



Medical Suites Available for Lease
Parkvale Medical Building
4616 N 51st Ave, Phoenix, AZ 85031



For Lease: \$26.95 PSF Net Janitorial

Matt Harper, CCIM

+1 (602) 393-6604 • matt.harper@naihonorizon.com

Thomas Bean, CCIM

+1 (602) 393-6790 • thomas.bean@naihonorizon.com

2944 N 44th St, Suite 200

Phoenix, AZ 85018

+1 (602) 955-4000

naihonorizon.com

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Property **Details**

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Fully built-out medical suites with tenant improvements available!

Building

- Highly visible property with building signage potential
- Fully built-out medical suites available
- Tenant improvements available (based on space + terms)
- Professionally managed and well-maintained property
- Elevator served
- 4.5:1,000 parking ratio, including covered/reserved spaces



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Available Suites

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Suite Availabilities	Size	Max Contiguous (RSF)	Lease Rate	Type
202	2,813 SF	4,813 SF	\$26.95 PSF	Net Jan
203	2,000 SF	4,813 SF	\$26.95 PSF	Net Jan
202/203	4,813 SF	4,813 SF	\$26.95 PSF	Net Jan
210/214	3,807 SF	4,951 SF	\$26.95 PSF	Net Jan
212	1,144 SF	4,951 SF	\$26.95 PSF	Net Jan

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Floor Plan, 2nd Floor

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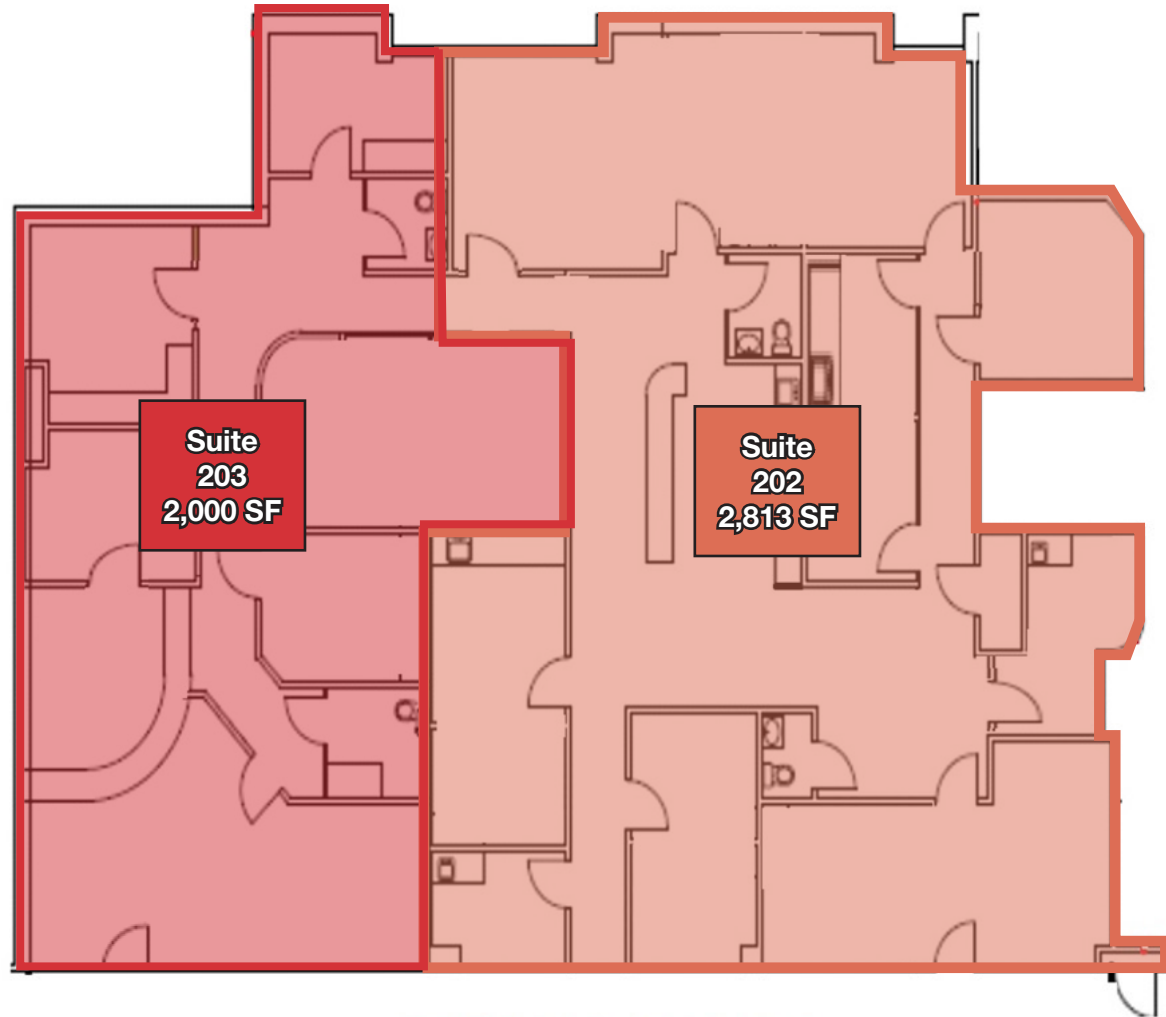
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Floor Plan, 202/203

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**Contiguous
Suite 202/203
4,813 SF**



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Exterior Photos

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Interior Photos

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Area **Map**

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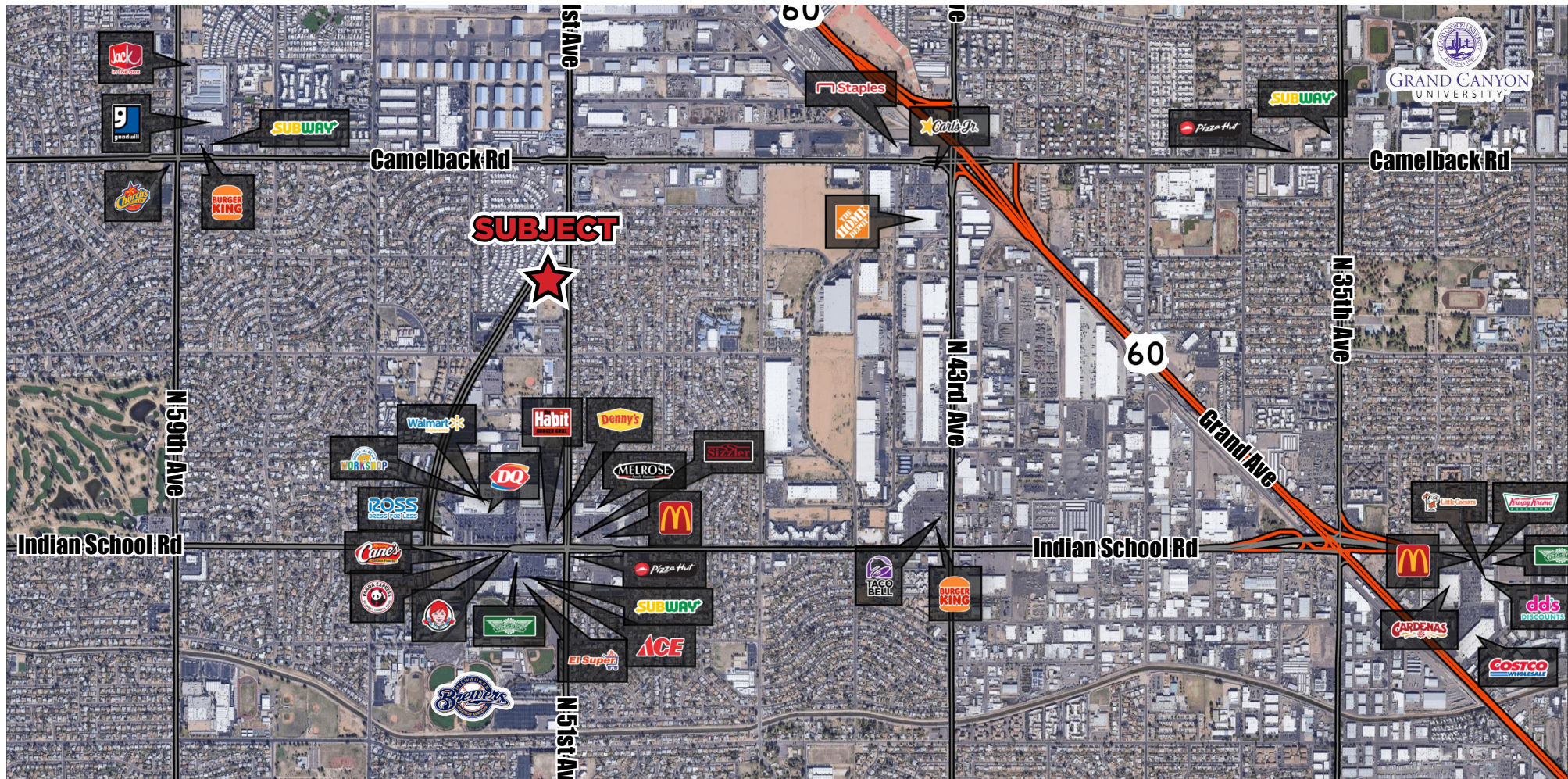
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Retail Map

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Demographics

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Demographics	1 Mile	3 Miles	5 Miles
Population	19,438	234,421	527,581
Average HH Income	\$14,672	\$16,839	\$20,043
Average Age	27.9	27.3	29.1

Traffic Counts	VPD
N 51st Ave	28,239
W Camelback Rd	32,009



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