

# 1300 MEDICAL

FOR LEASE | MEDICAL OFFICE

1300 N 12TH STREET | PHOENIX, AZ 85006

DOWNTOWN PHOENIX



CBRE

# PROPERTY OVERVIEW

1300 Medical is an upscale medical facility situated on the Banner's University Medical Center campus. Recently revitalized with a \$5 million investment, the building stands as a premier choice for healthcare providers seeking a prime location in the Phoenix area.



Renovated Exterior



Convenient access to I-10, SR-51, and I-17 and public transportation



Upgraded electronic directory & monument sign



Close to mature neighborhoods and established retail and dining



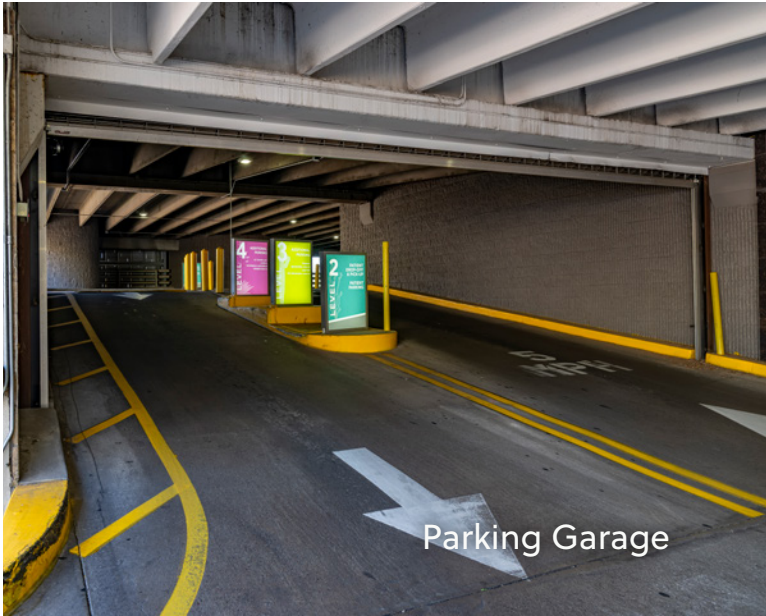
Convenient garage parking with direct access to building elevator lobbies



Over \$5 Million in renovations



Modernized exterior courtyard



Parking Garage

# PROPERTY SUMMARY

<b>TYPE</b>	Medical Office
<b>BUILDING SF</b>	±156,089 SF
<b>NO. OF STORIES</b>	6
<b>AVAILABLE SF</b>	±1,324 – ±22,627 SF
<b>RATE</b>	\$19.00 – 22.00/SF NNN
<b>TI</b>	Generous TI allowance
<b>PARKING RATIO</b>	4.18/1,000 SF
<b>COVERED PARKING</b>	Secured Garage Parking Available



Rooftop Courtyard



Upper Floor Elevator Lobby



Elevator Lobby



# LOCATION ADVANTAGE

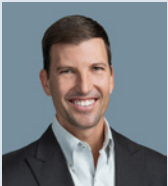
Strategically located in Central Phoenix, 1300 Medical offers unparalleled accessibility for both staff and patients, with convenient links to I-10, SR-51, and I-17 freeways, proximity to the McDowell Road/Central Avenue light rail station, and 668 covered parking spots available on the lower levels. Additionally, practices operating within 1300 Medical benefit from the affluent demographic profile of the surrounding area, encompassing over 405,000 residents within a 5-mile radius, collectively contributing over \$163 million annually to healthcare expenditures.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2023 POPULATION</b>	19,953	140,551	366,213
<b>2028 PROJECTED POPULATION</b>	21,572	151,597	380,432
<b>2023 MEDIAN HOUSEHOLD INCOME</b>	\$58,299	\$54,706	\$57,203
<b>2023 HOUSEHOLDS</b>	9,805	60,420	148,279



FOR MORE INFORMATION, PLEASE CONTACT:



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