



## MEDICAL OFFICE FOR LEASE

Partnership. Performance.



### St. Luke's Medical Center Medical Office Building

Medical office space connected to St. Luke's Medical Center. Close proximity to 14 major medical facilities.

525

**N 18TH STREET**

PHOENIX, AZ 85006

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Senior Vice President  
602.505.3010  
nicholas.pelusio@avisonyoung.com

revised: 09/04/2018



# Medical Office for Lease

## St. Luke's Medical Office Building

### Property Information

**Building Size:** ± 56,707 SF

**Availability:**

Suite 303 1,249 RSF

Suite 304 2,805 RSF

**Contiguous 4,054 RSF**

Suite 306 2,038 RSF

Suite 307 866 RSF

Suite 308 909 RSF

Suite 309 1,249 RSF

Suite 310 1,216 RSF

**Contiguous 6,278 RSF**

Suite 400 1,838 RSF

Suite 402 2,346 RSF

Suite 404 2,912 RSF

**Contiguous 5,258 RSF**

Suite 405\* 1,238 RSF *\*(Executive Suite, Rent by the Day)*

Suite 406 1,243 RSF

Suite 407 1,665 RSF

**Contiguous 2,908 RSF**

Suite 604 1,796 RSF

**Lease Rate:** Starting Rates  
(Plus Annual Increases)

2 year = 15.50 Full Service

3 year = 14.50 Full Service

5 year = 13.50 Full Service

**Tenant**

**Improvements:** Negotiable

**Details:**

Located in Phoenix Medical Corridor close to 14 major medical facilities, including St. Luke's Medical Center/ Behavioral Health Center, St. Joseph's Hospital & Medical Center and Banner Good Samaritan Medical Center

Easy access to I-10, SR-51 and Loop 202

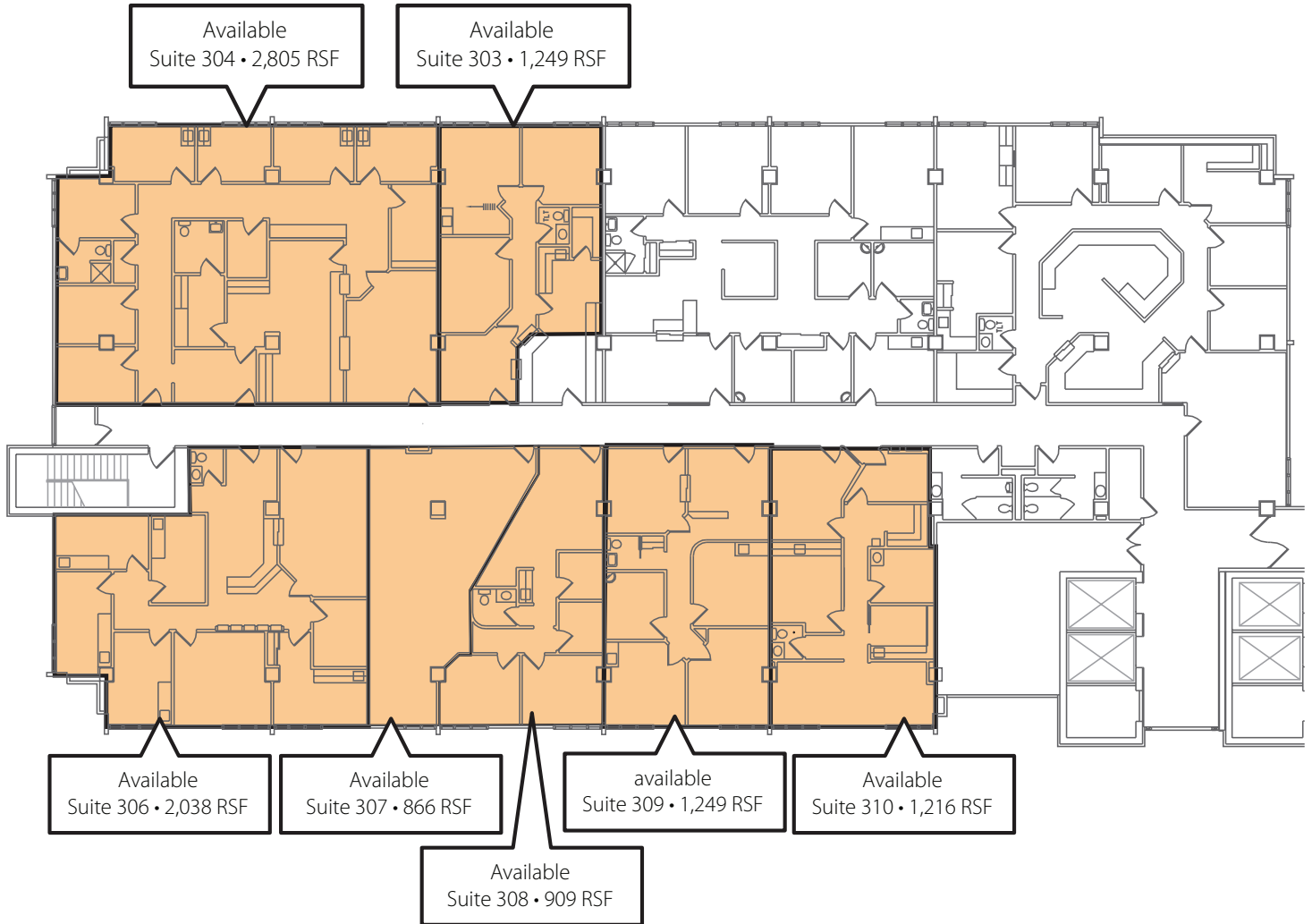
Minutes from Sky Harbor International Airport and Downtown Phoenix



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### 3rd Floor Plan

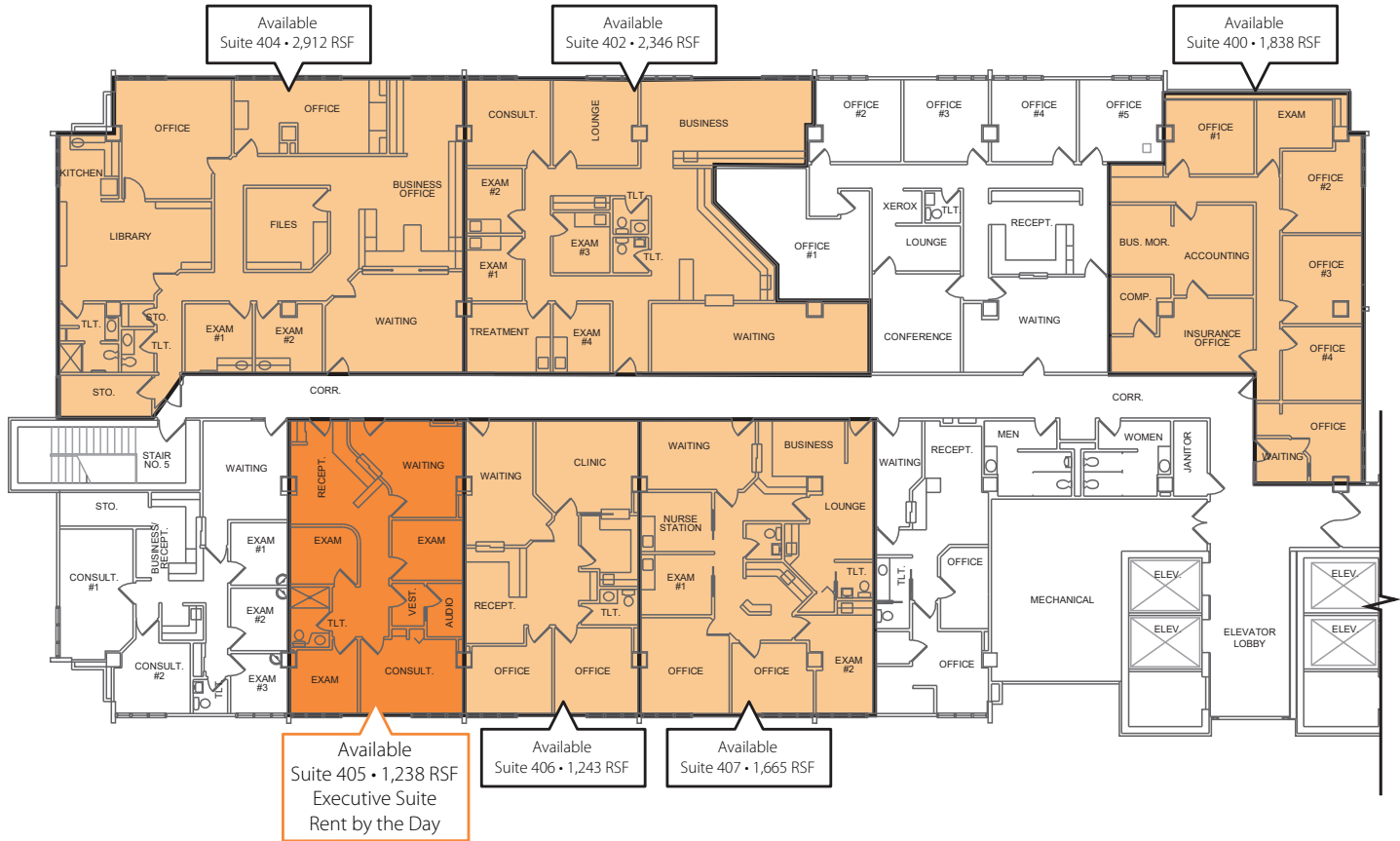


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### 4th Floor Plan



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### 6th Floor Plan



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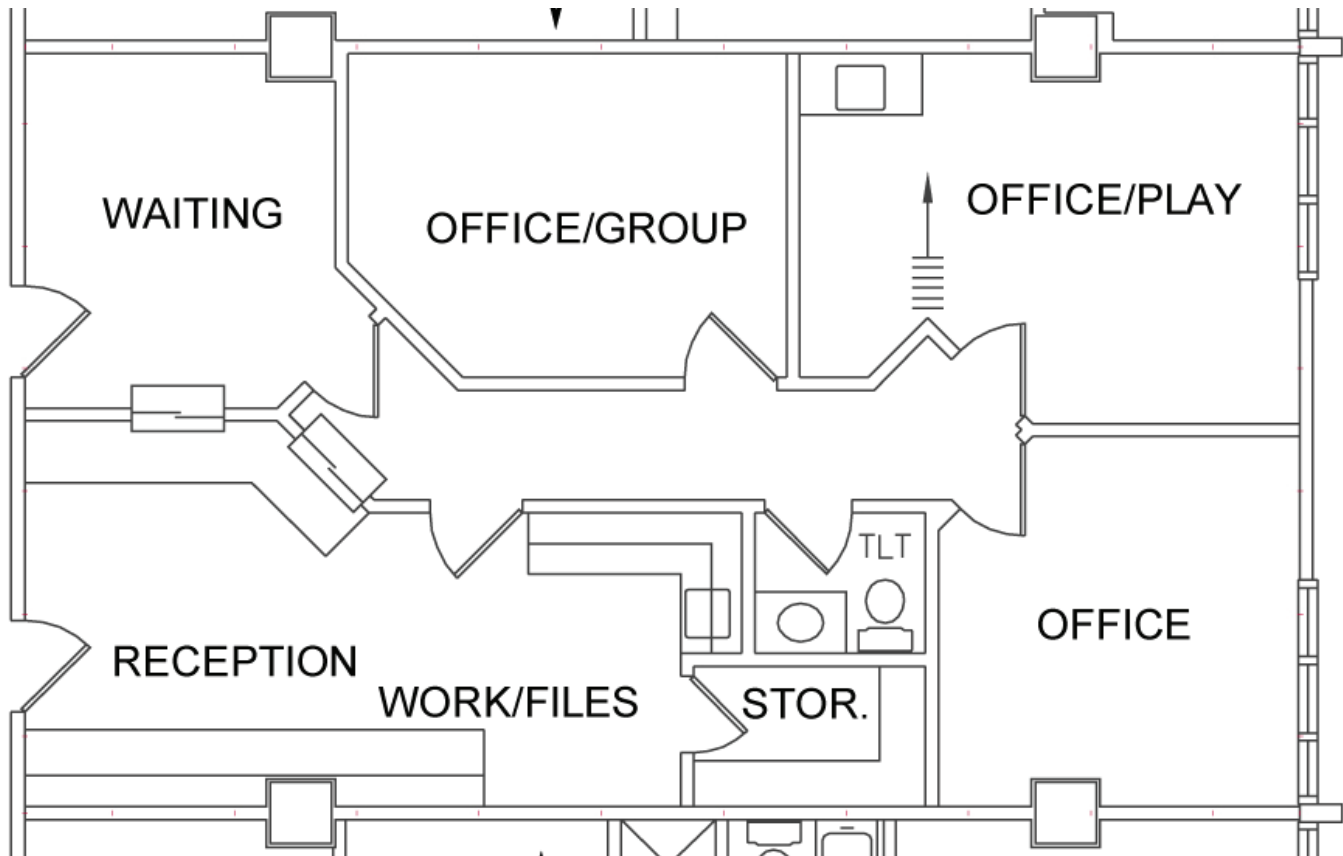
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# Medical Office for Lease

## St. Luke's Medical Office Building

3rd Floor - Suite 303 (1,249 RSF)



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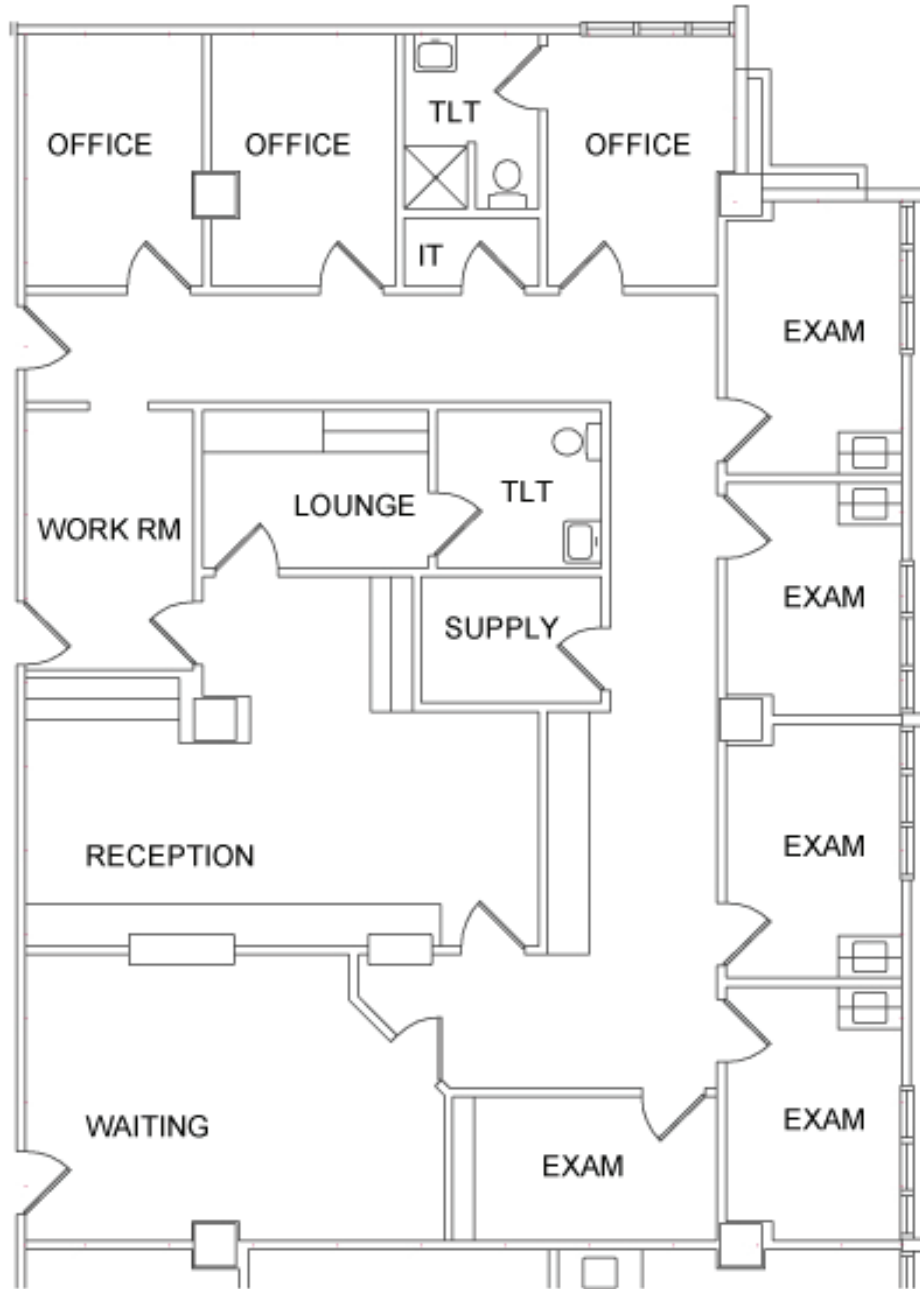
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# Medical Office for Lease

## St. Luke's Medical Office Building

3rd Floor - Suite 304 (2,805 RSF)

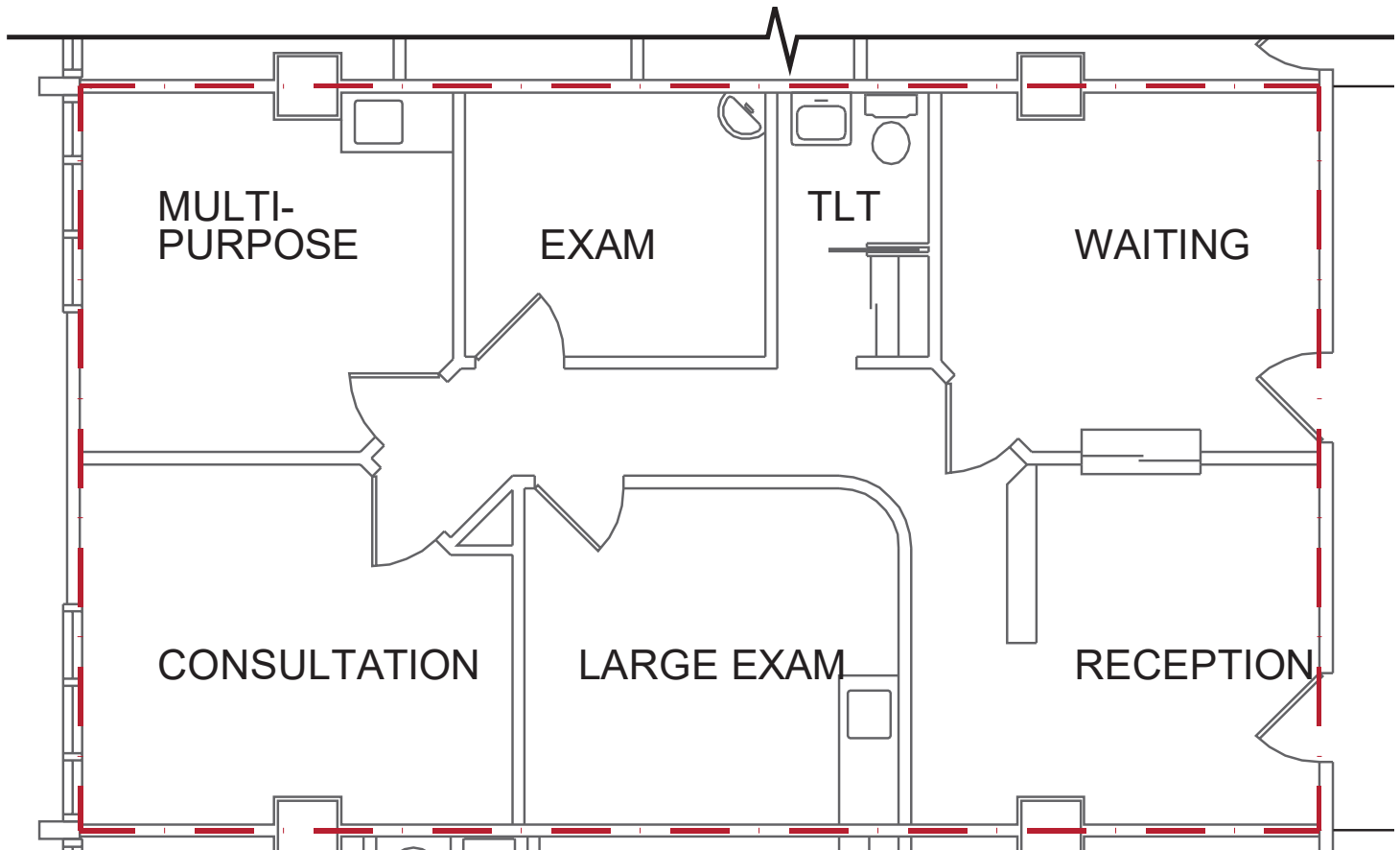


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3rd Floor - Suite 309 (1,249 RSF)



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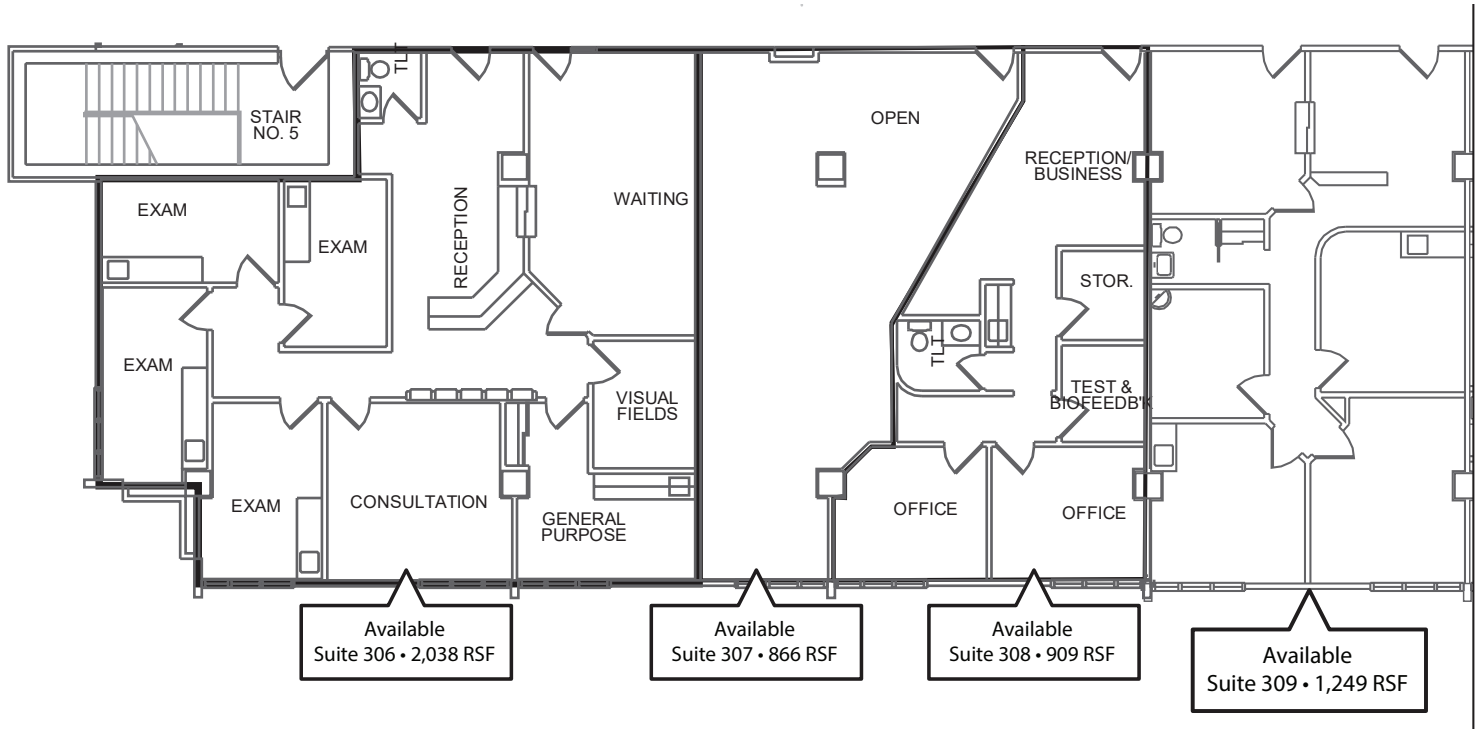
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# Medical Office for Lease

## St. Luke's Medical Office Building

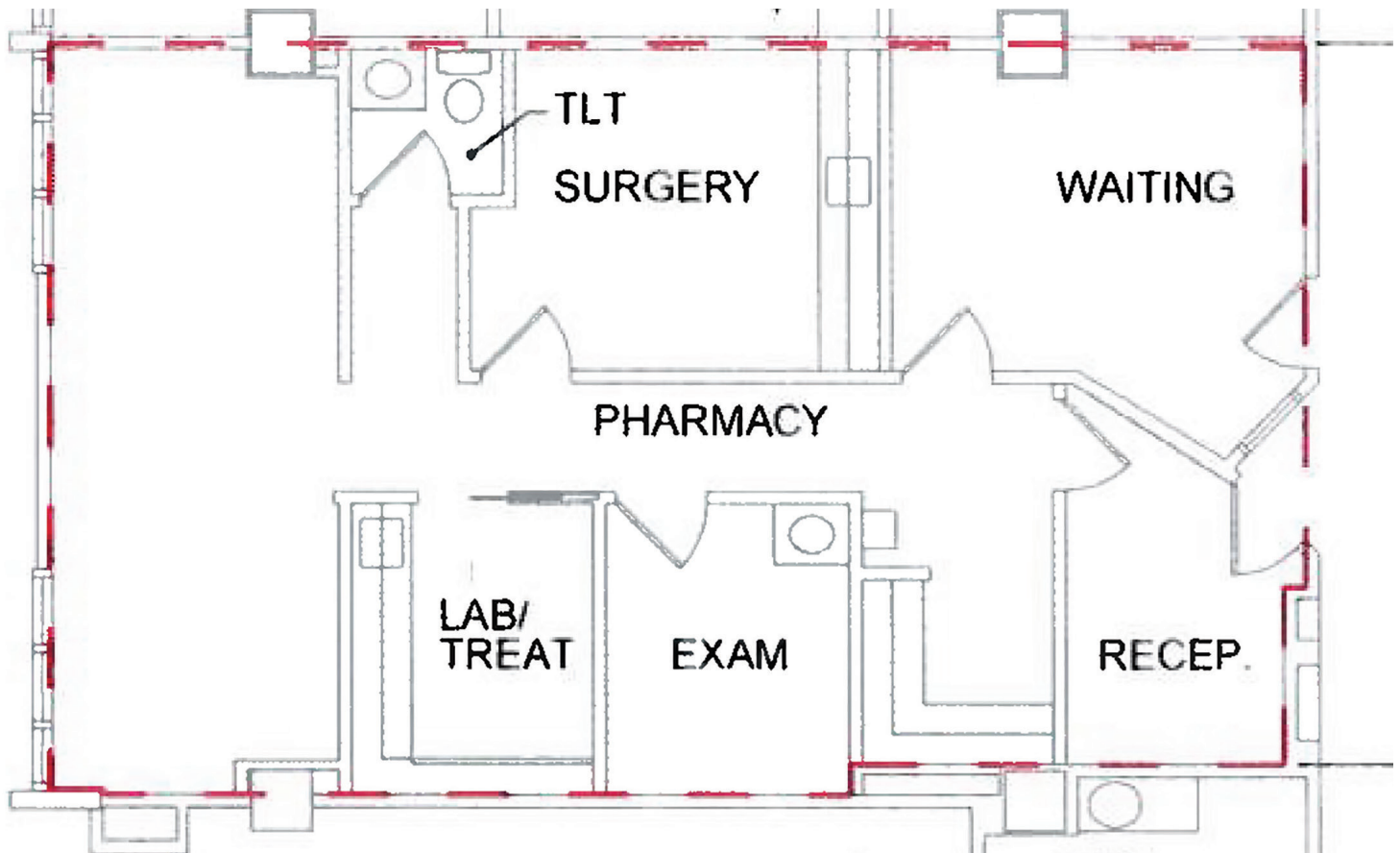
3rd Floor - Suite 306, 307, 308 and 309 (5,062 RSF Contiguous Space)



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3rd Floor - Suite 310 (1,216 RSF)



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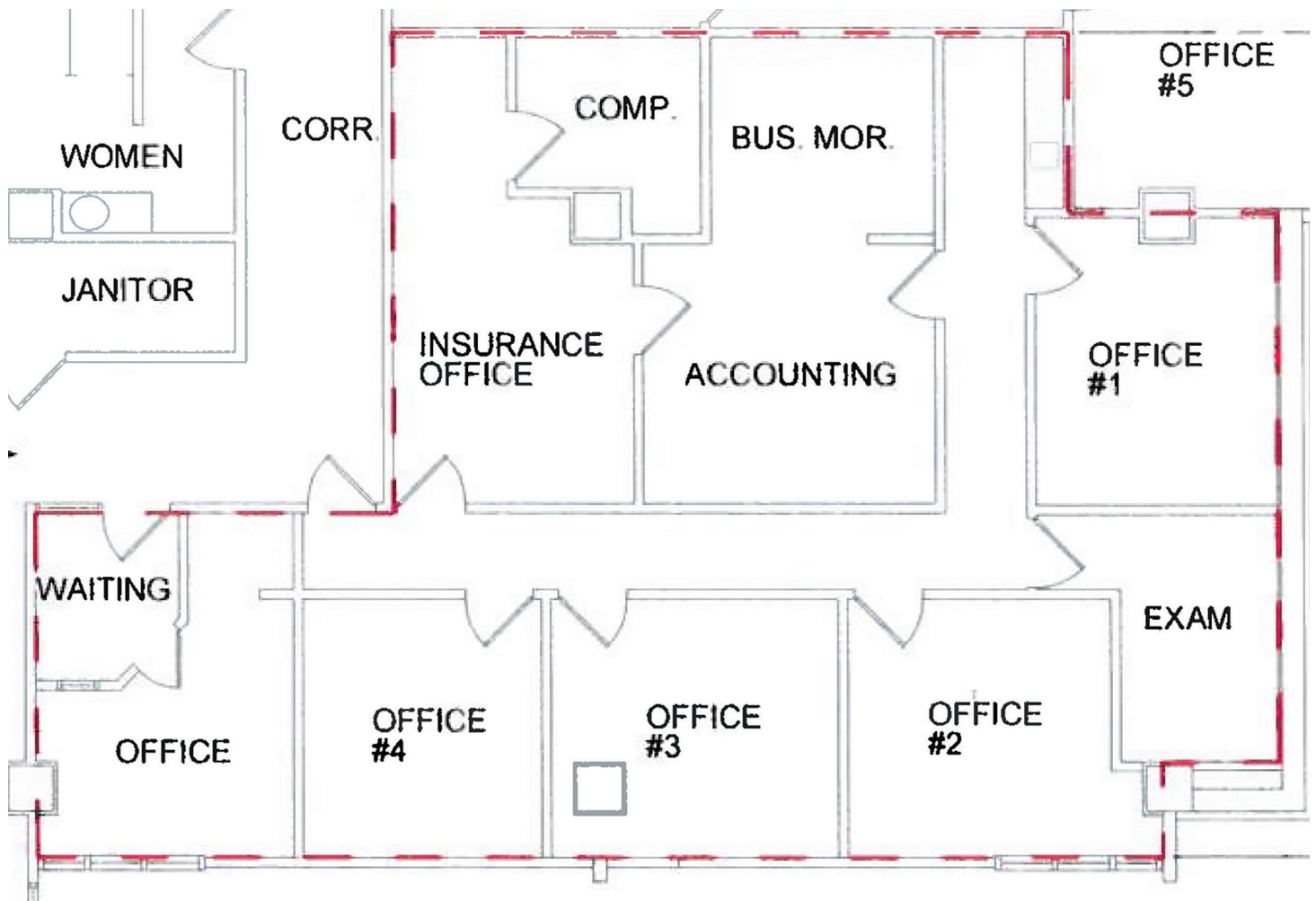
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## St. Luke's Medical Office Building

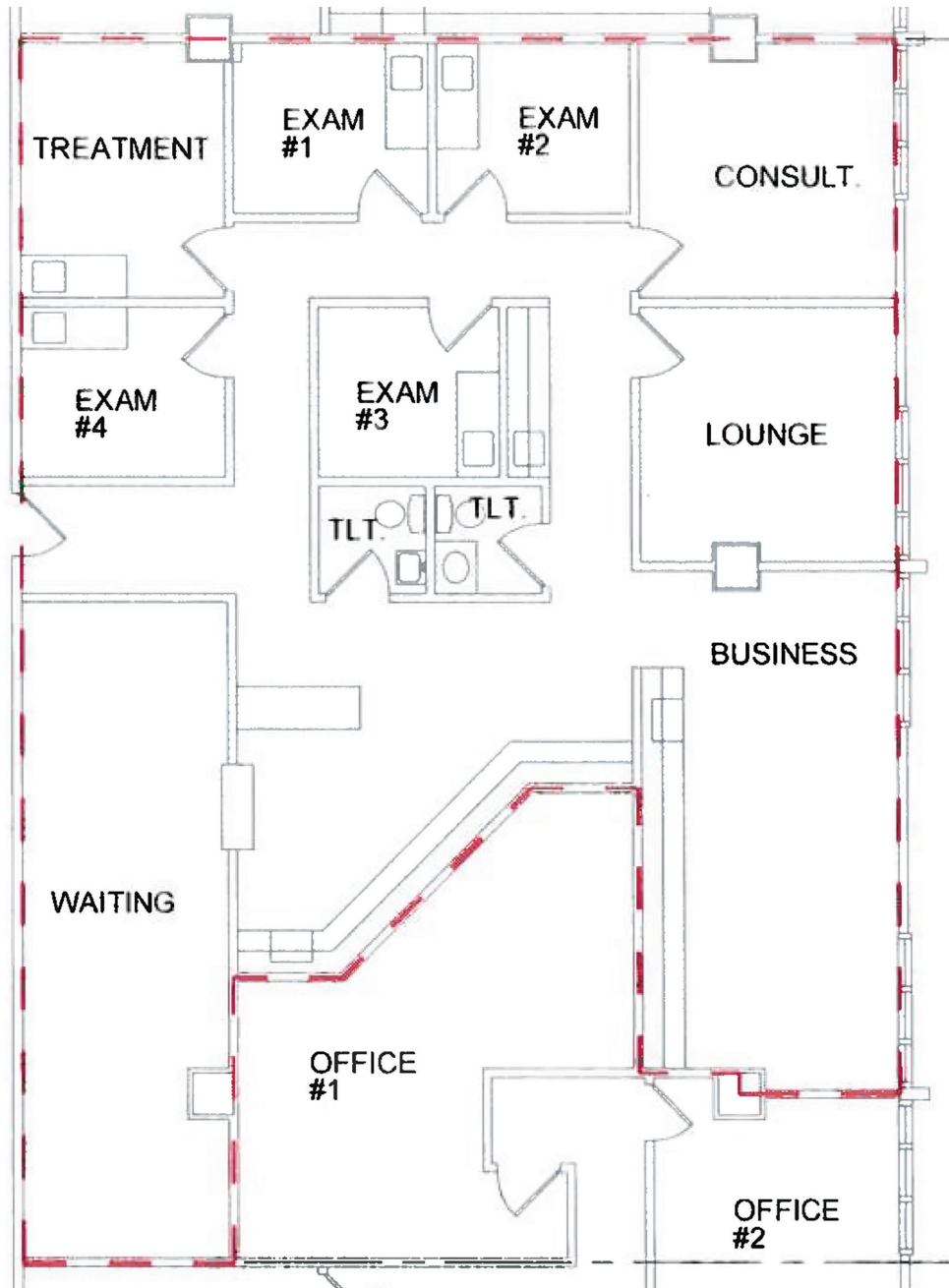
4th Floor - Suite 400 (1,838 RSF)



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4th Floor - Suite 402 (2,346 RSF)

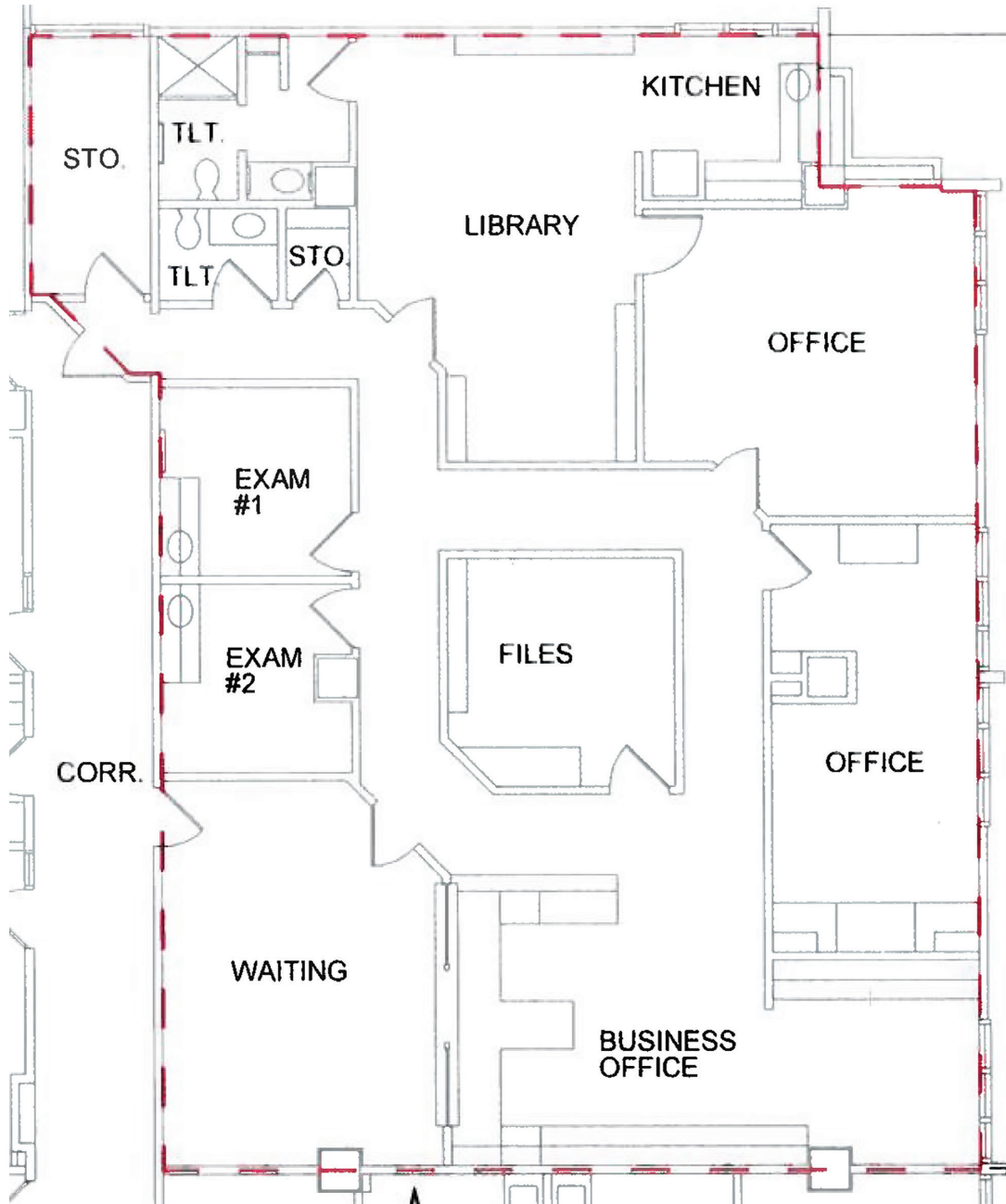


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4th Floor - Suite 404 (2,912 RSF)



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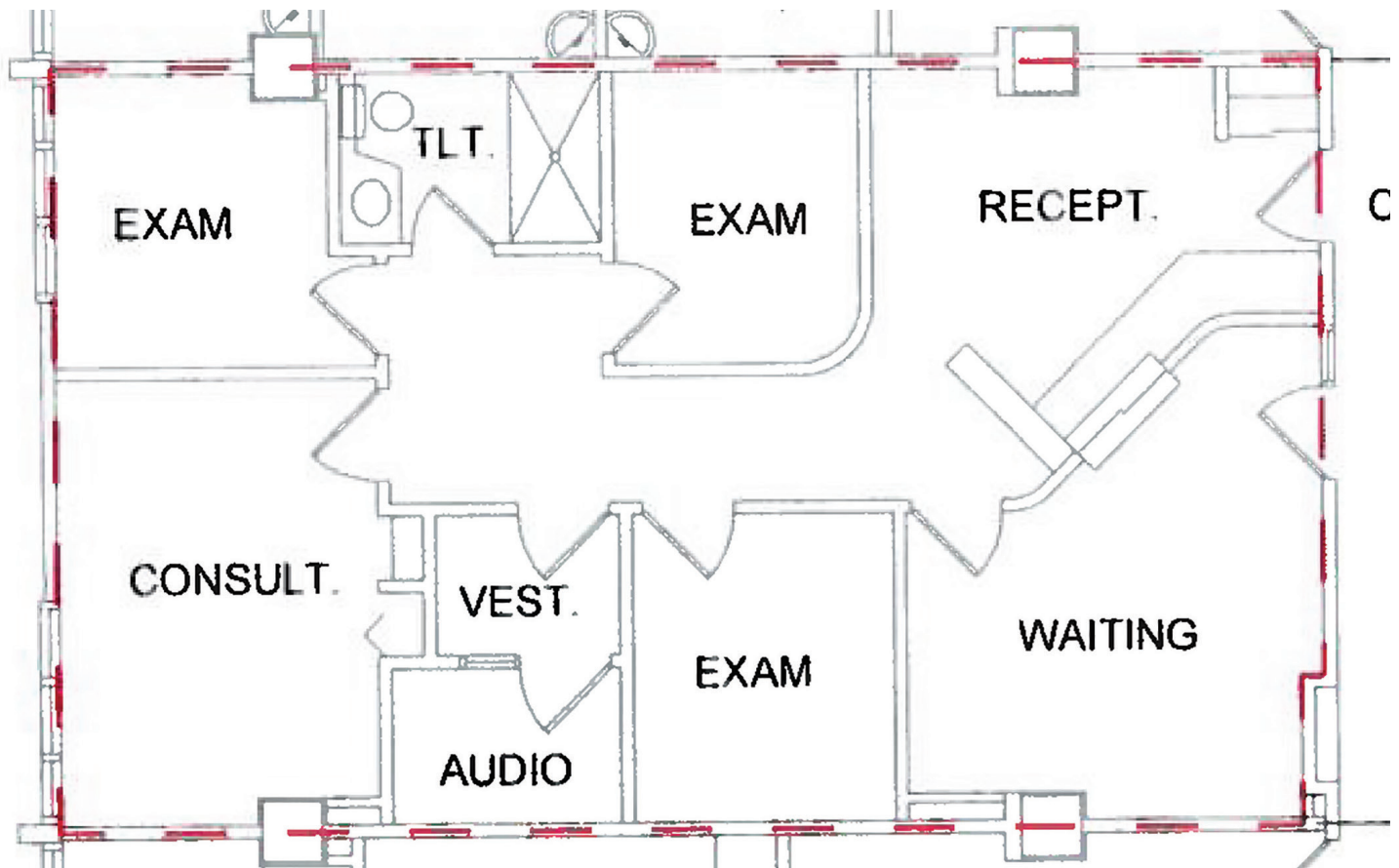


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## St. Luke's Medical Office Building

4th Floor - Suite 405( (1,238 RSF)

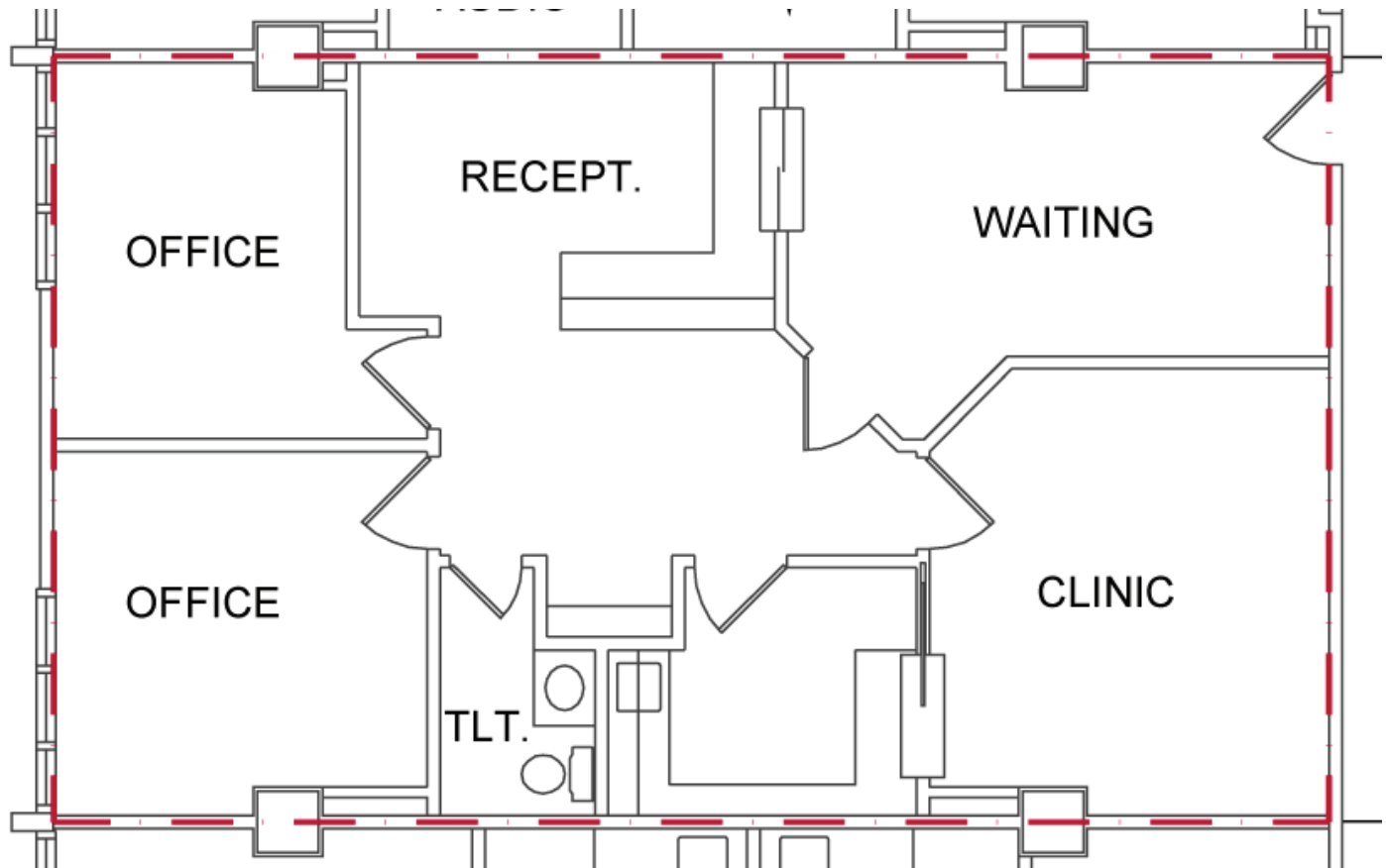
Executive Suite, Rent by the Day



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4th Floor - Suite 406 (1,243 RSF)



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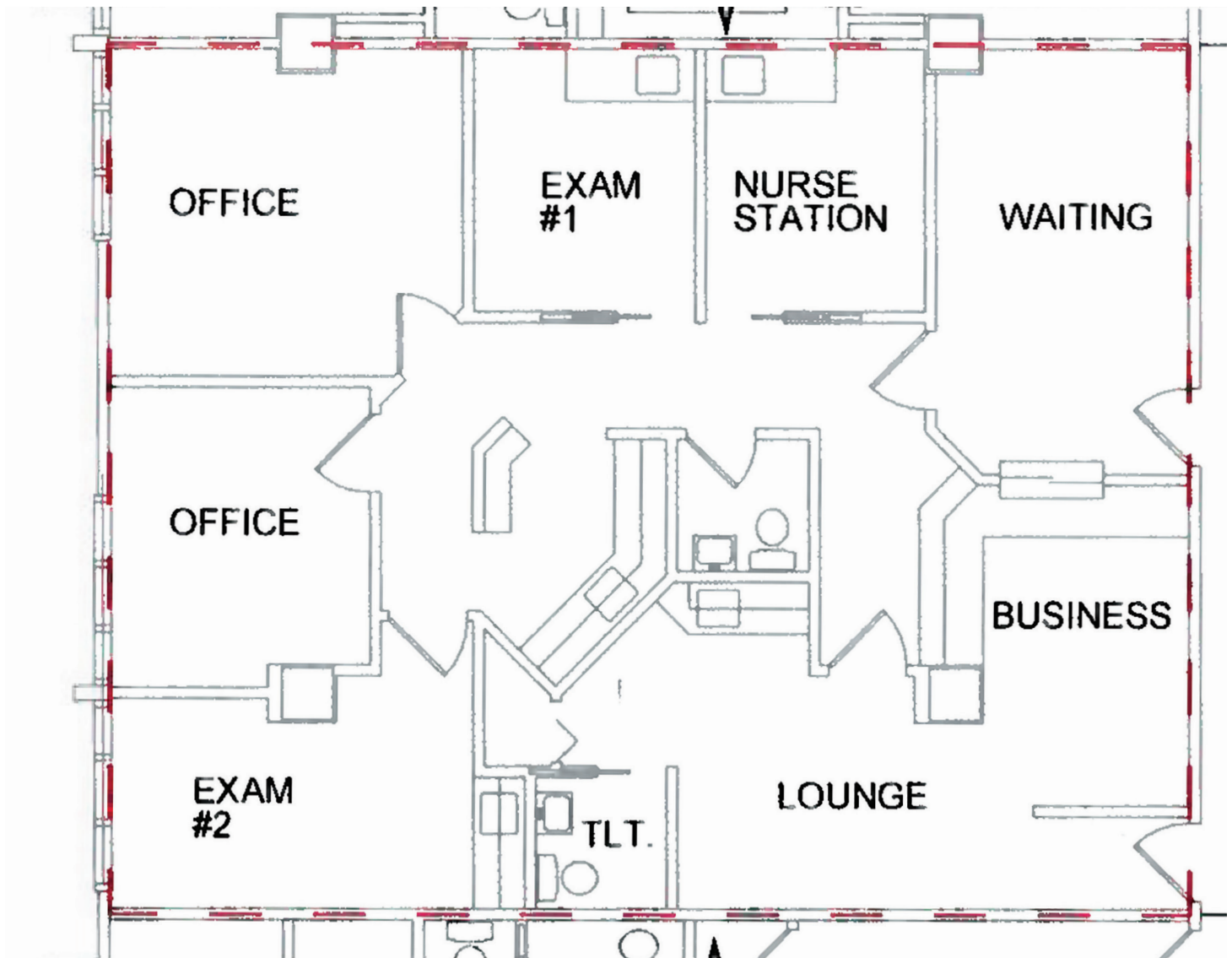
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## St. Luke's Medical Office Building

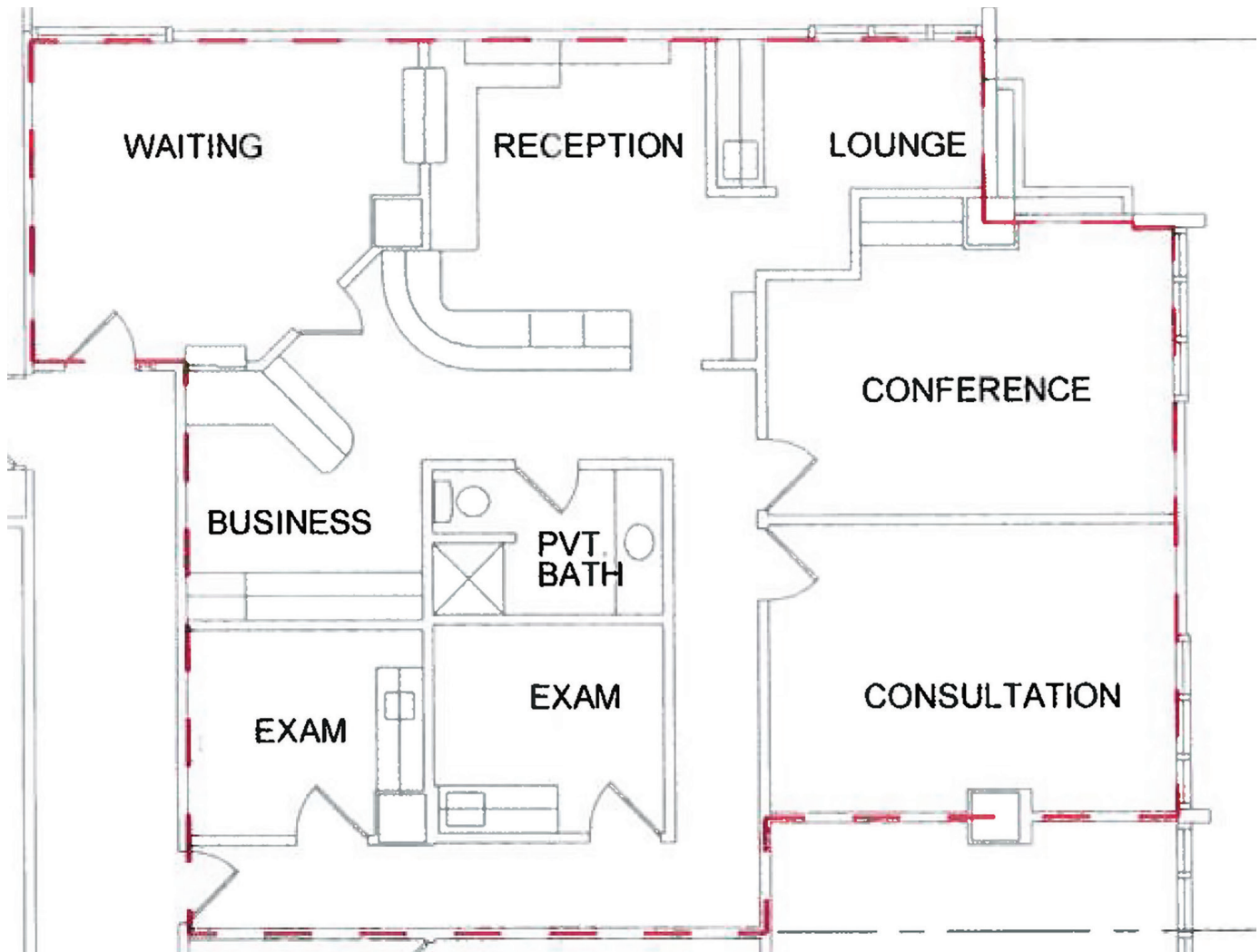
4th Floor - Suite 407 (1,665 RSF)



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6th Floor - Suite 604 (1,796 RSF)



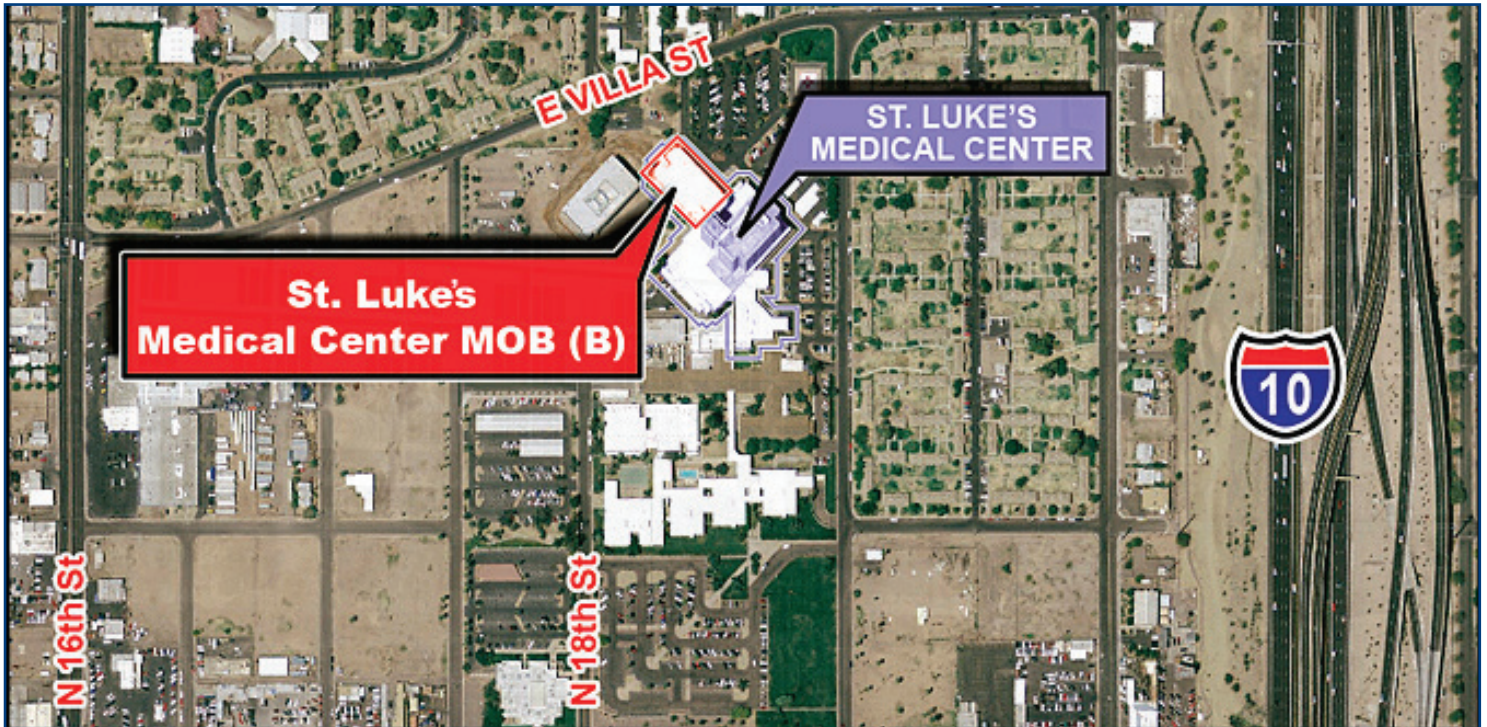
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