



For Lease: \$26.95 PSF Net Janitorial

Matt Harper, CCIM
(602) 393-6604 • matt.harper@naihorizon.com

Thomas Bean, CCIM
(602) 393-6790 • thomas.bean@naihorizon.com

2944 N 44th St, Suite 200
Phoenix, AZ 85018
+1 (602) 955-4000
naihorizon.com

Property Details

MEDICAL SUITES AVAILABLE FOR LEASE Parkvale Medical Building 4616 N 51st Ave, Phoenix, AZ 85031



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

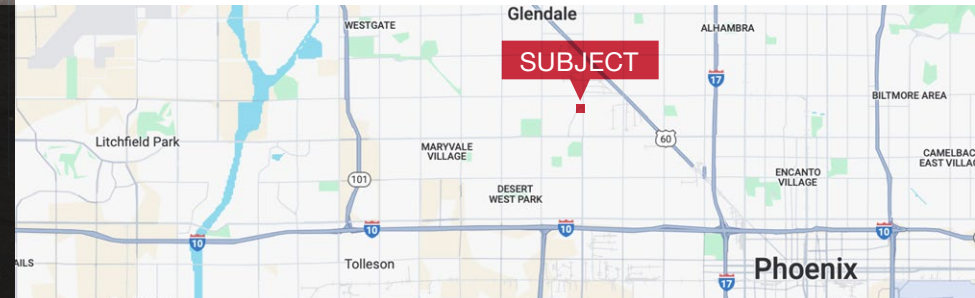
LOCATION

Located in Maryvale Village, one of the Arizona Dept. of Health Services (AZDHS) Medically Underserved Area (AZMUA) which is one of the potential criteria that allows for a possible exemption to the current AHCCCS moratorium.

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

Fully built-out
medical suites with tenant
improvements available!



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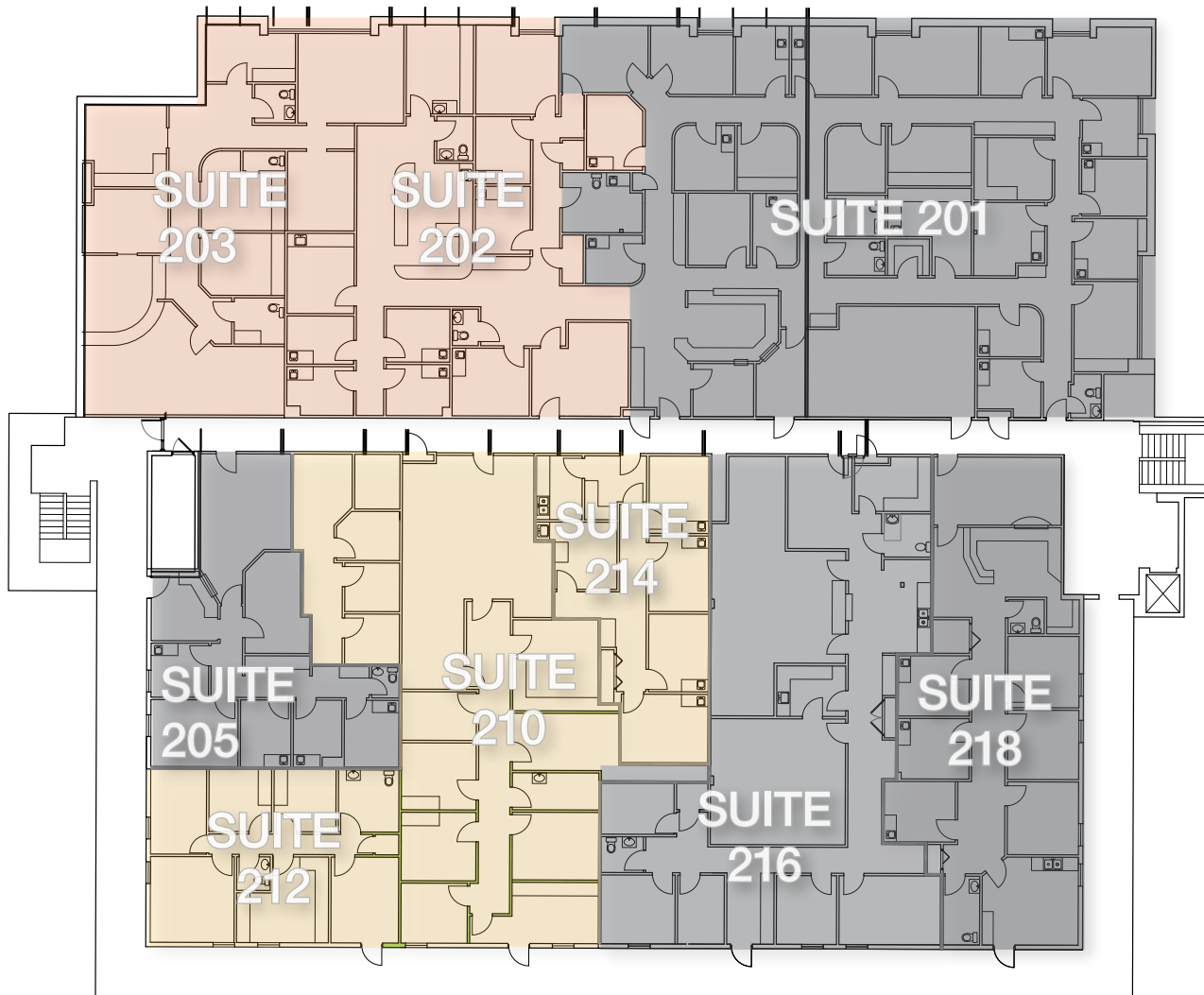
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Available Suites

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FLOOR PLAN 2ND FLOOR



- Leased
Suites 201 | 205 | 216 | 218
- 4,813 SF Max Contiguous
Suites 202 | 203
- 4,951 SF Max Contiguous
Suites 210 | 212 | 214

AVAILABLE SUITES	SIZE	MAXIMUM CONTINGUOUS (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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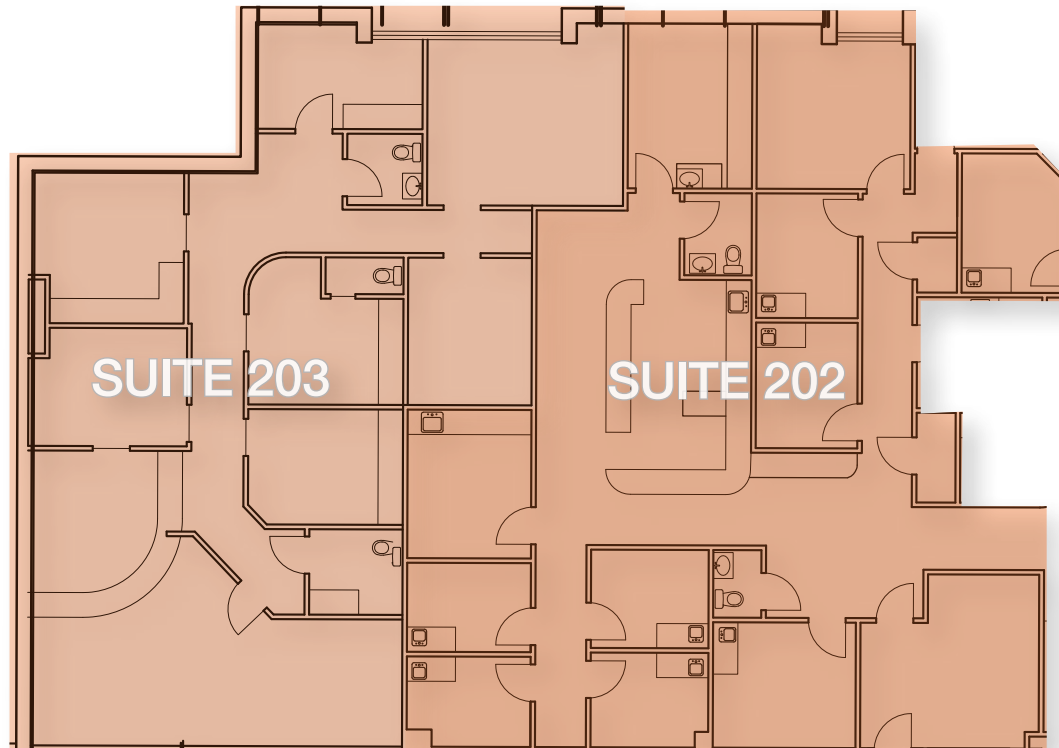
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FLOOR PLAN 2ND FLOOR DETAIL



4,813 SF Max Contiguous
Suites 202 | 203

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Exterior Photos

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Interior Photos

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First Floor Common Lobby



Suite 202 Reception



Suite 202 Admin Desk

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Interior Photos

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Suite 202



Suite 202



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Interior Photos

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Suite 210



Suite 210



Suite 203



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Suite 210



Suite 210



Suite 212



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Suite 212



Suite 212



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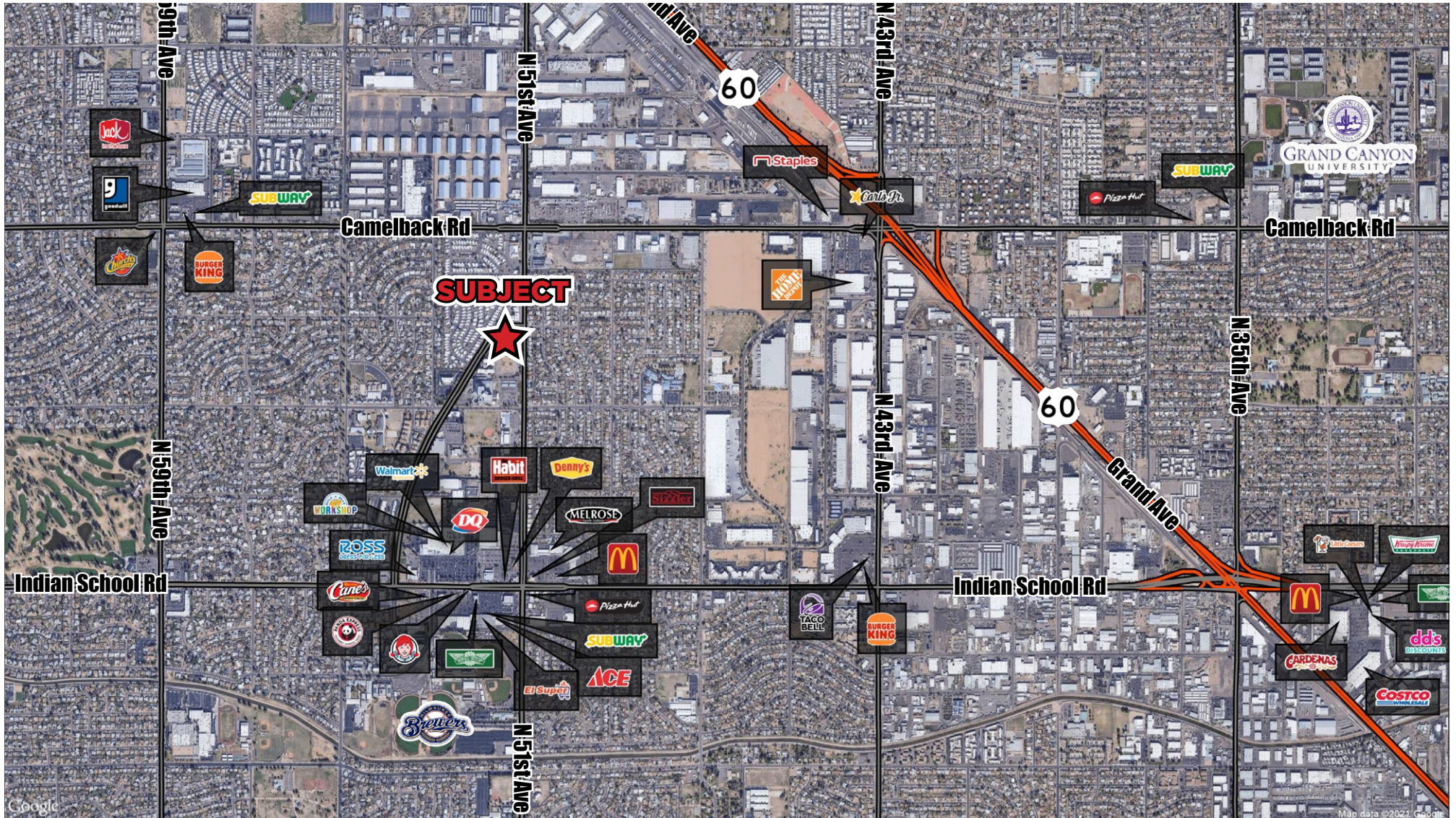
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Retail Map

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