

**12814 N 28TH DR, PHOENIX, AZ**



**FOR LEASE**  
**FULLY FURNISHED DETOX CENTER/  
BEHAVIORAL HEALTH RESIDENTIAL FACILITY**

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# THE OPPORTUNITY

The tenant has completed construction on an in-patient detox facility but has chosen not to proceed with operations. They are offering to assign the lease, providing an excellent opportunity for another operator, whether focused on detox or broader behavioral health services, to open a move-in-ready, furnished facility.

- Address: 12814 N 28th Dr, Phoenix
- Suites: 100 & 125
- Facility Size: 17,499 SF
- Rate: (Place Holder)
- Lease Term: Expires 4/30/2031
- Zoning: C-1

**Building and Monument signage available**

**Turnkey Facility** – Move-in ready with medical grade furnishings and equipment

**Location** – Easy access to I-17, public transportation, and major medical hubs

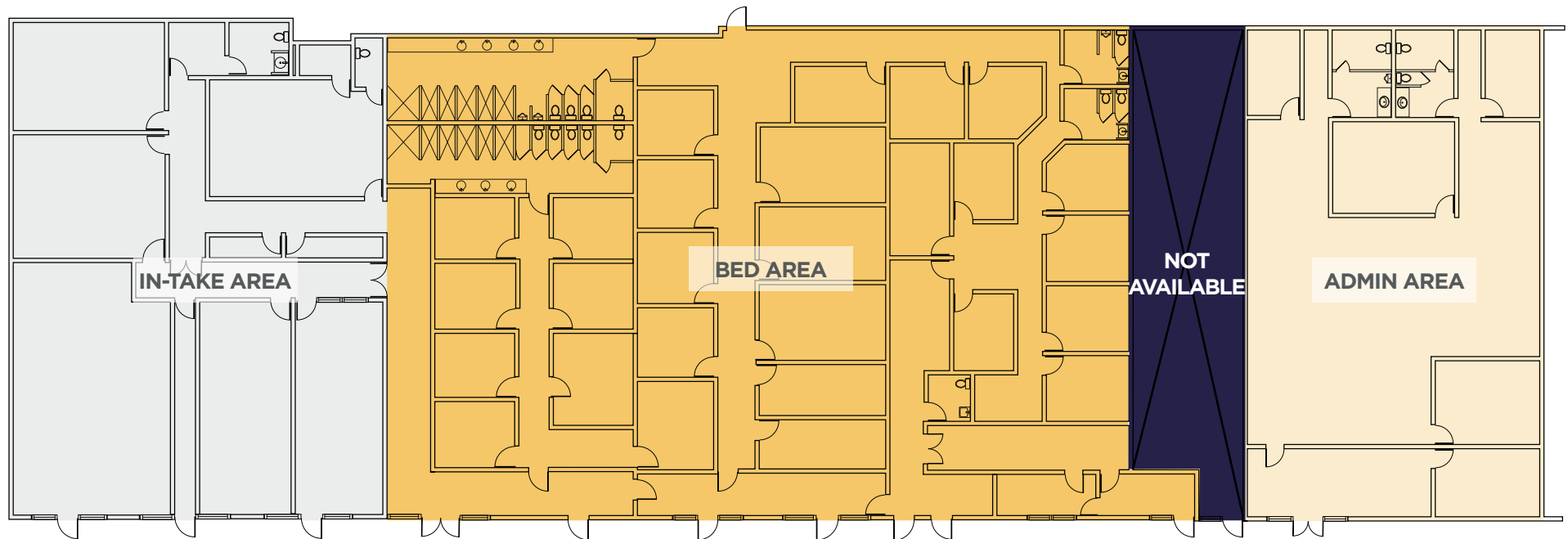
**Ample Parking** – On-site parking for staff and patients

## RENT SCHEDULE

PSF NNN Rent	Monthly NNN Rent	Start Date	End Date
\$14.89 PSF	\$21,719.27	5/1/2025	4/30/2026
\$15.39 PSF	\$22,448.39	5/1/2026	4/30/2027
\$15.89 PSF	\$23,177.52	5/1/2027	4/30/2028
\$16.40 PSF	\$23,906.64	5/1/2028	4/30/2029
\$17.03 PSF	\$24,835.77	5/1/2029	4/30/2030
\$17.41 PSF	\$25,384.88	5/1/2030	4/30/2031

*\*NNN's are currently \$10,643.32 per month. Tenant pays electric and janitorial for the Premises.*

# FLOOR PLAN



10 Exterior doors on East side entrance of building

Facility encompasses Suites 100, 110, 115, 125

The Premises Includes: 60 Twin Size Beds in 27 rooms

## Men's Restroom Core:

- 4 Stalls (including 1 ADA) and 2 Urinals
- 5 Shower stalls + 1 ADA shower
- 8 Sinks

## Women's Restroom Core:

- 5 Stalls (including 1 ADA)
- 5 Shower stalls + 1 ADA shower
- 5 Sinks

## Additional Restrooms:

- 3 Private restrooms
- 2 Restrooms with 2 stalls each and 1 sink each
- 2 ADA Restrooms with 1 toilet, sink and ADA shower



# INTERIOR PHOTOS



# LOCATION

## Nearby Hospital Systems

HonorHealth John C. Lincoln Medical Center	5.1 MILES
HonorHealth Deer Valley Medical Center	5.8 MILES
Abrazo Central Campus	6.4 MILES
Abrazo Arrowhead Campus	8.4 MILES
Abrazo Scottsdale Campus	10.2 MILES
Mayo Clinic Hospital PHX-1	15.4 MILES







## CONTACT

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