

For Lease | ±1,322 SF



# Hill Professional Center

6524 W Indian School Rd | Phoenix, AZ 85033

**CBRE**

# Project Highlights

- Join an established pediatric practice at a centrally located medical office
- Medical equipment and furniture available
- Signage Available
- Surrounded by established retail and dining
- Close to mature neighborhoods and new development in the Loop 101 corridor
- Convenient access from I-17 and Loop 101

# Property Summary

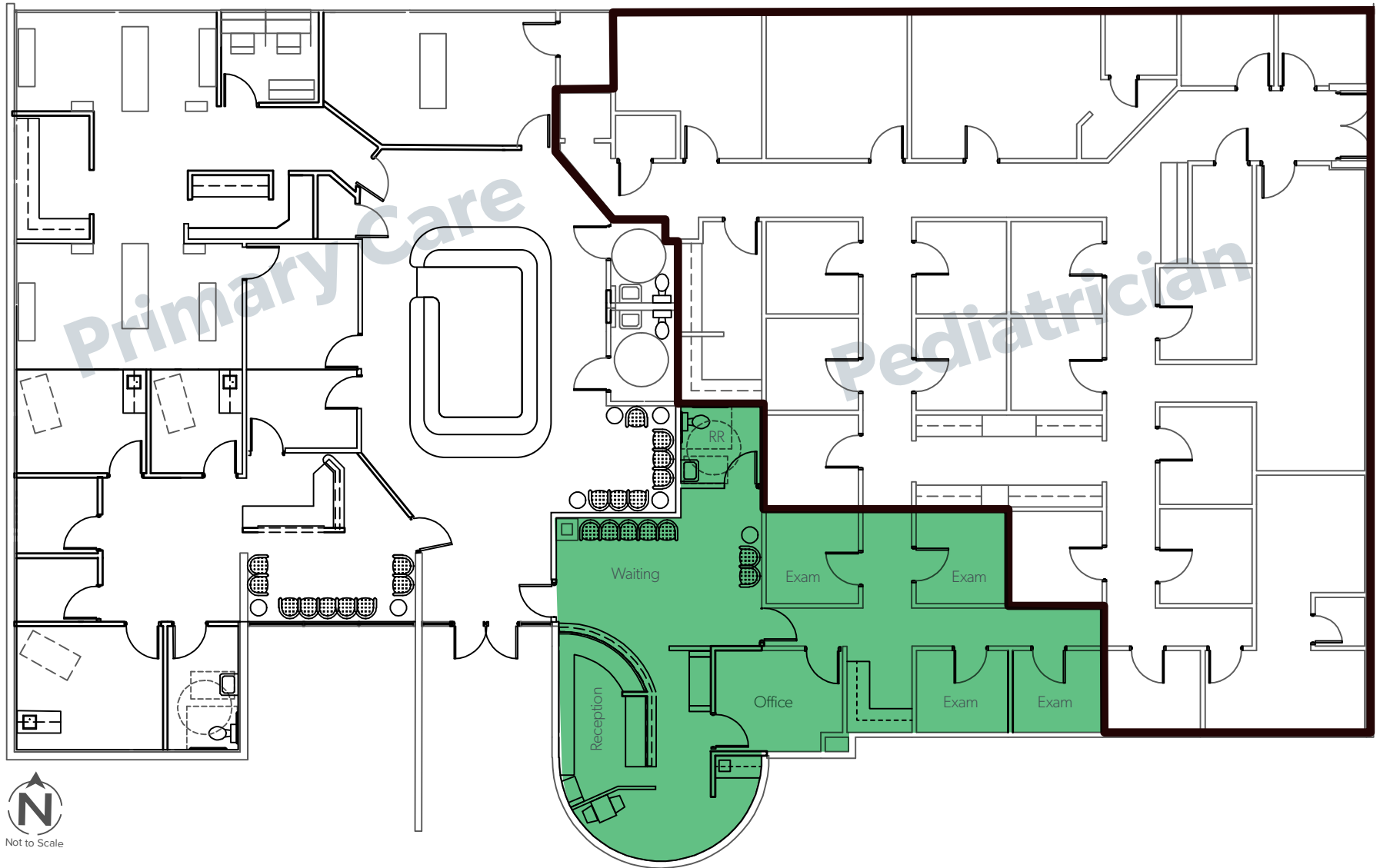
<b>Available</b>	Suite 100±1,322 SF
<b>Building Size</b>	±8,468 SF
<b>Year Built</b>	1980
<b>Parking</b>	5.84/1,000 SF
<b>Lease Rate</b>	\$22.00/SF FSG



# Floor Plan

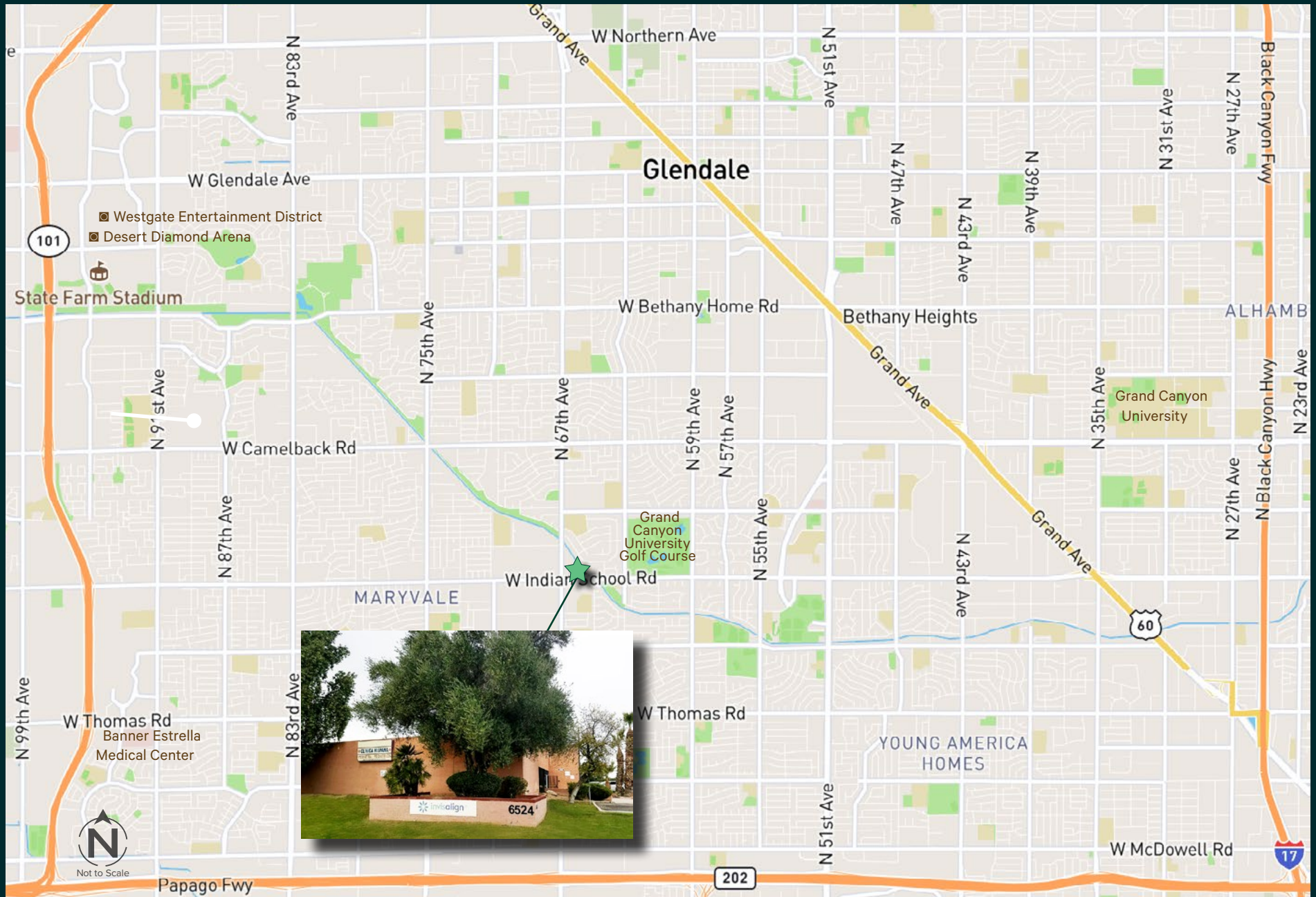
For Lease | ±1,322 SF

Suite 100  
Available



# Hill Professional Center

6524 W Indian School Rd | Phoenix, AZ 85033



10 minute drive from

- Banner Estrella Medical Center
- State Farm Stadium
- Desert Diamond Arena
- Westgate Entertainment District

15 minute drive from

- Grand Canyon University

# Location



## Population

1 mile 30,232  
3 mile 223,419  
5 mile 457,273



**10 Minute Drive**  
to Banner Estrella  
Medical Center



**±35,155 VPD**  
Indian School Rd  
and 67th Ave



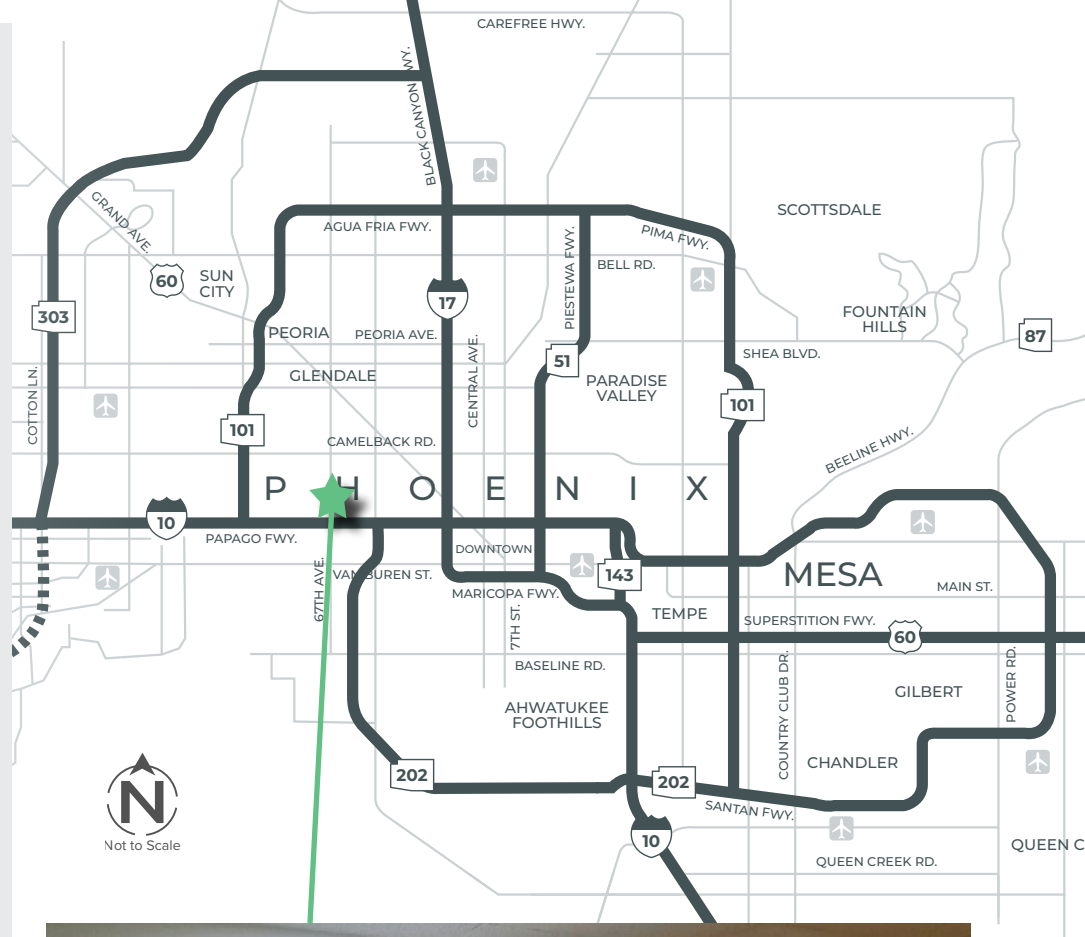
**25 Minute Drive**  
to Sky Harbor  
International Airport



**Convenient Freeway**  
access from I-17  
and Loop 101



**Join Current Tenants**  
Dentist/Orthodontist  
OB-Gyn/Midwife  
Naturopath  
Therapist  
Medical Specialists  
Internal Medicine/Geriatrics  
Chiropractor  
Optician



## Contact Us:



**PHILIP WURTH, CCIM**

+1 602 369 9261  
philip.wurth@cbre.com

# CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.