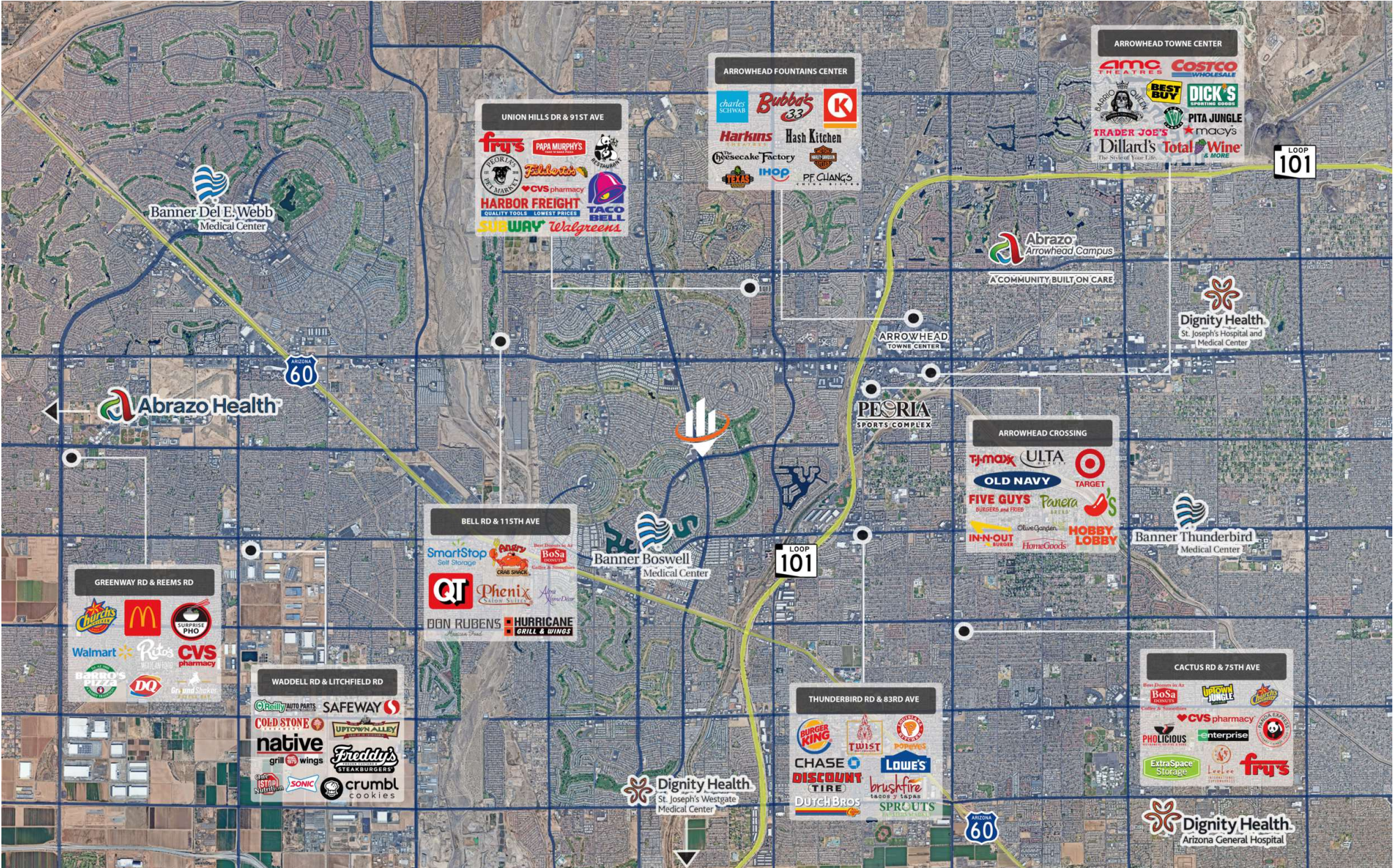
PROPERTY DESCRIPTION

SVN Desert Commercial Advisors is pleased to present an exceptional opportunity to lease $\pm 4,150$ SF of versatile Medical/Office Space at this prime Sun City location. 2100 SF was recently leased to a dermatology tenant on a long term lease. The property offers ample patient and staff parking at nearly 7:1,000 SF. Benefit from the relatively low NNNs at $\pm \$5.00$ PSF. The former Ortho and Cardiology space has 7 exam rooms, procedure room, X-ray room, and treatment room with washer and dryer hookups. Additional perks include four electric vehicle charging stations, monument and building signage availability, and close proximity to Banner Boswell Hospital and Arrowhead Towne Center Mall. Don't miss the opportunity to capitalize on the approximately 20,000 VPD along 99th Ave.

LOCATION DESCRIPTION

The subject property is strategically located on the Northeast hard corner of 99th Ave and Greenway Rd in Sun City, AZ. Situated on nearly an acre of land, the property provides unparalleled access to a range of amenities and services catering to professionals and medical practitioners. Just minutes away, the Arrowhead Towne Center offers an array of dining, shopping, and entertainment options, while nearby medical facilities such as Banner Boswell Medical Center and HonorHealth Deer Valley Medical Center provide convenient healthcare access. The area boasts a thriving business community, ensuring a robust talent pool for businesses and healthcare practices. Explore the dynamic surroundings and access everything needed to thrive at this exceptional location.

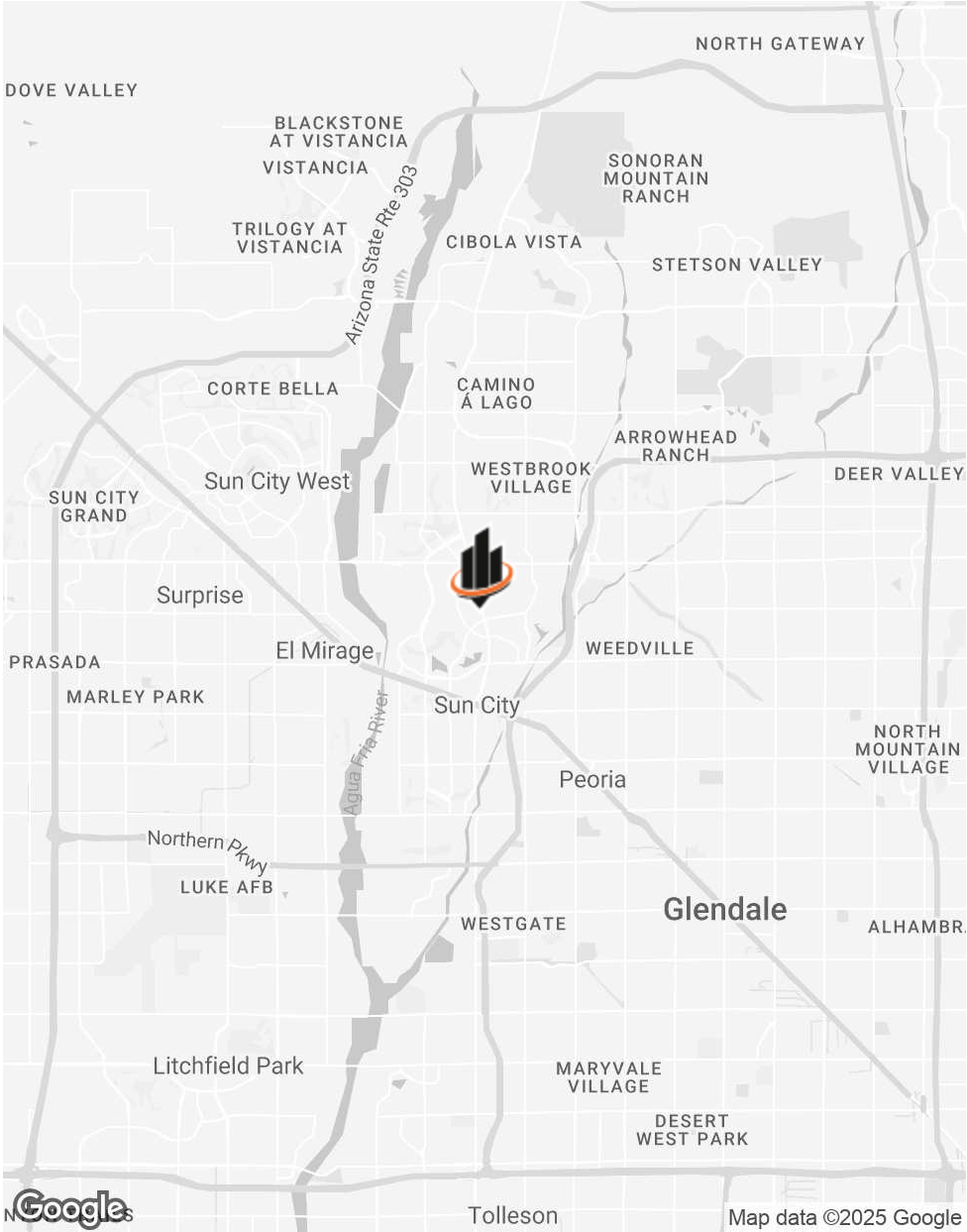
AREA AMENITIES



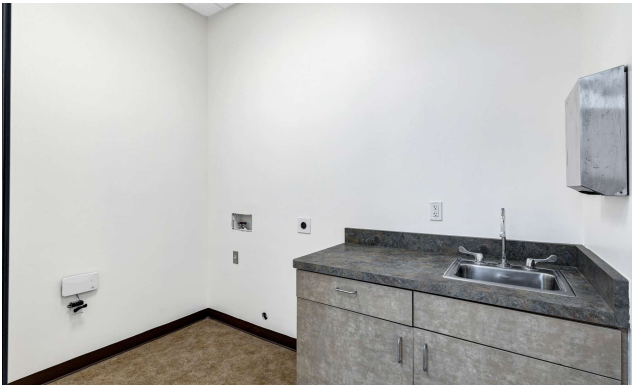
LOCATION MAPS



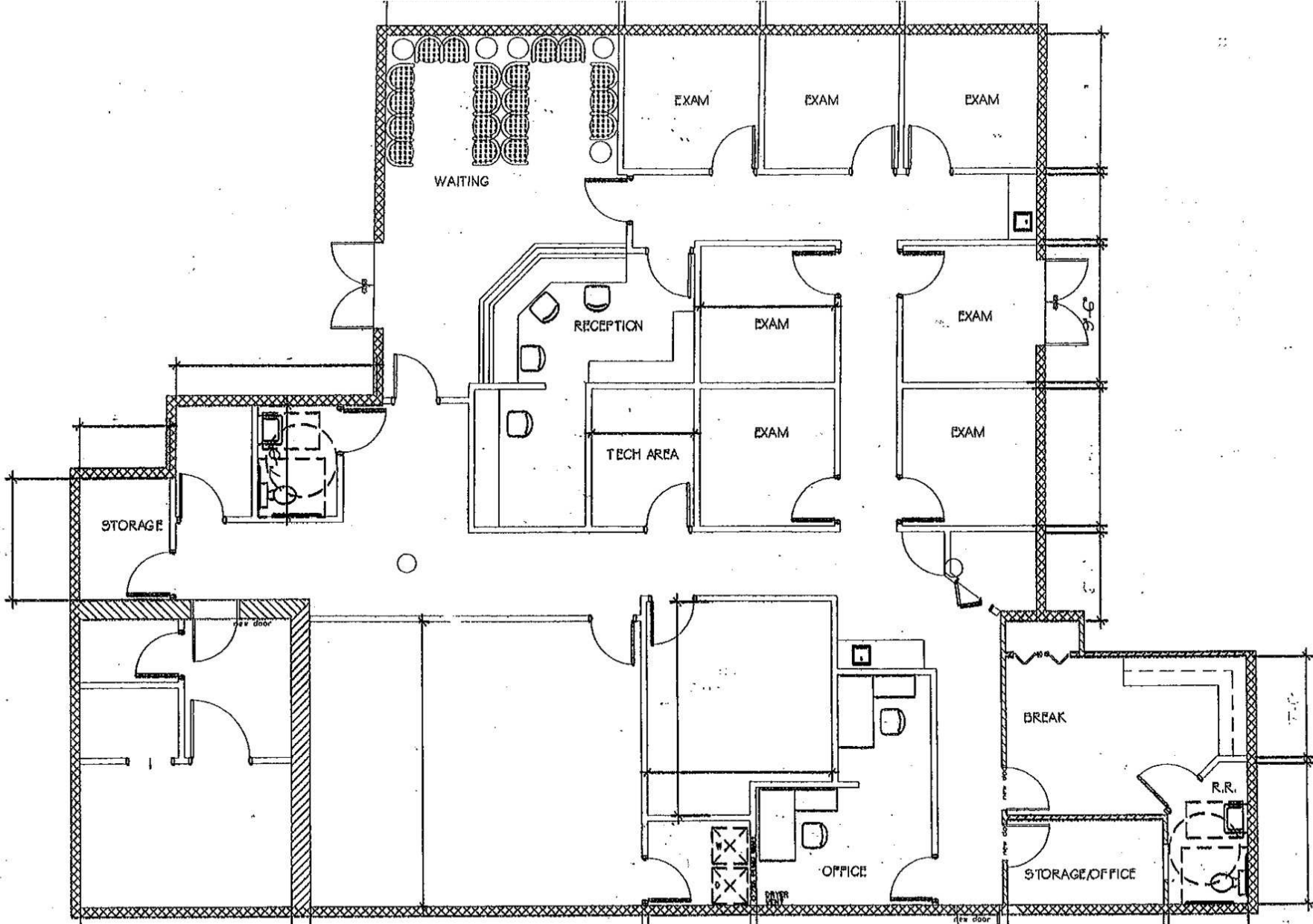
15405 NORTH 99TH AVENUE | Sun City, AZ 85351



SUITE A INTERIOR PHOTOS



SUITE A: ±4,150 SF



WARREN VICTOR MD.FC.
EYELID PLASTIC SURGERY
RECONSTRUCTIVE SURGERY

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