

# EXCEPTIONAL MEDICAL OFFICE SPACE FOR LEASE



**ARROWHEAD  
ORCHARDS**

**BUILDING A  
6320 WEST UNION HILLS DRIVE GLENDALE, AZ 85308**



**TRANSWESTERN** REAL ESTATE SERVICES





## LOCATION FEATURES

- Located adjacent to Abrazo Arrowhead Campus, a 217 licensed bed hospital that specializes in heart and vascular care, bone and joint care, emergency care and more
- Within 5 miles to Banner Thunderbird Medical Center, a 561 licensed bed hospital that specializes in cancer treatment, diabetes and endocrinology, gynecology and more
- Less than 1.5 miles to the Loop 101 freeway
- Within a mile to abundant retail and dining amenities
- Approximately 288,486 residents within a 5-mile radius with an estimated population increase of 6.7% by 2020. (Source: CoStar).

## AVAILABILITIES - LEASE RATE \$40.00 MG

- Bldg A: Suite 110 - ±1,719 RSF
- Bldg A: Suite 180 - ±1,970 RSF
- Bldg A: Suite 250/255 - ±2,394 RSF (Divisible to ±1,582 RSF)







## TENANT MIX INCLUDES

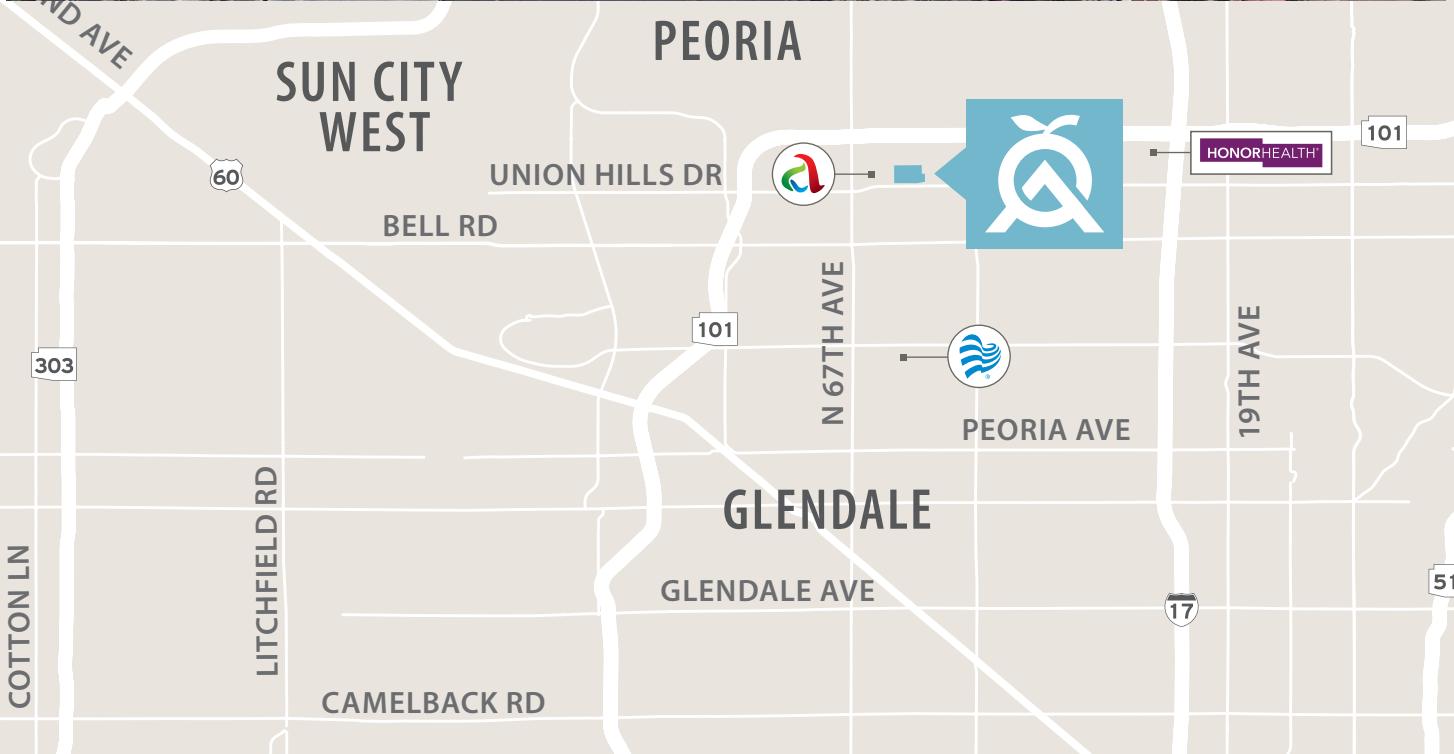
- Primary Care
- Imaging
- Blood Draw Laboratory
- Pediatric Ophthalmology
- Oncology
- Orthopedics
- Physical Therapy
- ENT
- Phlebology
- Allergy & Dermatology
- Hormone Therapy
- Pediatric Dentist
- Sleep Center

## HIGHLIGHTS

- No ground lease restrictions
- 3 Class "A" medical office buildings with high-end finishes
- Visibility on Union Hills Drive with great signage opportunity
- Generous TI Allowance
- On-site property management
- Secure after hours key card access
- Abundant surface and covered parking - 5:1,000 ratio
- Strong, stable ownership







## Leasing Information:

**Kevin Smigiel**  
602.265.5502  
kevin.smigiel@transwestern.com

**Kathleen Morgan**  
602.809.1048  
kathleen.morgan@transwestern.com

**Vince Femiano**  
602.954.7559  
vince.femiano@transwestern.com

**Andrew Olivet**  
602.370.2685  
andrew.olivet@transwestern.com

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