

3330-3320 North 2nd Street, Phoenix, AZ 85012

MEDICAL SPACE FOR LEASE



BUILDING FEATURES

- Two medical office buildings totaling ±64,085 SF
 - 3320 Building: ±13,307 SF
 - 3330 Building: ±50,770 SF
- Generous TI allowance available
- Surgery center
- Easy covered, patient pick-up and drop-off
- Excellent midtown location
- On-site parking garage with direct access on three levels
- Close to Banner University, VA, and Dignity St. Joe's hospitals
- Professionally managed and maintained



INFORMATION

YEAR BUILT: 1985

ASKING RATE: 3330 Building: \$23.50 - \$25.00 Full Service
3320 Building: TBD

EXPENSES: Base Year

AVAILABILITIES:

3330 Building	Suite 101	±598 SF
	Suite 200	±1,603 SF
	Suite 207	±1,256 SF
	Suite 211	±1,876 SF
	Suite 401	±2,907 SF
	Suite 500	±2,269 SF
	Suite 502	±3,069 SF
	Suite 601	±4,587 SF
2 nd Floor - Large Contiguous Space		±9,672 SF
3320 Building	Surgery Center	±13,307 SF
	4 Class B Operating Rooms	Available December 2021

TENANT MIX

- Genomics Research
- Primary Care
- Podiatry
- Pain Management
- Pulmonology
- Nephrology
- Ophthalmology



DEMOGRAPHICS

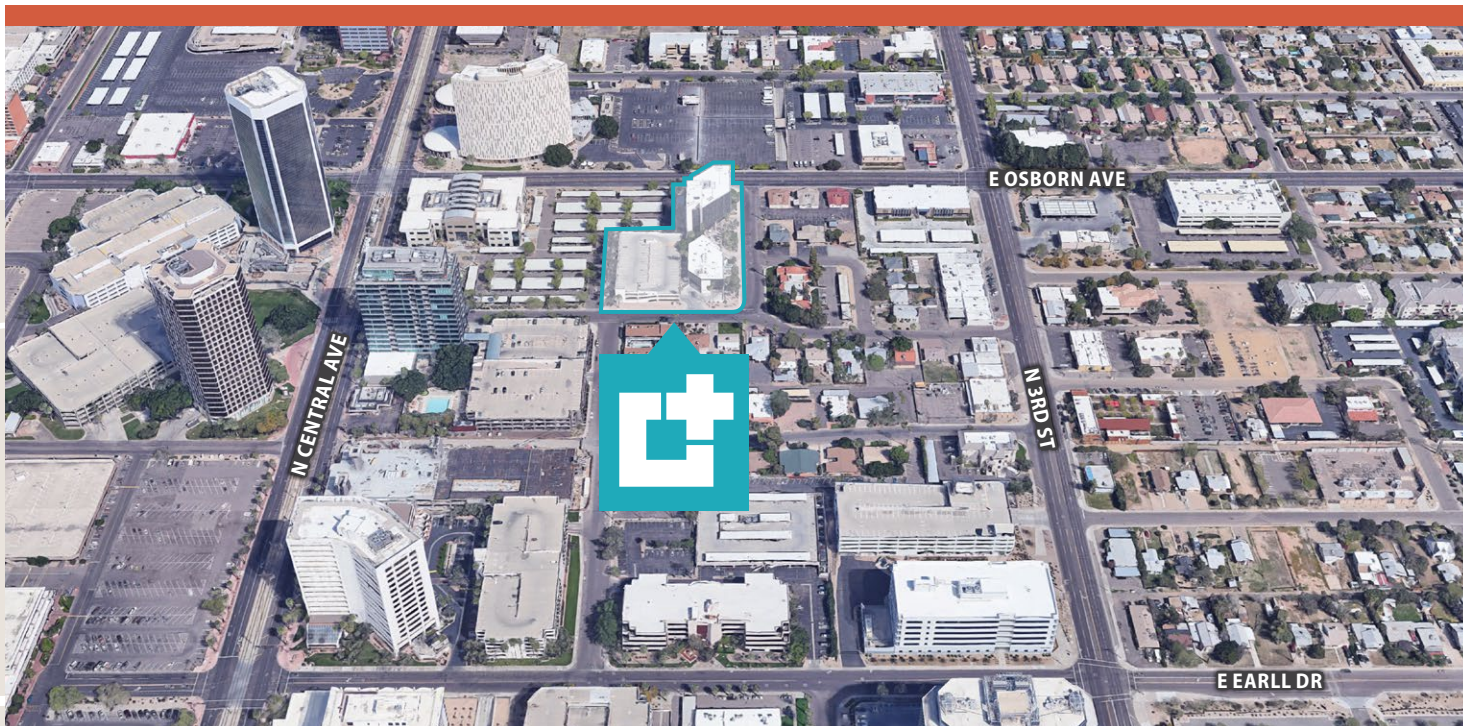
196K	74K	6	107	16
EMPLOYEES WITHIN 3 MILES	HOUSEHOLDS WITHIN 3 MILES	HOSPITALS WITHIN 3 MILES	RESTAURANTS WITHIN 1 MILE	HOTELS WITHIN 1 MILE

LOCATION FEATURES

- Convenient central Phoenix location with an abundance of desirable retail and restaurant amenities
- Next to Dignity St. Joseph's Hospital, Banner University Medical Center, Phoenix Children's Hospital, and Veterans Administration Health Care
- Located within two and half miles of four different freeways giving patients easy access from all parts of the Valley
- Just a few minutes walk from the light rail station on Central Avenue and Osborn Road

NEARBY HOSPITALS





Leasing Information:

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