

MEDICAL OFFICE FOR LEASE

5860 South Hospital Drive

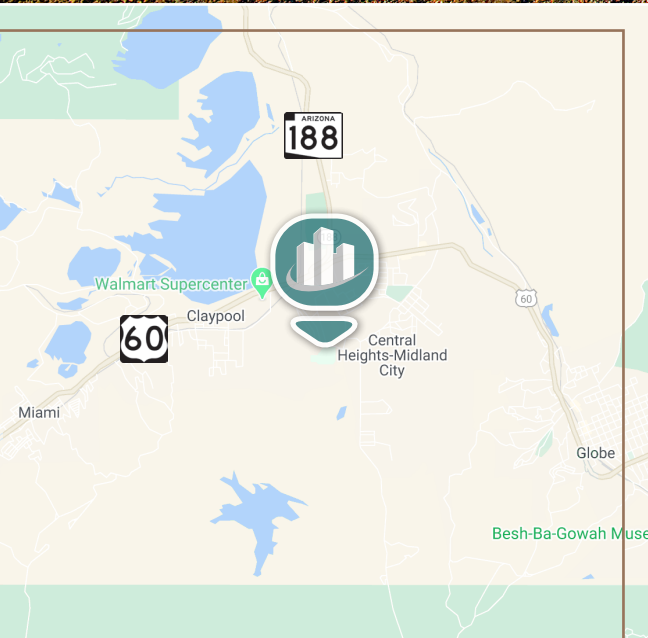
Globe, AZ 85501

**COBRE VALLEY
MEDICAL PLAZA**

SPACE AVAILABLE	761 - 4,171
LEASE RATE	\$18/RSF
LEASE TYPE	NNN
2017 OPEX	\$11/RSF
T.I.'s	Negotiable
LOAD FACTOR	8.00%
BUILDING SIZE	21,882 SF
YEAR BUILT	1998
CLASS	B

The Cobre Valley Medical Plaza building sits on the campus of the Cobre Valley Regional Medical Center in Globe/ Miami. The anchor tenants are Cobre Valley Regional Medical Center, Canyonlands Health Center and the VA Medical Center. The property is well maintained and owned by a national healthcare real estate invest trust.

- » On the campus of Cobre Valley Regional Medical Center
- » Anchored by Canyonlands Healthcare and VA Healthcare Clinic
- » Convenient Drive-up Parking
- » 761 - 4,171 RSF Available for Lease



MARINA HAMMERSMITH, CCIM

O 480.530.0993

M 602.315.8623

marina.hammersmith@orionprop.com

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INVESTMENT REAL ESTATE
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SITE VIEW

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HOSPITAL DRIVE

BESICH BOULEVARD

COBRE VALLEY MEDICAL PLAZA

VA U.S. Department of Veterans Affairs
Canyonlands Healthcare

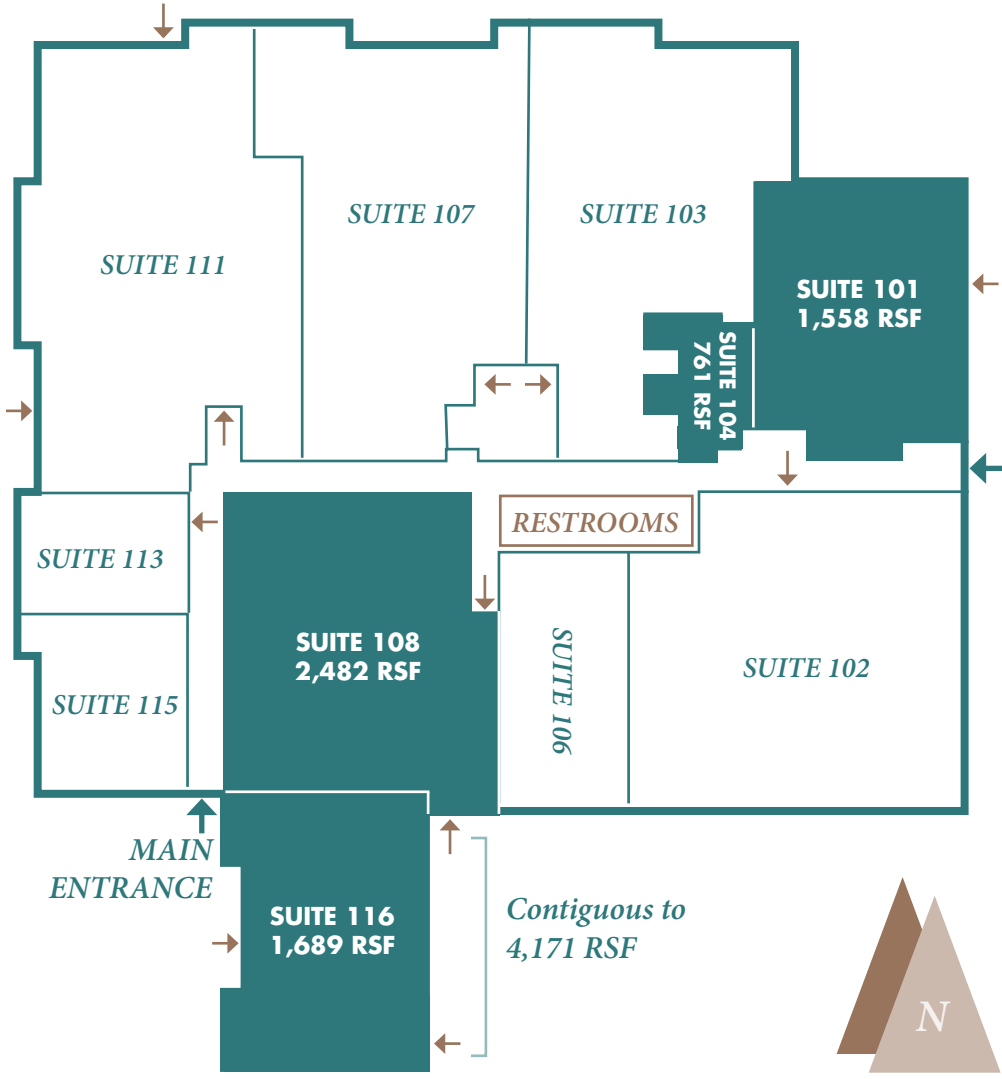
AZ Foot and Ankle

COBRE VALLEY OB CLINIC

COBRE VALLEY REGIONAL MEDICAL CENTER

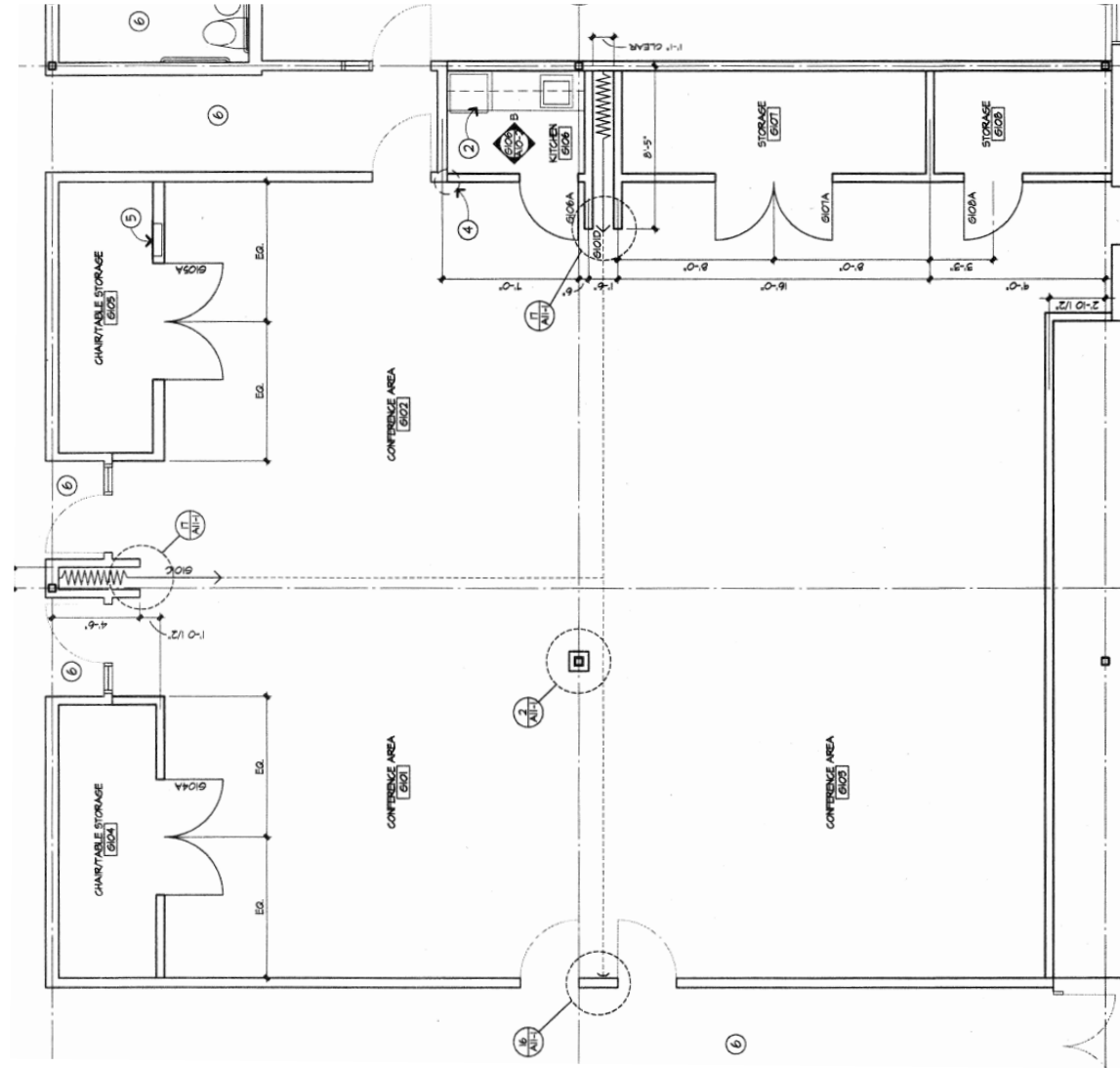
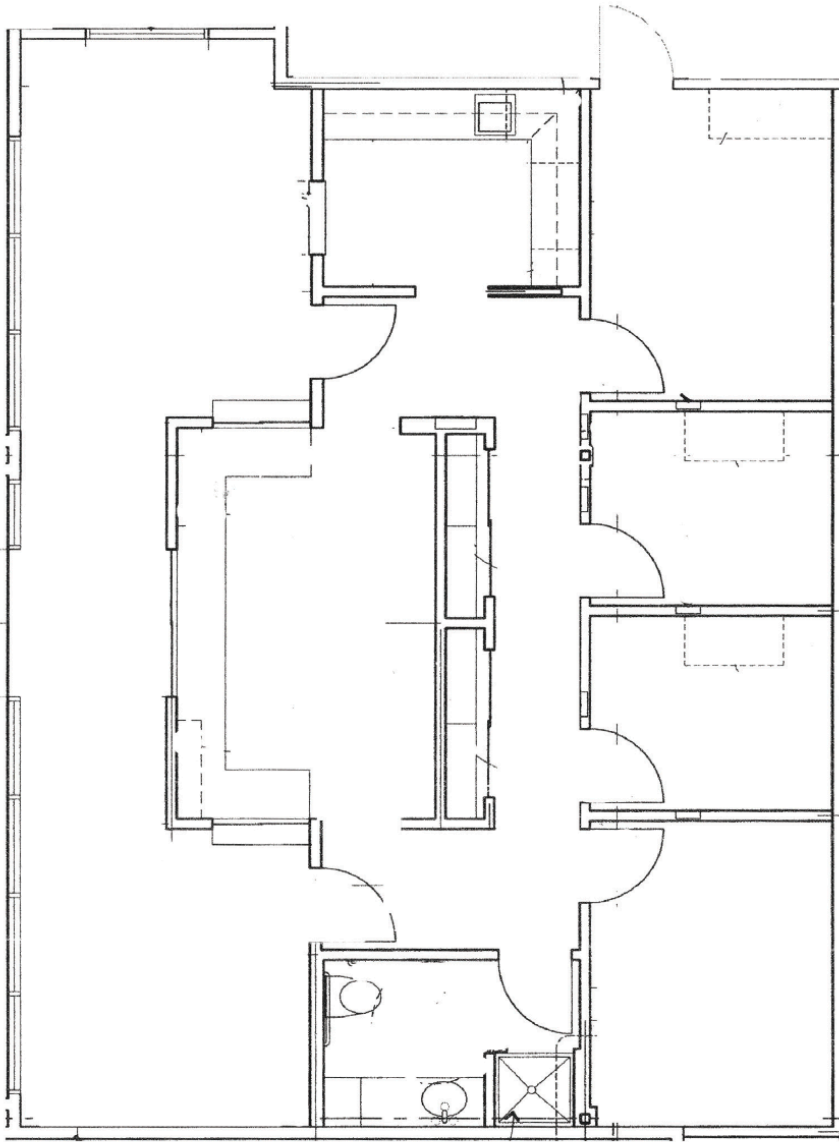
SUITE 101	1,558 RSF
SUITE 104	761 RSF
SUITE 108*	2,482 RSF
SUITE 116*	1,689 RSF

*Max Contiguous 4,171 RSF



SUITE 101
1,558 RSF

SUITE 108
2,482 RSF



CORRE VALLEY COUNTRY CLUB & RECREATION CENTER

ARIZONA
188

Fremont
FREEPORT-McMORAN
COPPER & GOLD

COMMERCIAL LAND
ON MARKET | 7 ACRES

FOOD STORES
fray's
STARBUCKS
COFFEE
verizon
WELLS
FARGO

HORNE
DEALERSHIP

SUBWAY

DOLLAR TREE

WAL-MART
SUPERCENTER
Aaron's
bealls
OUTLET
TACO
BELL

60

18,574 VPD

TSC
TRACTOR
SUPPLY CO
HIBBETT
SPORTS

Golden Hills Nursery

PINAL MOUNTAIN
LITTLE LEAGUE FIELDS

MIAMI
VANDALS

HIGH SCHOOL

Cecil
TRUCKING, INC.

HOSPITAL DRIVE

GOLDEN HILL ROAD

CENTRAL DRIVE

SUBJECT PROPERTY

CV **COBRE VALLEY**
REGIONAL MEDICAL CENTER





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