



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 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:

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

TRANSWESTERN REAL ESTATE SERVICES

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.