

For Sublease

cresa



# Stonegate Office Park Bldg. F

14155 North 83rd Ave. Suites 134/136

Peoria, AZ

## Space Profile:

<b>Premises:</b>	Medical/Office
<b>Building Type:</b>	Class B Medical
<b>RSF:</b>	4,013 - 5,053 SF
<b>Availability:</b>	Immediate
<b>Master Lease EXP:</b>	September 30, 2026
<b>Built:</b>	2006
<b>Parking:</b>	5.00/1,000
<b>Rental Rate:</b>	\$ 24.50 NNN
<b>NNN's:</b>	\$ 5.01/SF

## Property Features:

- Stonegate Office Park is an upscale condominium project with well-kept common areas and contemporary architectural design
- Part of the 78,000 SF, Multi-Tenant Office/Medical Complex
- Close to (8) major medical centers including Banner Thunderbird, Banner, Boswell, Pinnacle Surgery Center, Trillium Specialty, Kindred Hospital, HealthSouth Rehab, Phoenix Children's and Aurora Behavioral Health
- The Property is situated along 83rd Ave. and has Immediate Access to Loop 101 & Thunderbird Rd.
- Close Proximity to Restaurants and Retail Amenities
- Building Signage Opportunity

For more  
information  
contact:



**Rod Beach**  
602.690.7050  
rbeach@cresa.com

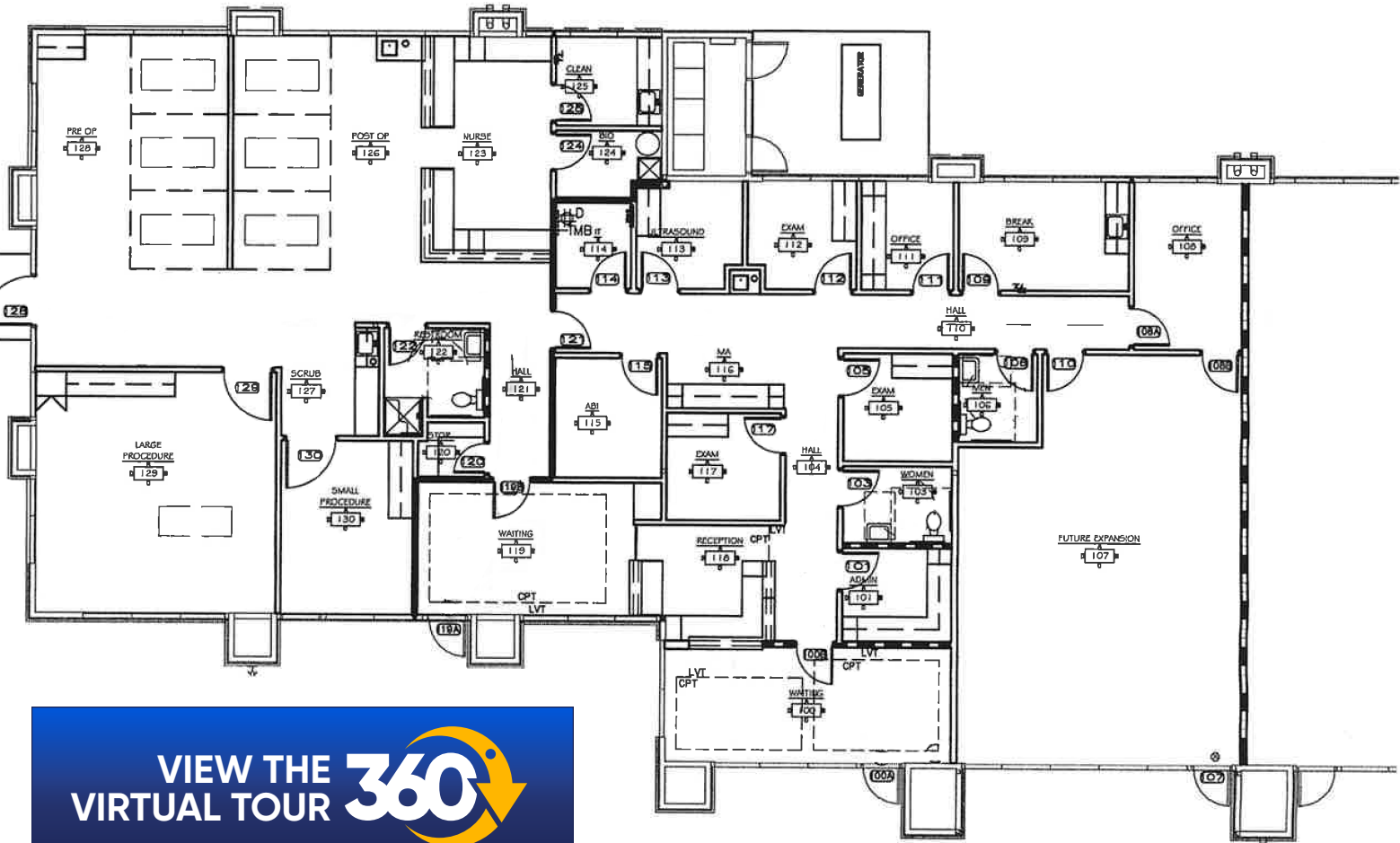


**Jason Malcolm**  
480.326.4579  
jmalcolm@cresa.com

# Stonegate Office Park Bldg. F

14155 North 83rd Ave., Suites 134/136,  
Peoria, AZ

4,013 - 5,053 SF



## Space Features:

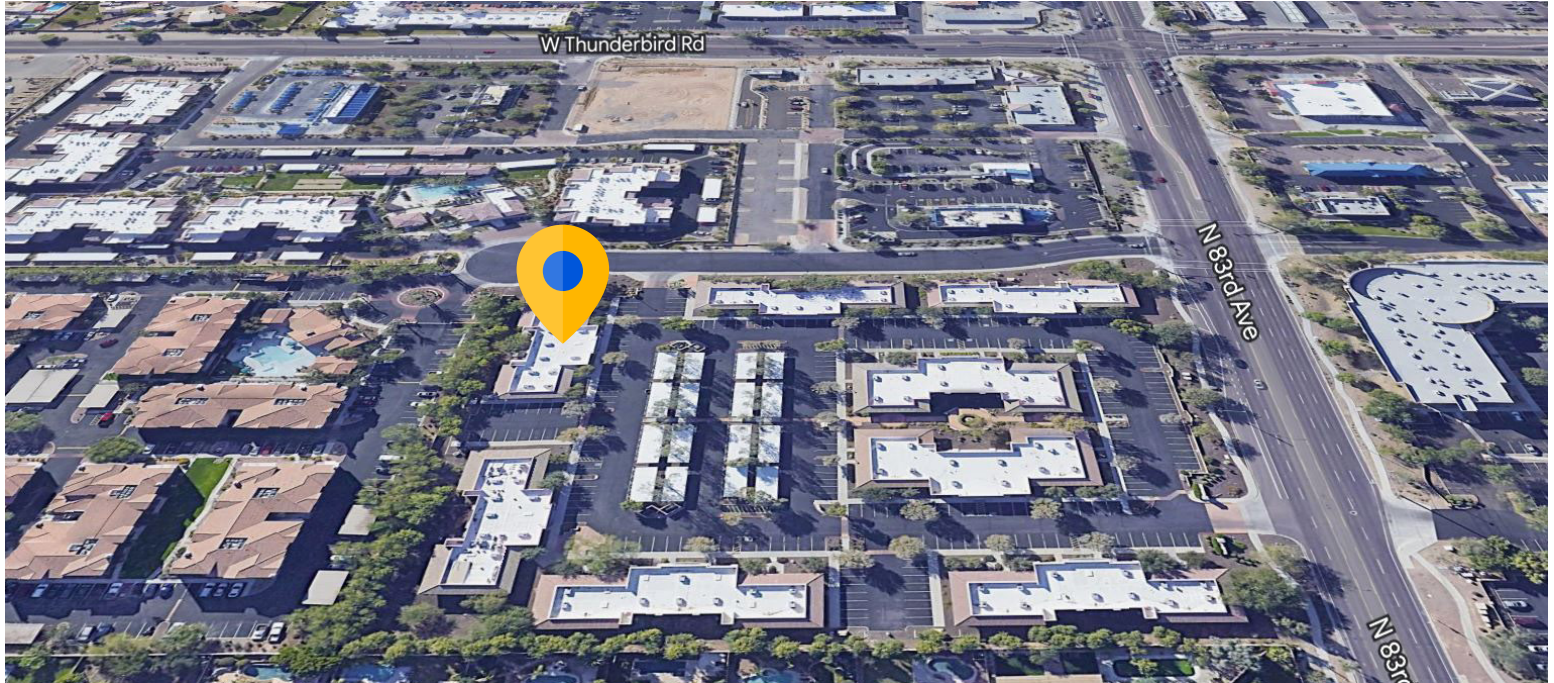
- Approximately 4,013 SF of usable space + 1,040 SF of undeveloped storage space
- Suites sports:
  - 1 Reception Area, 2 Waiting Rooms, 3 Private Offices, 3 Exam Rooms, 1 Large Procedure Room, 1 Small Procedure Room, 1 Nurse Area, 1 Pre/Post Op, 1 Ultrasound Room, 1 Clean Room, 1 Bio Room, 3 Restrooms, 1 ABI Room, 1 Break-room and 1 IT Room



Cresa © 2022. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Stonegate Office Park Bldg. F

14155 North 83rd Ave., Suites 134/136,  
Peoria, AZ



## Location & Access:

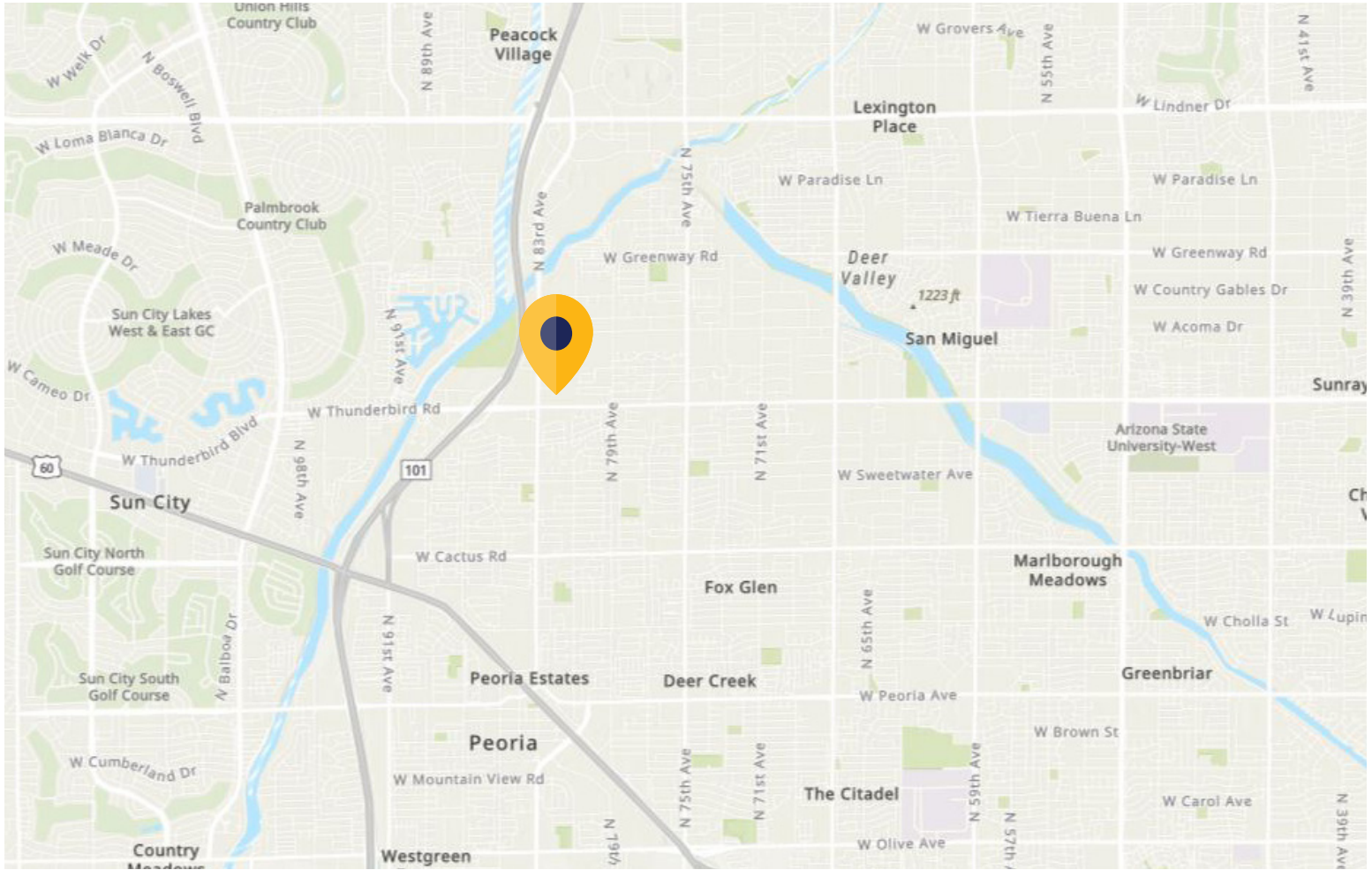
- Building F is part of a 78,000 SF Multi-Tenant Office/Medical Complex
- Frontage on 83rd Ave
- Immediate Access to Loop 101
- Close Proximity to Restaurants and Retail Amenities



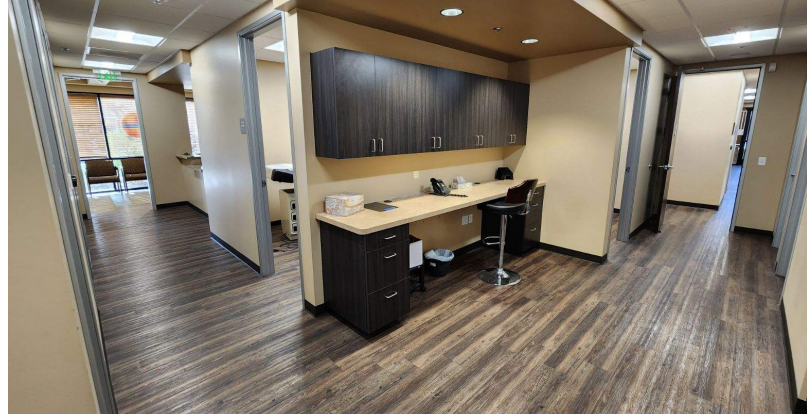
Cresa © 2022. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Stonegate Office Park Bldg. F

14155 North 83rd Ave., Suites 134/136,  
Peoria, AZ



Cresa © 2022. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



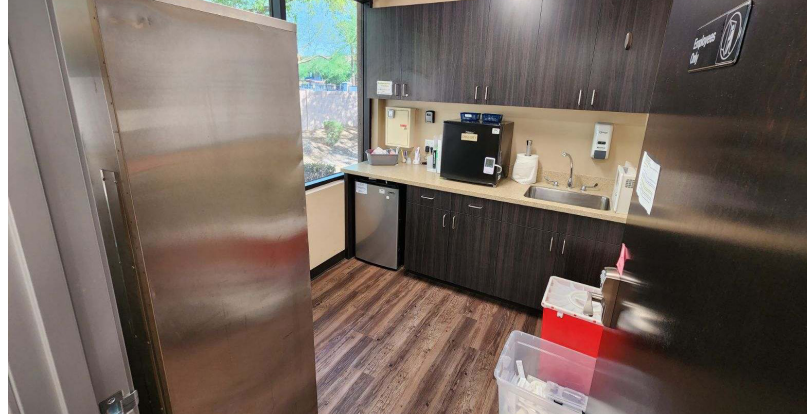
## Stonegate Office Park Bldg. F

14155 North 83rd Ave., Suites 134/136,  
Peoria, AZ

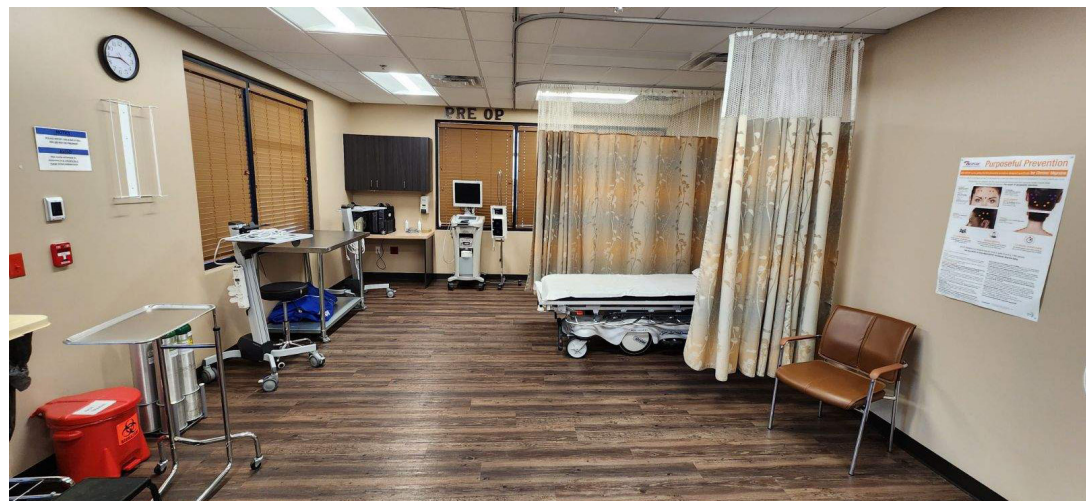
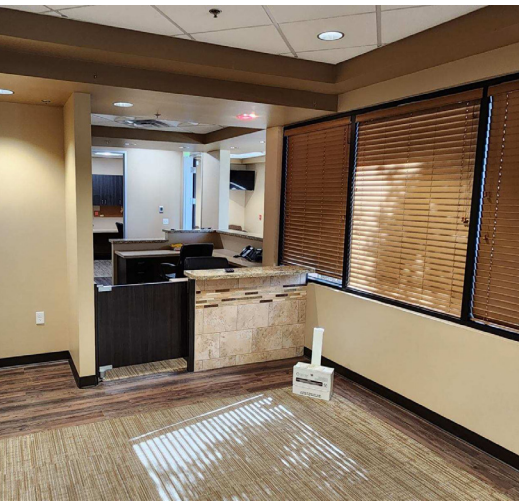
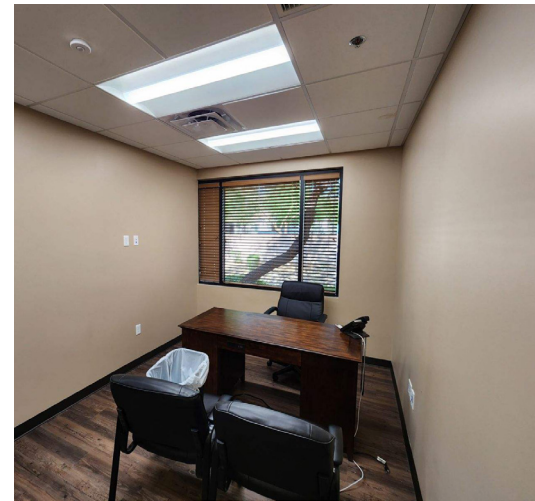


**cresa** . . .

Cresa © 2022. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**Stonegate Office Park Bldg. F**  
**14155 North 83rd Ave., Suites 134/136,**  
**Peoria, AZ**



**cresa** . . .

Cresa © 2022. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.