



ESTRELLA
HEALTH CENTER



MEDICAL SPACE FOR LEASE

9250 WEST THOMAS ROAD
PHOENIX, AZ 85037

 **TRANSWESTERN** REAL ESTATE SERVICES





LOCATION FEATURES

- Located within the Algodon Medical Office Park - A 138-acre master planned campus dedicated to medical services and resources for people committed to providing excellence in healthcare.
- Across from Banner Estrella Medical Center, a 317-bed hospital with services including heart care, emergency services, general surgery, weight loss surgery, medical imaging, orthopedic surgery and a maternity program.
- Approximately 345,213 residents within a 5-mile radius, with an estimated 7.7% increase through 2020. (Source: CoStar)



PROPERTY FEATURES

- BUILDING SIZE:** ±80,814 RSF
- AVAILABILITY:** Suite 350: ±3,000 SF
Suite 375: ±4,790 SF
- LEASE RATE:** \$38.00 SF, Modified Gross
Net Electric & Janitorial
- TI's** Negotiable
- PARKING:** Abundant surface and covered parking available

HIGHLIGHTS

- Across from Banner Estrella Medical Center with no ground lease requirements
- Monument signage available
- State-of-the-Art medical office building with 2-gurney accessible elevators
- Immediate access to I-10 and Loop 101 freeways
- Secure after-hours key card access
- Creative, well-capitalized ownership
- Professionally managed and maintained
- Strong and stable ownership

TENANT MIX

- Class C Surgery Center
- Pain Management
- Dialysis
- Cardiology
- Hematology and Oncology
- General Surgery
- ENT
- Perinatal
- Veterans Health Clinic
- Physical Therapy





Leasing Information:

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