

For Sale, Lease, BTS or Joint Venture



*±60,000 SF Planned Medical Office Building  
Available for Sale, Lease, Built-To-Suit,  
or Joint Venture*



MCDOWELL  
MEDICAL PLAZA I

WEST VALLEY  
MEDICAL PLAZA

W MCDOWELL RD



S/SWC 107TH AVENUE & MCDOWELL RD. IN AVONDALE, AZ

KIDDER.COM

**km** Kidder  
Mathews



## ESTRELLA VIEW MEDICAL CENTER



*Kidder Mathews is pleased to present  $\pm 60,000$  SF Medical Office Building located on the Interstate 10 just west of 107th Avenue in the West Valley's "Healthcare Corridor".*

$\pm 60,000$  SF Medical Office Building (divisible to 5,000 SF) available for lease or sale

$\pm 30,000$  SF floor plates

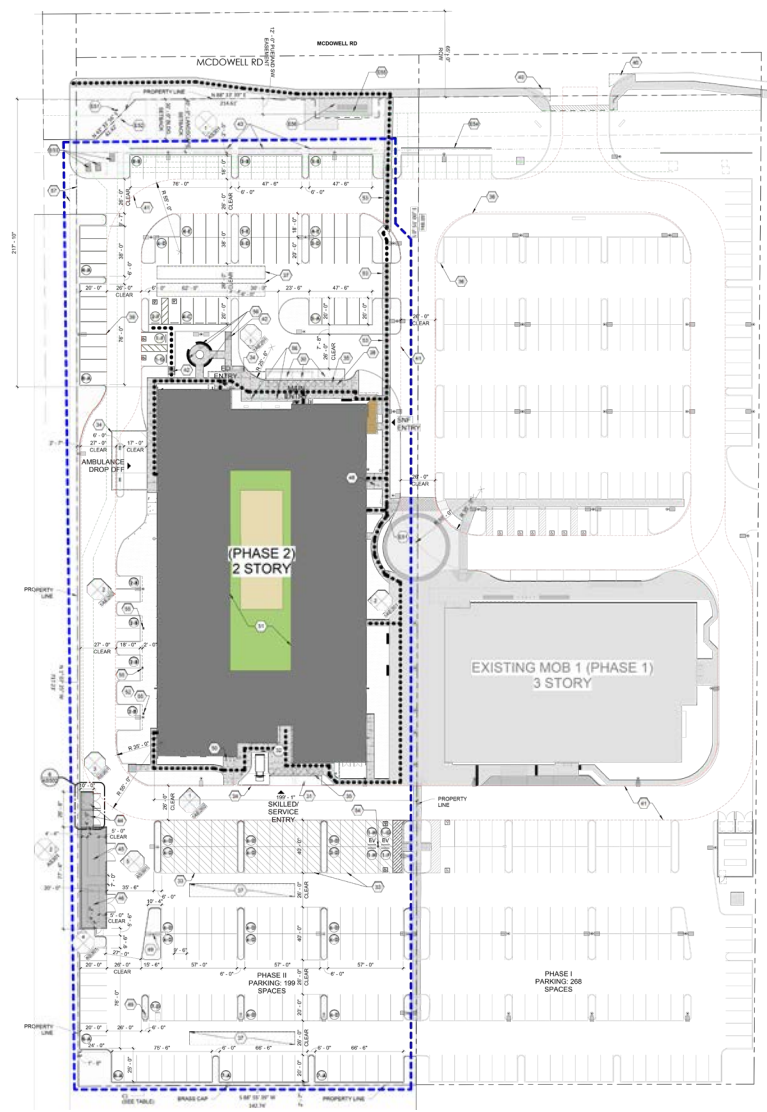
Interstate 10 frontage with pylon, building, and monument signage available

Great opportunity for a full-building user, built-to-suit or joint venture

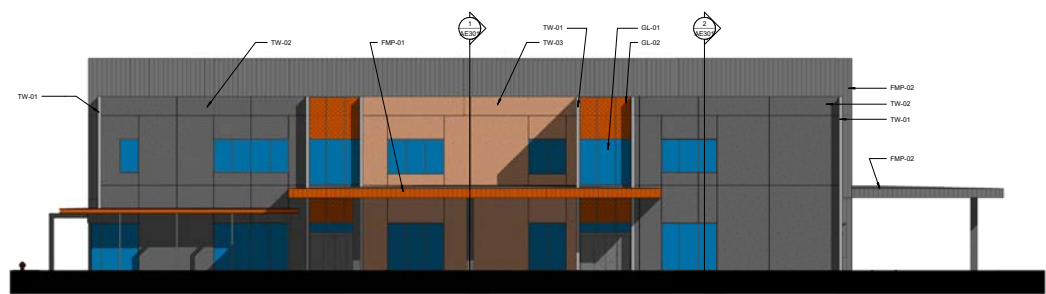
Fully leased medical office building adjacent to the Property with great healthcare synergy

$\pm 4.59$  AC land site zoned PAD

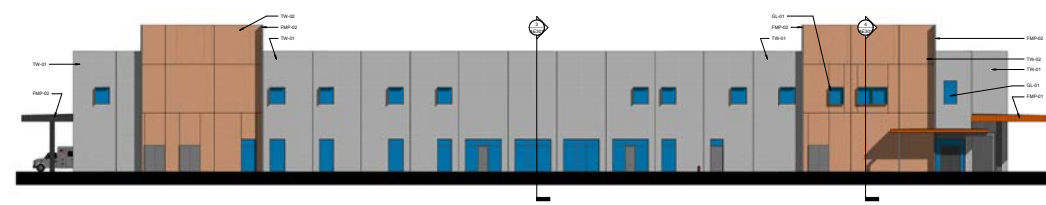
Approved Site Plan



Approved North Building Elevation



Approved East Building Elevation





Site Aerials





# HIGHLY- ACCESSIBLE LOCATION

Less than one mile to I-10 access with a full diamond interchange on 107th Avenue

Frontage on Interstate 10 and McDowell Road

Vibrant neighboring retail (Main Event, Portillo's, First Watch, Barrio Queen, Nationwide Vision)

Adjacent to ClearSky Rehabilitation Hospital and McDowell Medical Plaza

Located between Banner Estrella Medical Center and Abrazo West Campus

**1 MIN**  
TO INTERSTATE 10

**4 MIN**  
TO LOOP 101



# ESTRELLA VIEW MEDICAL CENTER

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