

# 40TH STREET MEDICAL PLAZA

16601 N 40TH STREET, PHOENIX, AZ 85032



Medical Space  
**AVAILABLE FOR LEASE**



TRANSWESTERN

# PROPERTY DETAILS

## Availabilities

**SUITE 101: ±2,779 SF**

**SUITE 115: ±2,643 SF**

**SUITE 129: ±993 SF**

**SUITE 222: ±1,081 SF**

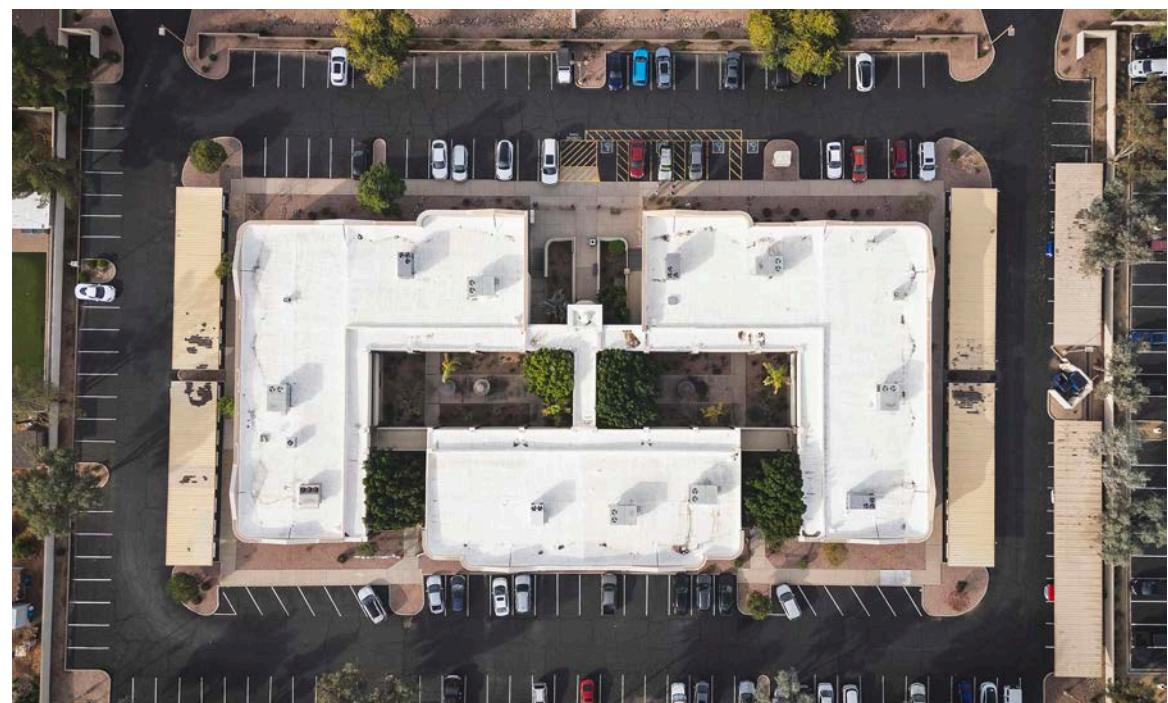
**SUITE 227: ±2,174 SF**

## Rent Rate:

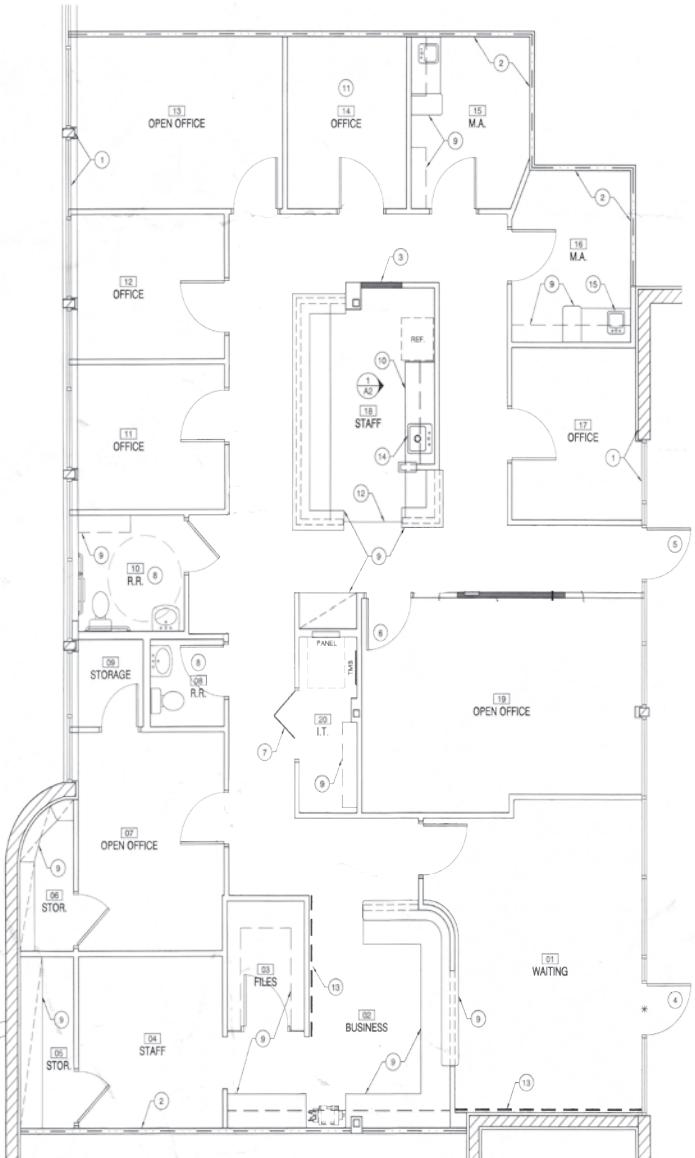
**\$18.00 NNN + 3% ANNUAL  
ESCALATIONS**

## Highlights

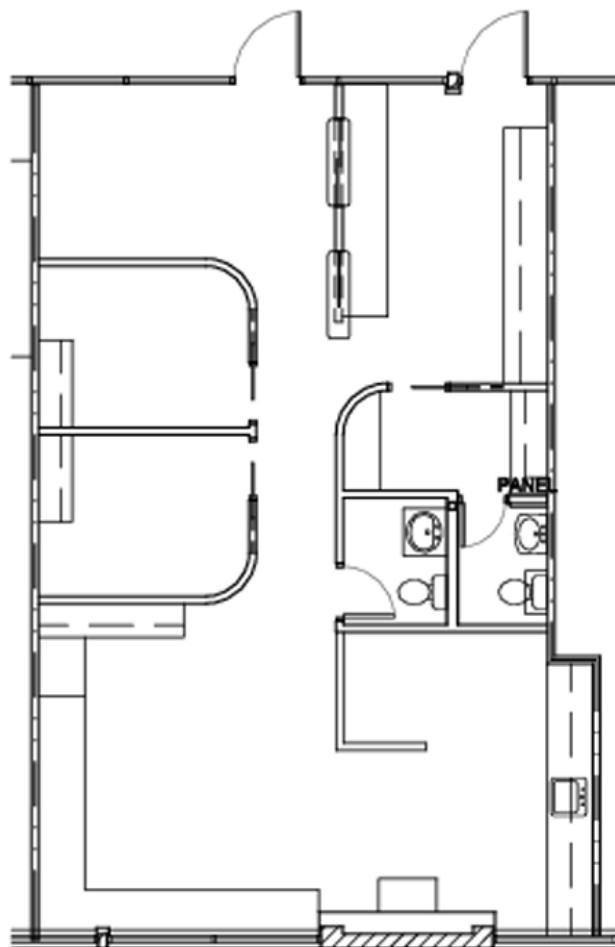
- MONUMENT SIGNAGE AVAILABLE
- CLOSE PROXIMITY TO ABRAZO SCOTTSDALE HOSPITAL CAMPUS
- EASY ACCESS TO 51 FREEWAY
- COVERED, RESERVED PARKING



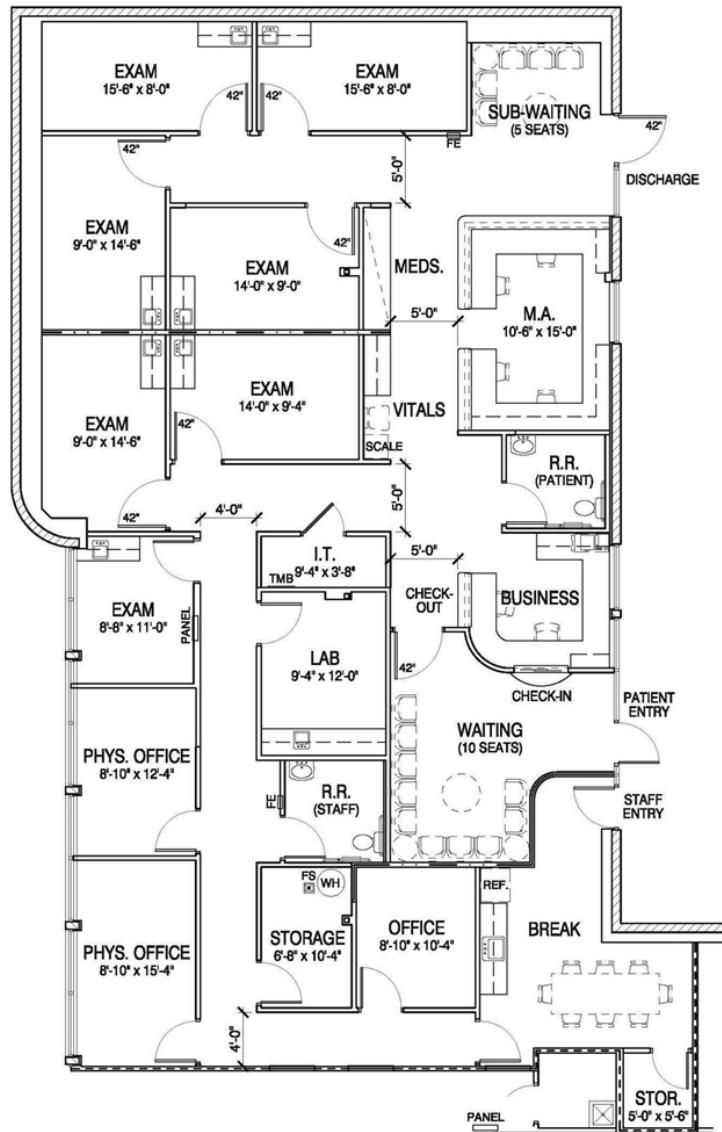
**SUITE 101 : ±2,779 SF**



## SUITE 222 : ±1,081 SF

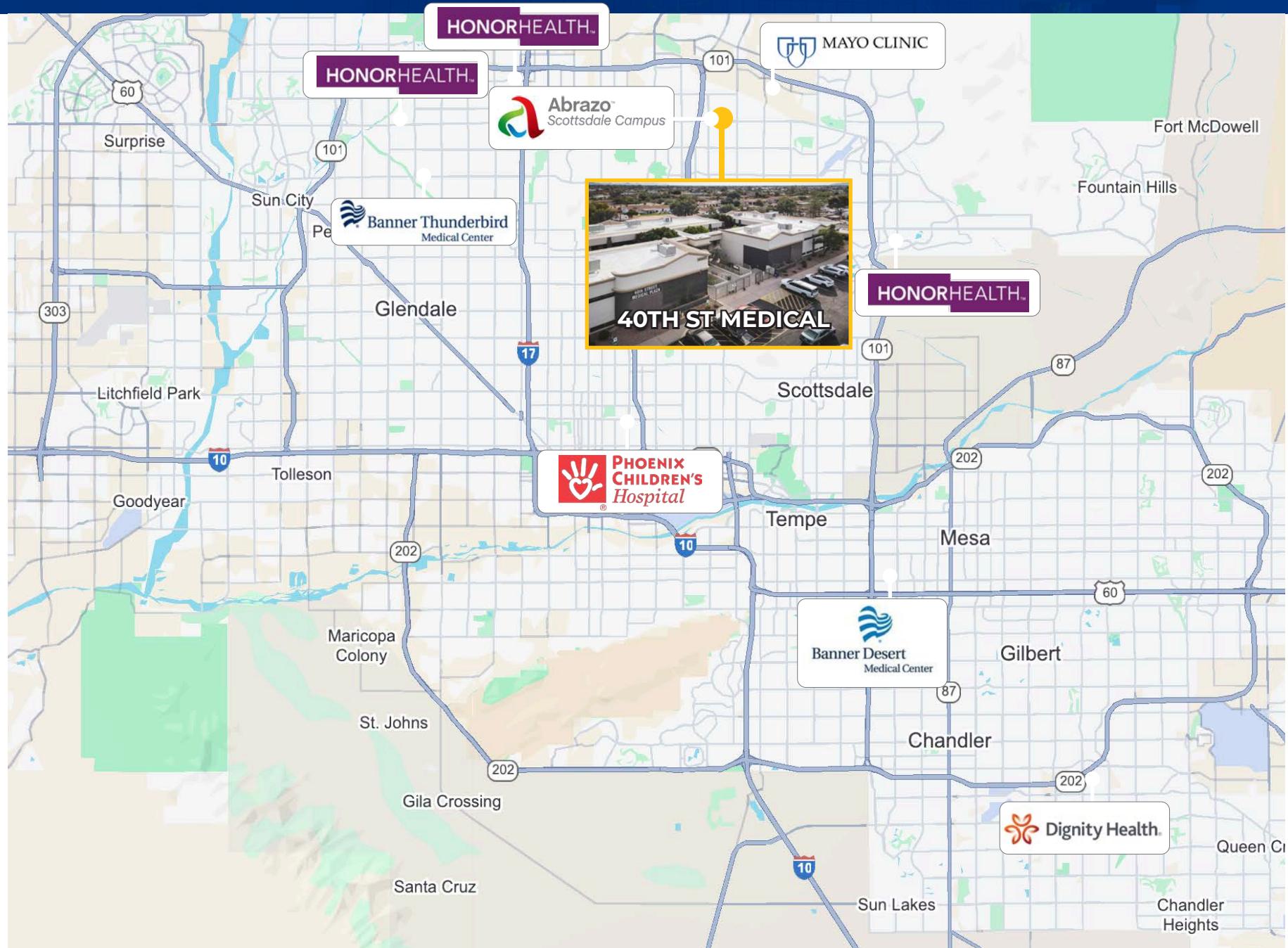


**SUITE 227 : ±2,174 SF**



# NEARBY HOSPITALS

**TRANSWESTERN**



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40th STREET  
MEDICAL PLAZA

## KATHLEEN MORGAN

Managing Director  
**T** (602) 809-1048

[Kathleen.morgan@transwestern.com](mailto:Kathleen.morgan@transwestern.com)

## VINCE FEMIANO

Managing Director  
**T** (602) 791-3310

[Vince.femiano@transwestern.com](mailto:Vince.femiano@transwestern.com)

## KEVIN SMIGIEL

Vice President  
**T** (602) 550-9295  
[Kevin.smigiel@transwestern.com](mailto:Kevin.smigiel@transwestern.com)

## ANDREW OLIVET

Associate  
**T** (602) 370-2685  
[Andrew.olivet@transwestern.com](mailto:Andrew.olivet@transwestern.com)

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