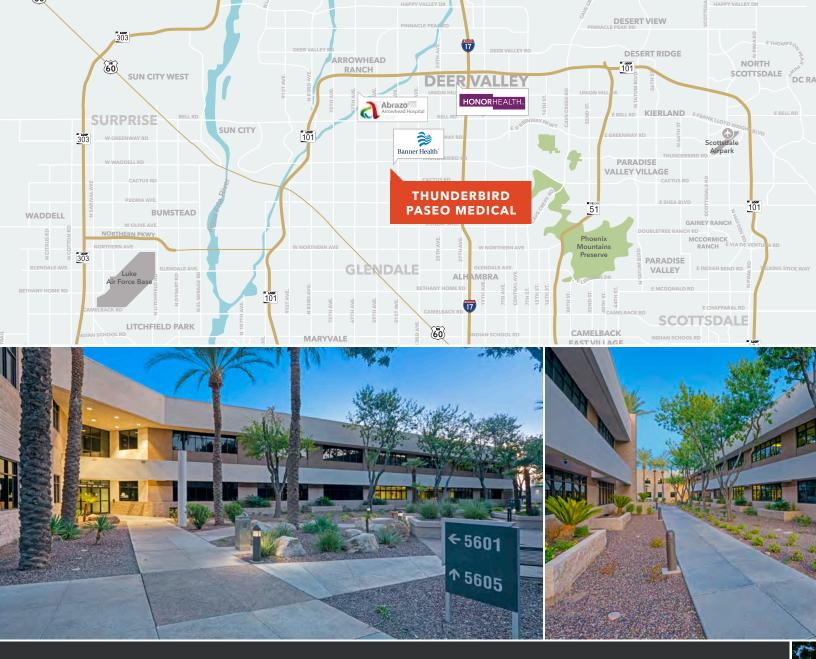


LEASING INQUIRIES:

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STRATEGIC LOCATION









4.5 MI FROM ABRAZO ARROWHEAD HOSPITAL

THUNDERBIRD PASEO MEDICAL

Thunderbird Paseo Medical I & II is strategically located directly across from Banner Thunderbird Medical Center within a convenient two minute walk; West Valley freeways are located a few miles away for easy access. These two buildings boast a lush, connecting courtyard providing enjoyable outdoor areas for both patients and staff. Thunderbird Paseo Medical strong Tenant mix include Valley Radiologists, Desert West OBGYN, Banner Physical Therapy, Palo Verde Cancer Specialists, Sonora Quest Laboratories, Arizona Asthma & Allergy.





PROPERTY HIGHLIGHTS

TWO 2-story buildings totaling ±96,569 SF

TBIRD I ±58,332 SF

TBIRD II ±38,237 SF

ABUNDANT parking at 6.25/1000 with covered reserved available

BALANCED mix of healthcare specialties

ON-CALL 24/7 maintenance

WALKABLE to Banner Thunderbird Medical Center





0.5 MILES 4.5 MILES

FROM BANNER HEALTH

FROM ABRAZO ARROWHEAD HOSIPITAL 5.2 MILES

FROM INTERSTATE 17

4.1 MILES

FROM LOOP 101

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as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including,