

PHOENICIAN MEDICAL CENTER

FOR LEASE | MEDICAL OFFICE

1343 N ALMA SCHOOL RD | CHANDLER, AZ 85224



CBRE

PROPERTY OVERVIEW

PHOENICIAN MEDICAL CENTER is a multi-tenant medical office building strategically located in the rapidly growing city of Chandler. The project offers easy access to major roads and highways and is situated just two blocks north of the northeast corner of N. Alma School Rd and W Ray Rd. The existing tenancy includes a variety of specialties, including primary care, family medicine, neurology, ambulatory surgical center, and more.

PROPERTY HIGHLIGHTS



Prominent Signage



Surface & Covered
Parking Available



Strong Demographics



Convenient Access
to SR-87 and Loop 101



Lush Landscaping



Close to Established
Retail and Dining



On-site Restaurant



7 Minutes from Chandler
Regional Medical Center



Excellent Visibility
Fronting N. Alma
School Rd.



9 Minutes from
Dignity Health Arizona
General Hospital



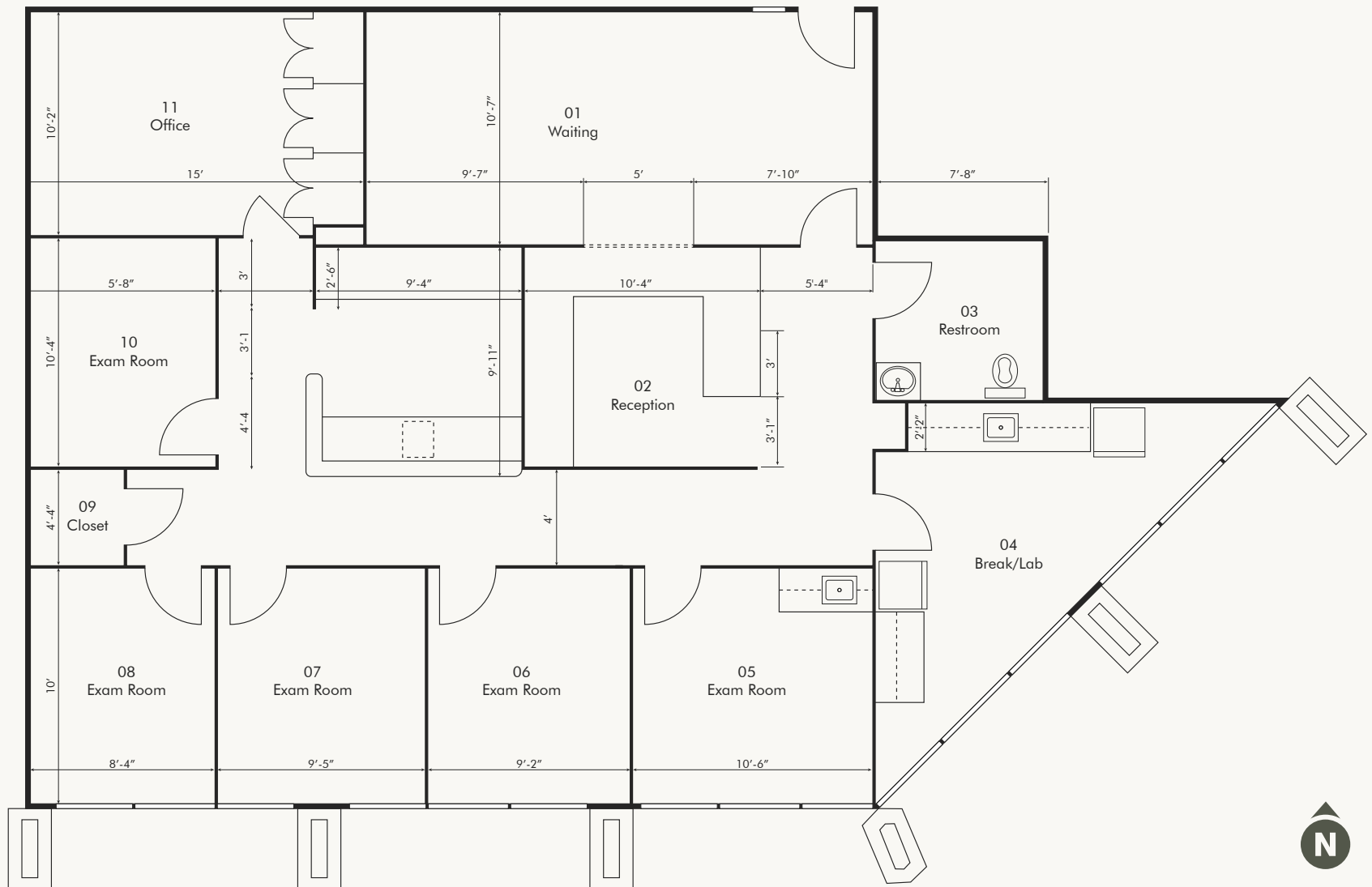
PROPERTY SUMMARY

| | |
|--------------------------------|---|
| TYPE | Multi-Tenant Medical Office Building |
| BUILDING SF | ±25,884 SF |
| AVAILABLE SF | Suite 170: ±1,503 SF (New Spec Suite) Suite 150: ±2,500 SF |
| RATE | \$28.00/SF Modified Gross, Net of Janitorial |
| YEAR OF CONSTRUCTION | 1986 |
| SIZE AREA | 0.379 AC |
| TAX ASSESSOR PARCEL NO. | 302-43-180Z |
| ZONING | PAD, Chandler |
| NO. OF STORIES | 2 |
| PARKING RATIO | 5:1000 Covered, Reserved Available |

FLOOR PLANS

SUITE 170

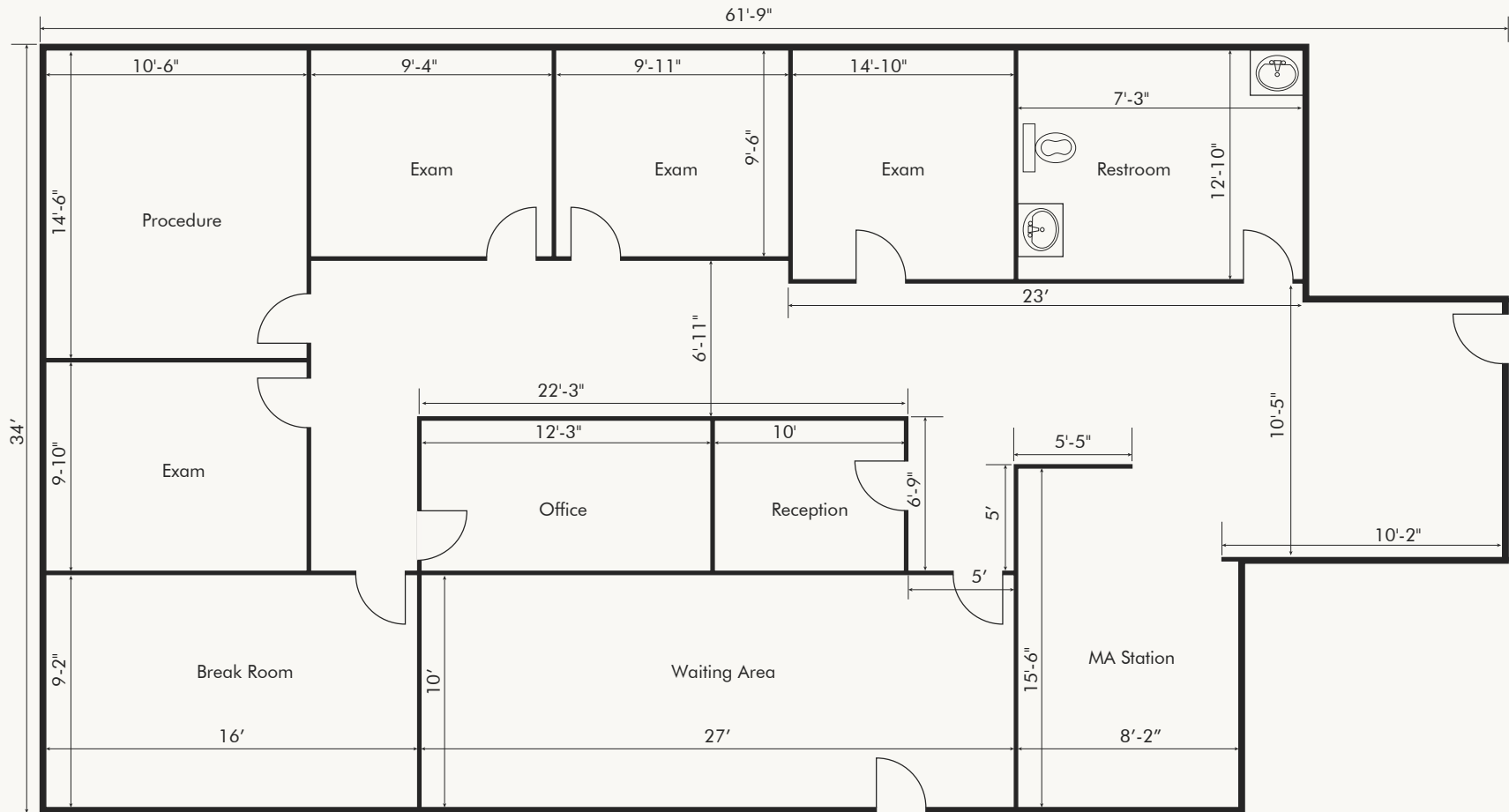
±1,503 SF | SPEC SUITE



FLOOR PLANS

SUITE 150

±2,500 SF



LOCATION ADVANTAGE

DEMOGRAPHICS



POPULATION

| | |
|---------|---------|
| 1 MILE | 19,145 |
| 3 MILES | 146,972 |
| 5 MILES | 344,097 |



MEDIAN HH INCOME

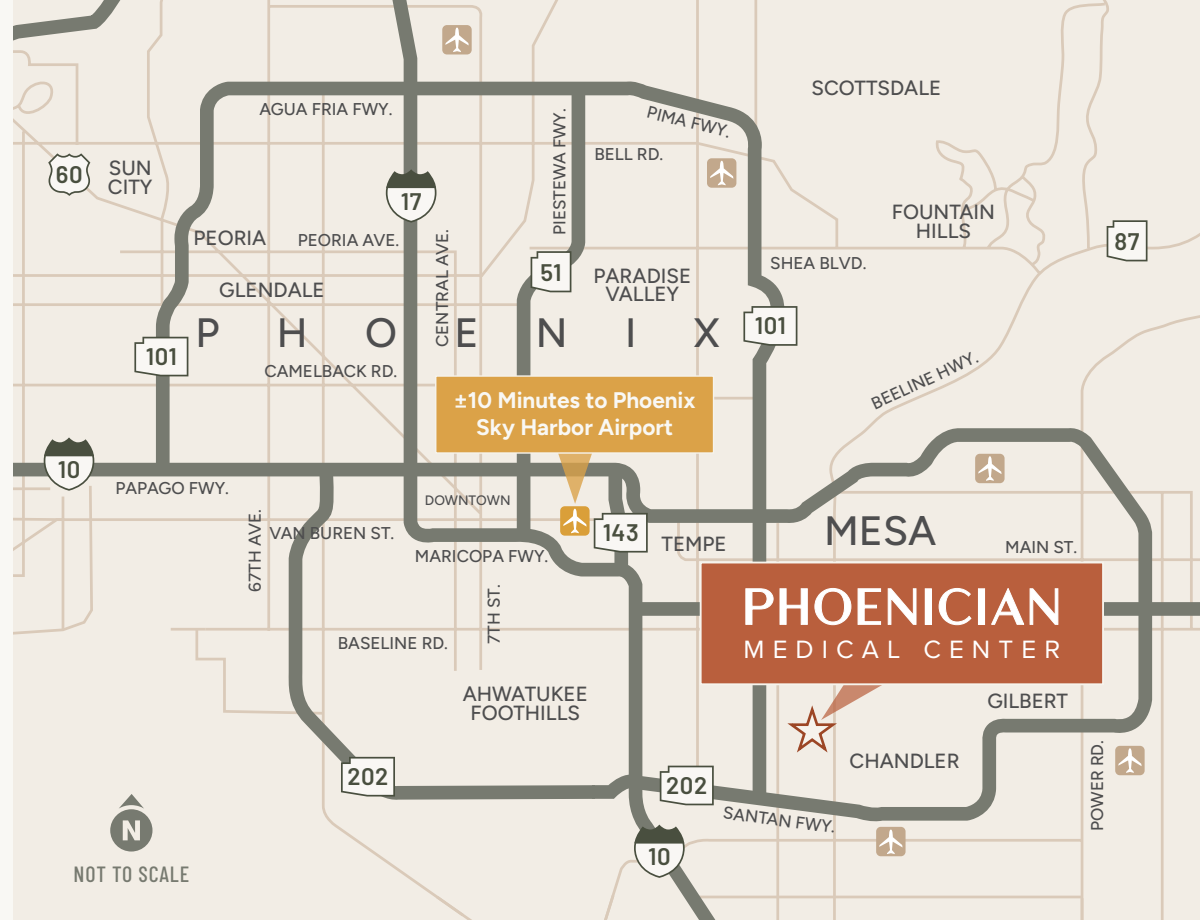
| | |
|---------|----------|
| 1 MILE | \$75,017 |
| 3 MILES | \$83,500 |
| 5 MILES | \$90,941 |

Source: ESRI



TRAFFIC COUNTS

- ±14,296 VPD at N Alma School Rd & W Ray Rd
- ±13,747 VPD at N Alma School Rd & W Knox Rd





Apache Park

W Knox Rd

W Orchid Ln

PHOENICIAN
MEDICAL CENTER

**Ambulatory
Surgical Center**
UNDER CONSTRUCTION

W Alma School Rd

FOR MORE INFORMATION, PLEASE CONTACT:

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