

# DESERT RIDGE

MEDICAL CAMPUS

20950 & 20940  
NORTH TATUM BOULEVARD  
PHOENIX, AZ 85050

Premier Medical Office Space for Lease



Building owned and managed by  
**HEALTHCARE REALTY**

**SHEILA BALE**  
Managing Director  
+1 602 224 4454  
sheila.bale@cushwake.com

**ERIKA ECKBLAD**  
Associate  
+1 602 224 4451  
erika.eckblad@cushwake.com

# Opportunity

- 3-Story Class A Medical Office Buildings
- Lease Rate: \$31.00/NNN
- Gurney Sized Elevator
- 4 Hospitals Within a 5 Mile Radius
- .3 Miles From Loop 101
- Monument Signage Available with exposure to 217,000 Average Daily Traffic Drive Bys
- Covered & Surface Parking (5.0/1,000 SF)
- Specialists within Desert Ridge Medical Campus include an Outpatient Surgery Center, Urology, Dental, Dermatology, Heart & Vascular Center, Pediatrics, Family Medicine & on-site urgent care

BUILDING A SIZE  
**59,048 SF**

YEAR BUILT  
**2004**

BUILDING B SIZE  
**59,676 SF**

YEAR BUILT  
**2006**



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# Property Photos



**POPULATION WITHIN  
5 MILES**

**213,922**

**AVERAGE HOUSEHOLD  
INCOME WITHIN 1 MILE**

**\$168,482**

**ANNUAL HEALTHCARE  
SPENDING PER PERSON  
WITHIN 1 MILE**

**\$10,392.21**

Source: ESRI

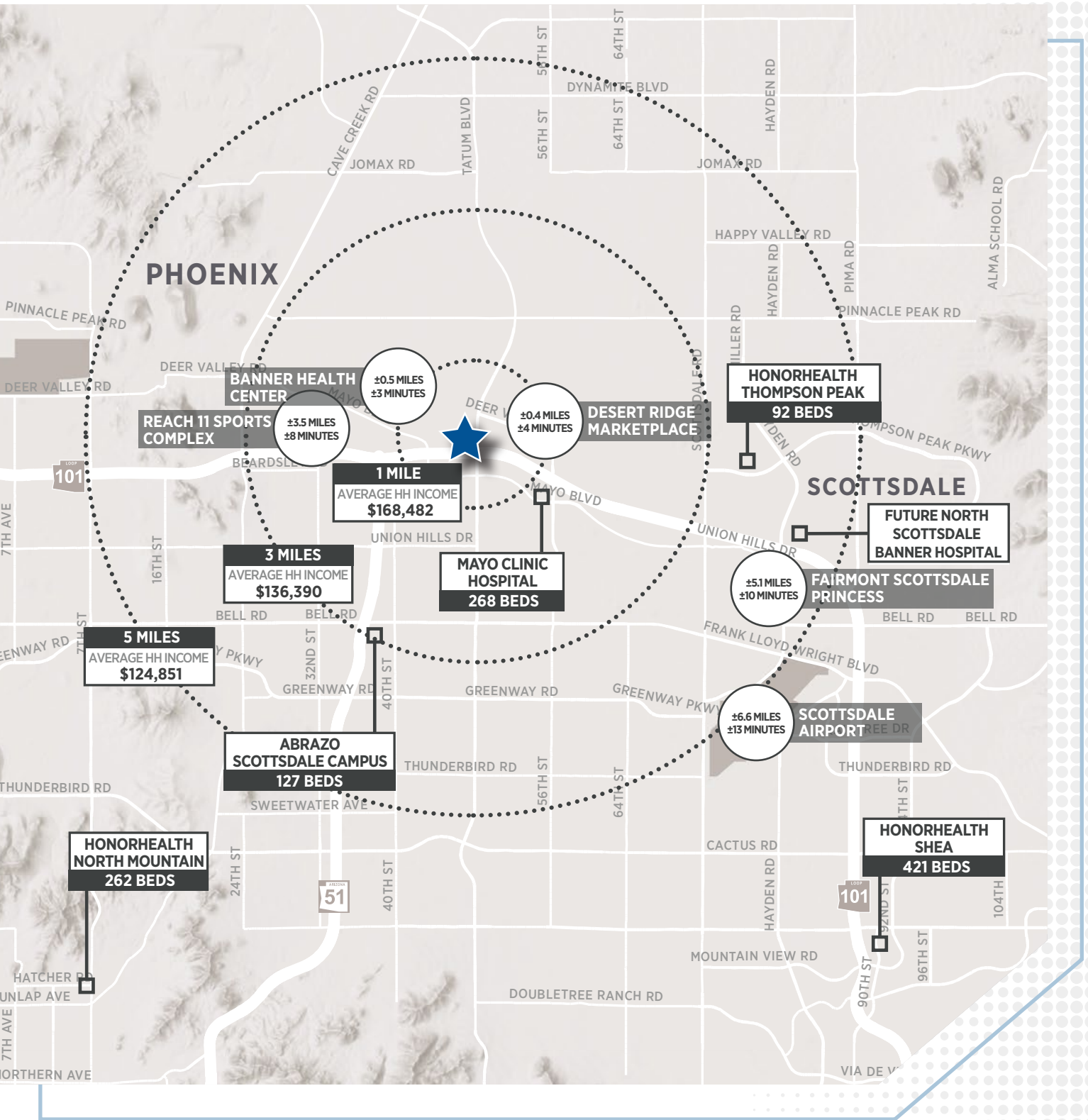


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# Nearby Medical



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