



MEDICAL/OFFICE FOR LEASE

The Atrium  
4602 N 16TH STREET, PHOENIX, AZ

**Lindsey Carlson**  
Senior Vice President  
+1 602 222 5084  
lindsey.carlson@colliers.com



## Availabilities

- Suite 200 4,161 RSF \$29.00/sf/yr, FS (former Lab/Pharmacy Space)
- Suite 300 6,417 RSF \$29.00/sf/Yr, FS\*
- Suite 303 1,700 RSF \$29.00/sf/yr, FS\*

*\*Contiguous to 8,117 RSF - Full Floor*

## Parking

5/1,000 with 1/1,000 covered

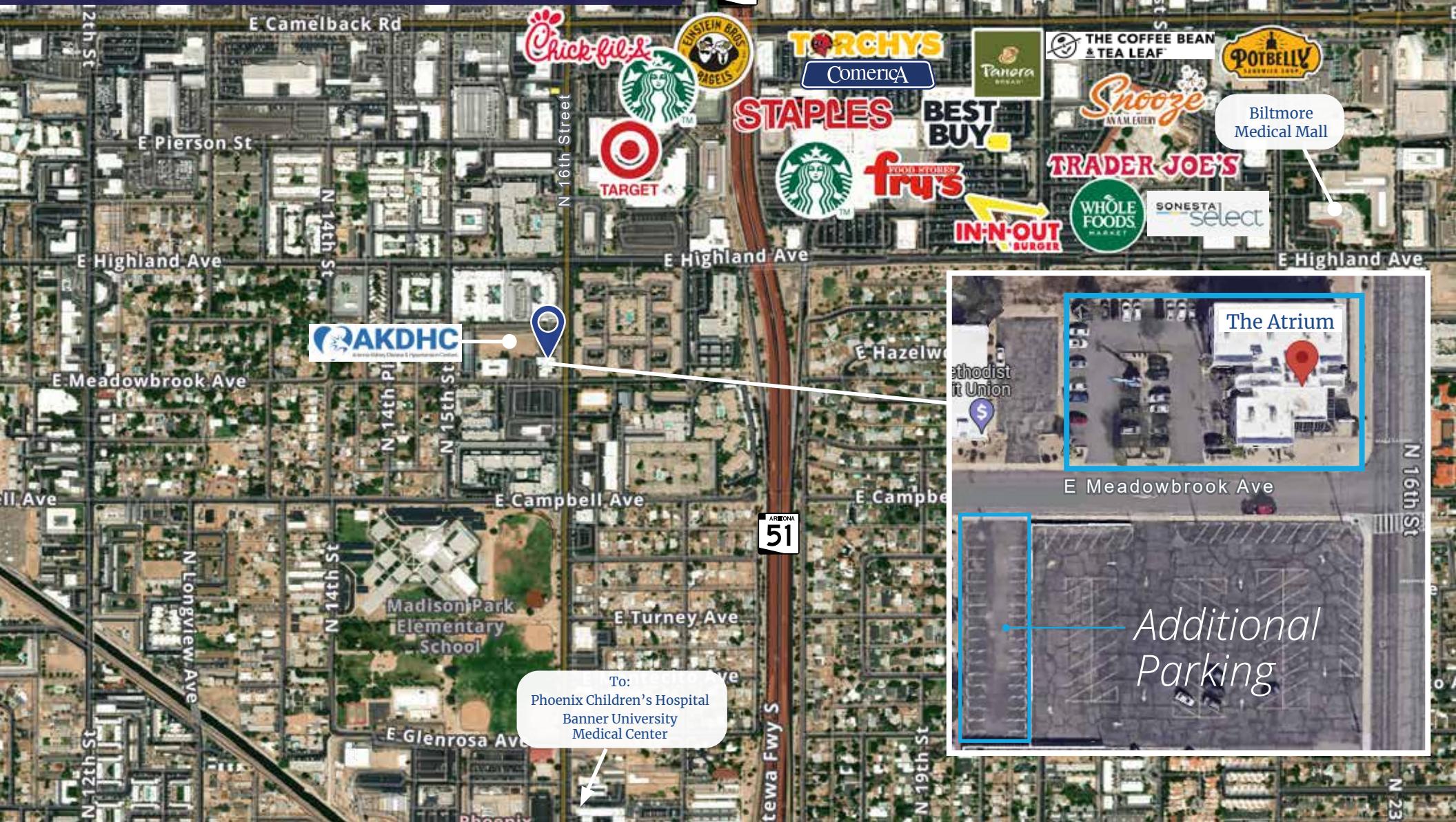
Easy pull-up surface parking

## Features

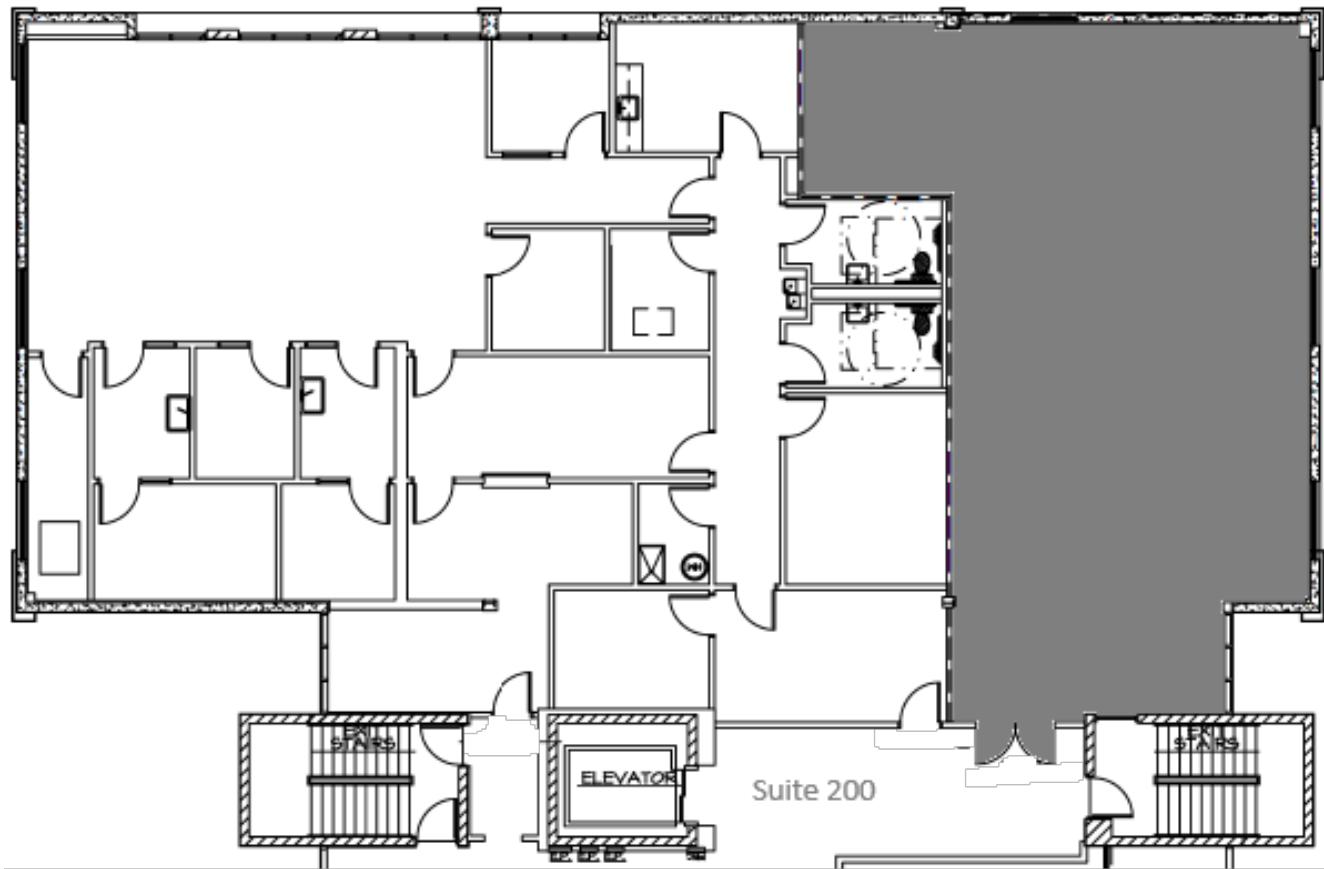
- 17,642 RSF building
- Recently renovated
- Monument signage fronting 16th Street
- Spacious lobby
- Private restrooms in each suite
- Professionally managed by CPI

# Location

- Prime location with easy access to SR-51 and Camelback Corridor
- Numerous restaurants and shopping within minutes
- Adjacent to the new Arizona Kidney Disease & Hypertension Center (AKDHC)
- One mile to Biltmore Medical Mall, 2.5 miles to Children's Hospital, 3.5 miles to Banner University Medical Center

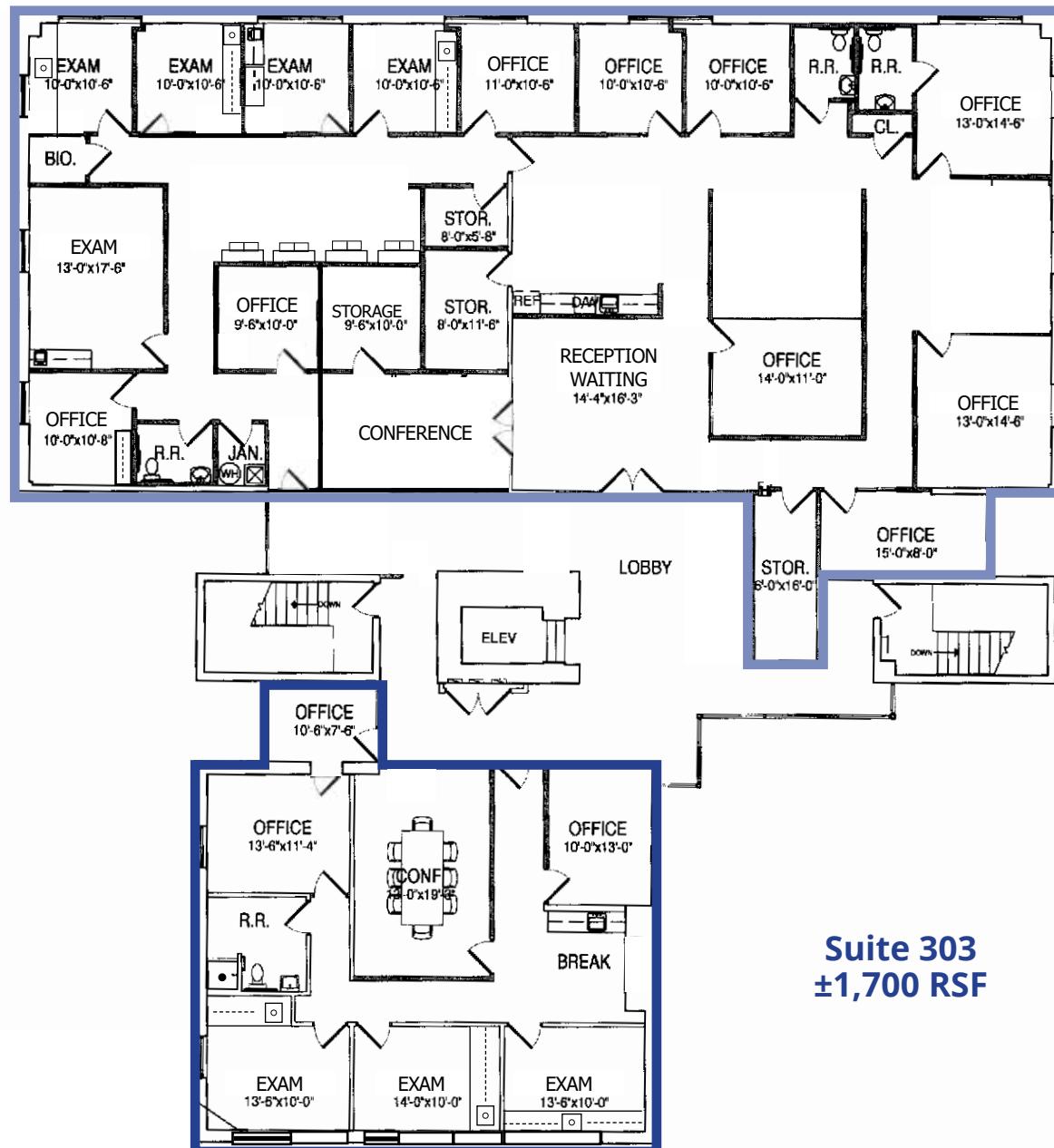


# Suite 200 - 4,161 RSF



# Third Floor

**Suite 300**  
**±6,417 RSF**



**Suite 303**  
**±1,700 RSF**







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2390 E Camelback Rd, Ste 100  
Phoenix, AZ 85016  
+1 602 222 5000  
[colliers.com/arizona](http://colliers.com/arizona)

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