

Medical Office
For Lease

320 E McDowell Rd

PHOENIX, AZ



CBRE

Overview

Property Summary

±36,331 SF 3-story multi-tenant office building located in the heart of the Central Avenue Business District.

- Approximately 5 minutes drive to Banner University, St. Joseph's Hospital & Medical Center and Barrow Neurological Hospital; less than 10 minutes to Phoenix Children's Hospital.
- ±5 minute walk to light rail station at Central Ave & McDowell Rd
- Easy access to the I-10 and SR 51 freeways
- Adjacent to retail services and restaurants
- Close to government agencies, financial institutions and universities
- Prominent building signage available along McDowell Road



Asking Rate: \$29.00/SF Full Service Gross

TI Allowance: generous

Parking: 18 reserved spaces

Covered Parking: covered reserved available

Monument Signage: available

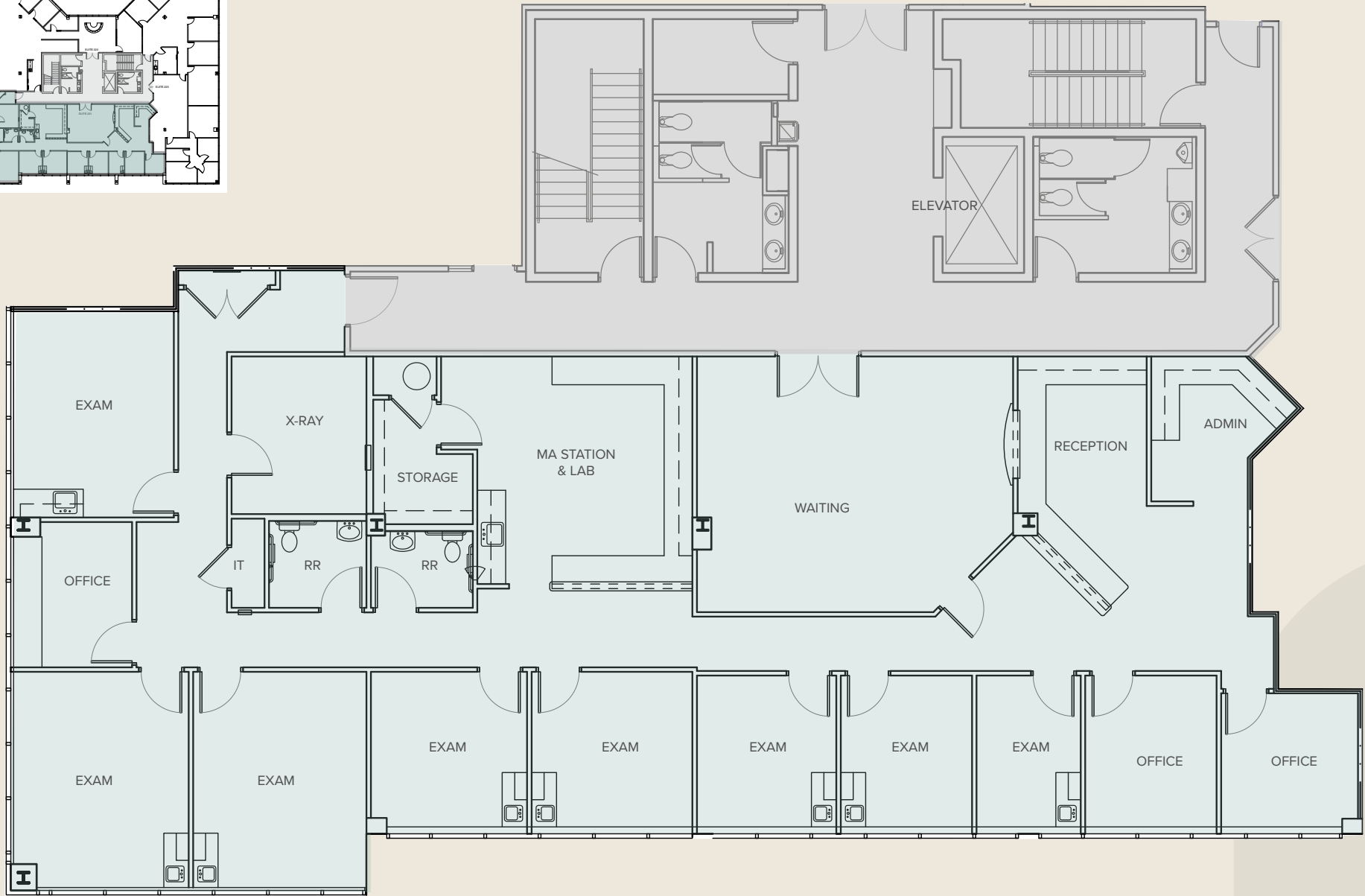
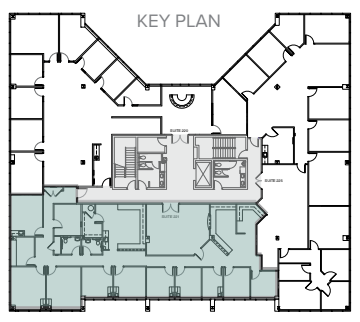
Suite 221 ±4,043 SF

- 3 Private Offices
- 8 Exam Rooms
- Reception / Waiting Room
- MA Station / Lab
- X-Ray Room
- Admin Office
- IT Room
- 2 Restrooms



Suite 221

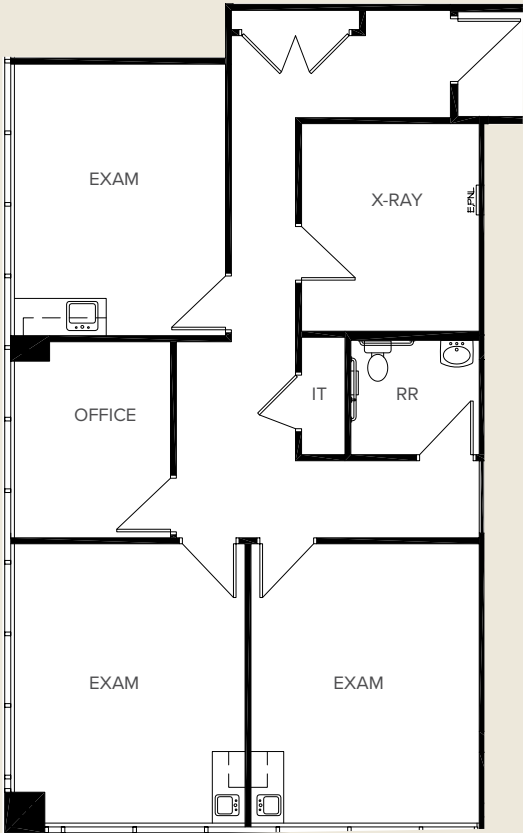
±4,043 SF



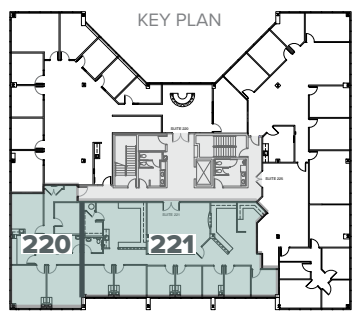
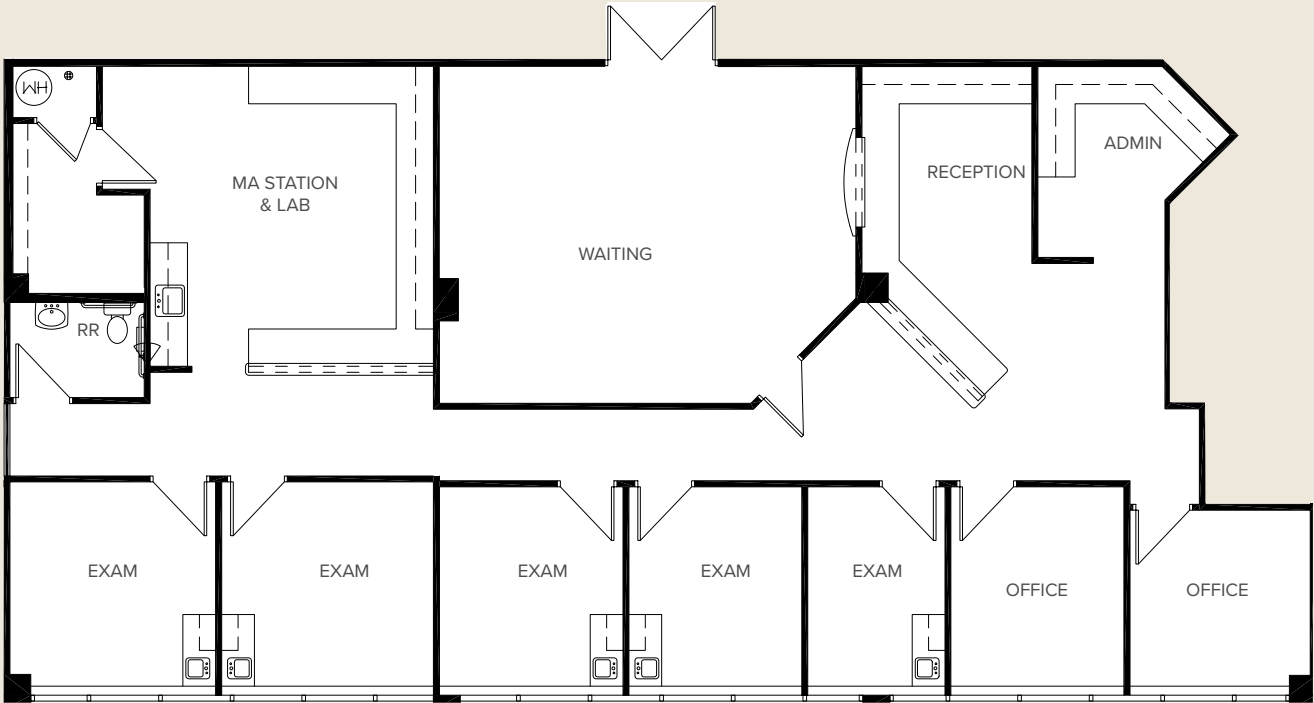
NOT TO SCALE

Demising Option

Suite 220 ±1,368 SF



Suite 221 ±2,675 SF



Area Overview

Close proximity to Banner University Hospital Medical Center with easy access to Interstate 10



Surrounding Area

Hospitals

- 1 Banner University Medical Center
- 2 St. Joseph's Hospital
- 3 Phoenix Children's Hospital
- 4 Valleywise Health Medical Center
- 5 VA Medical Center

Medical Schools

- 1 ASU Health Services
- 2 University of Arizona College of Medicine
- 3 Creighton University Health Sciences

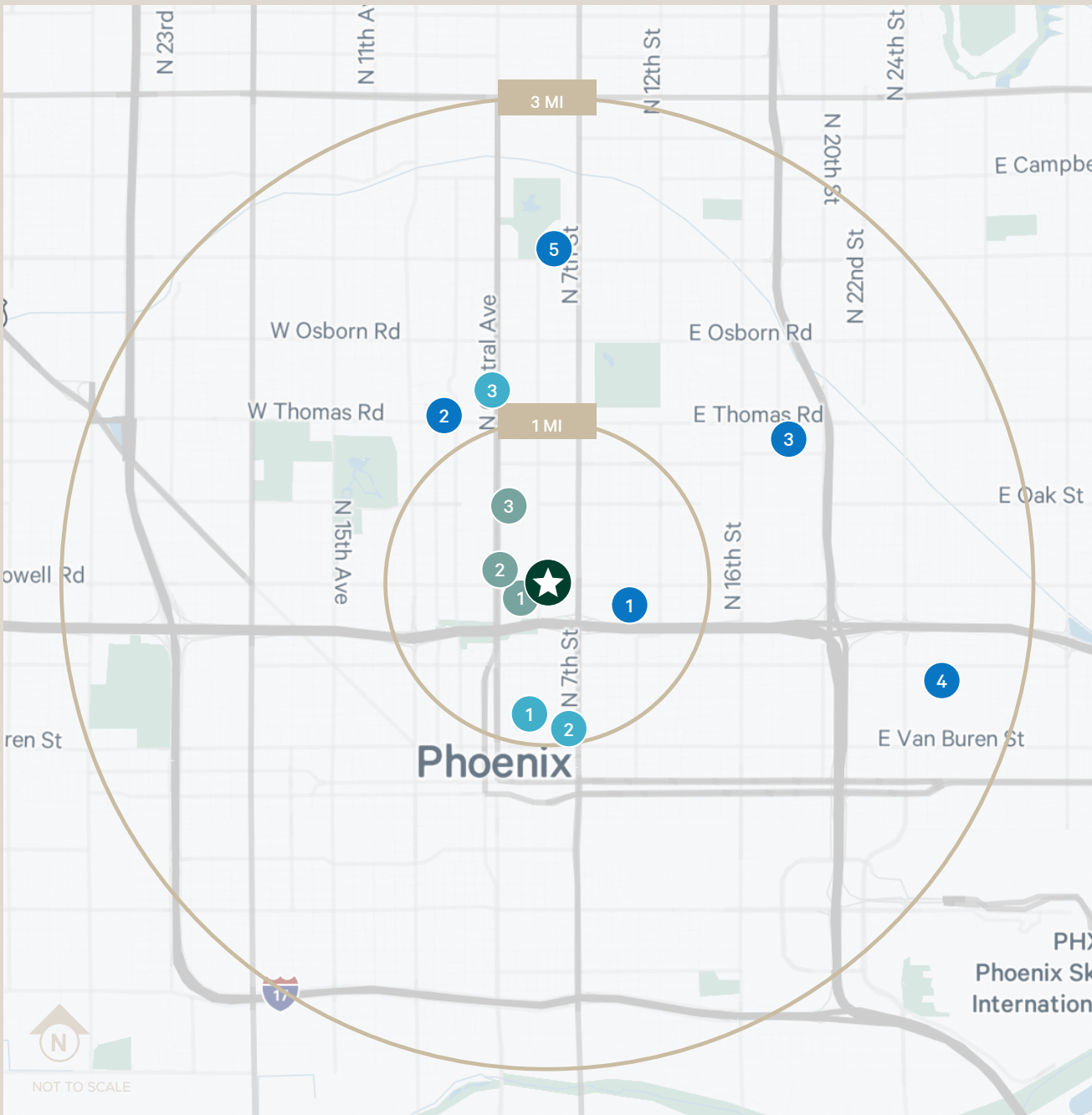
Arts

- 1 Arizona School For The Arts
- 2 Phoenix Art Museum
- 3 Heard Museum

Demographics

2024	1 MILE	3 MILES
Population	20,961	144,754
Households	11,480	64,209
Median Income	\$77,791	\$87,728
Median Age	34.7	34.6

SOURCE: ESRI



★ 320 E McDowell Rd | Phoenix, AZ

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FOR LEASING INFORMATION
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CBRE

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