

# Medical Office For Lease 3,575 SF Available



For Lease: \$20.00-21.00 SF/yr (NNN)

1112 E McDowell Rd  
Phoenix, AZ 85006

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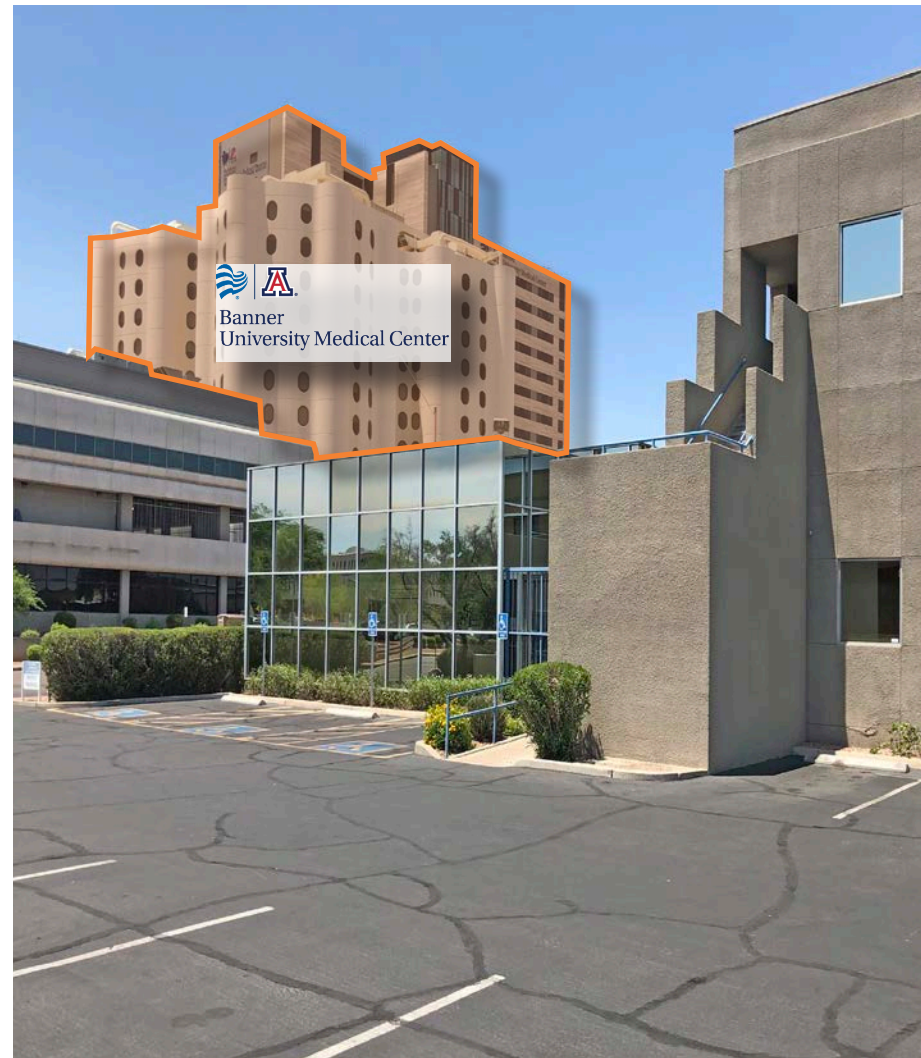
# Medical Office For Lease

## Property & Location Highlights

- ±10,200 SF multi-tenant medical user building
- ±1,384 - 3,575 SF available on second floor (see floor plans for options)
- 12 covered parking spaces
- Separate parking for physicians and patients
- Across from Banner University Medical Center - ranked by US News & World Report as one of the Top 50 Hospitals in the US
- Easy access to SR-51 Piestewa Fwy & I-10

## Banner Health

- In 2015 Banner merged with the University of Arizona Healthcare Network, with Banner being the surviving entity.
- World renowned for its specialty services in geriatrics, nephrology, diabetes, and urology.
- November 2018; the 16 story hospital tower opened; 372,476 SF
- June 2018; the 3 story emergency department building opened; 64,000 SF
- \$50 M in new clinical space in two buildings adjacent to the hospital campus on 9th St and 12th St.
- \$34 M three story clinic in partnership with MD Anderson Cancer Treatment Center

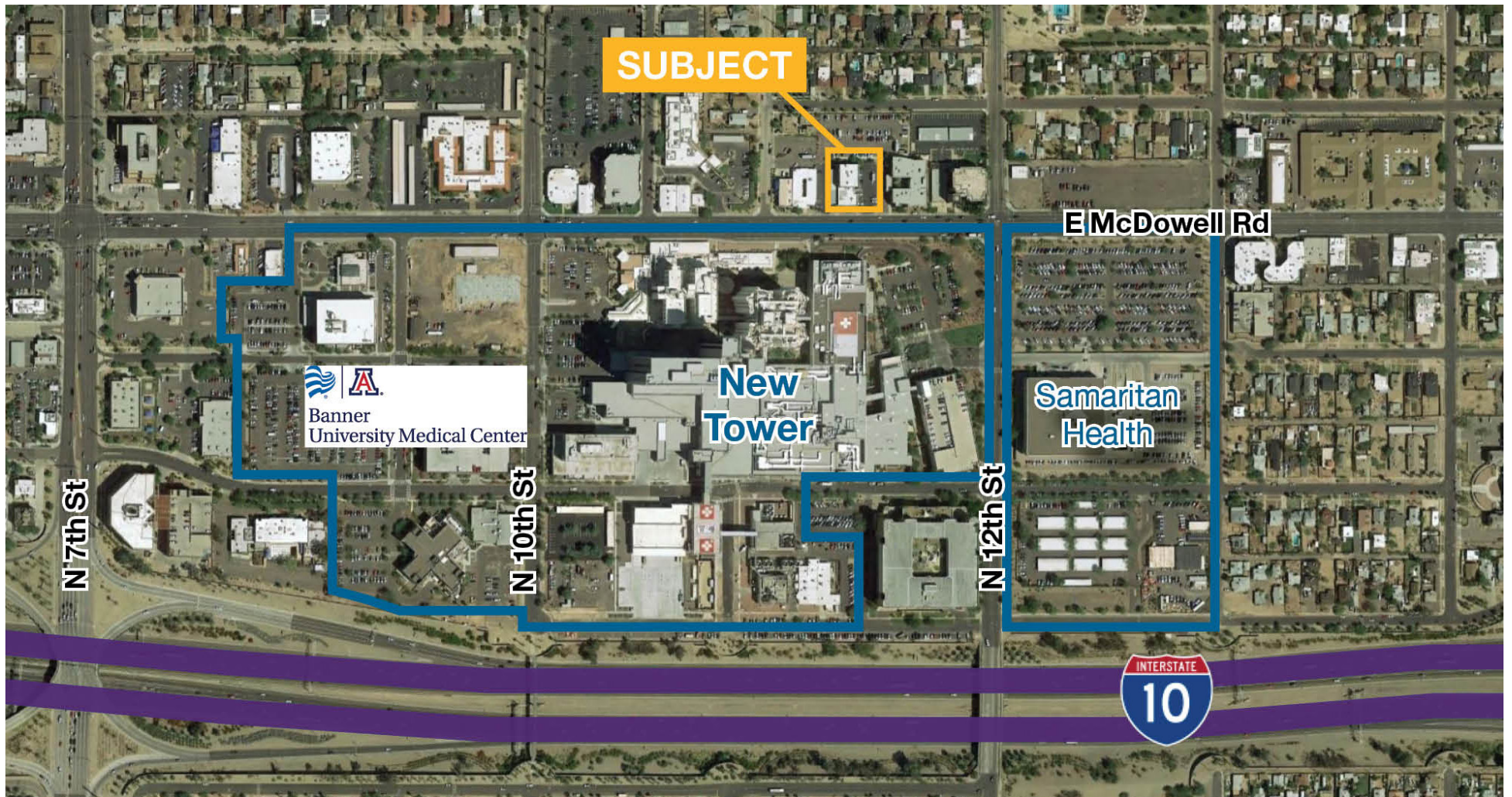


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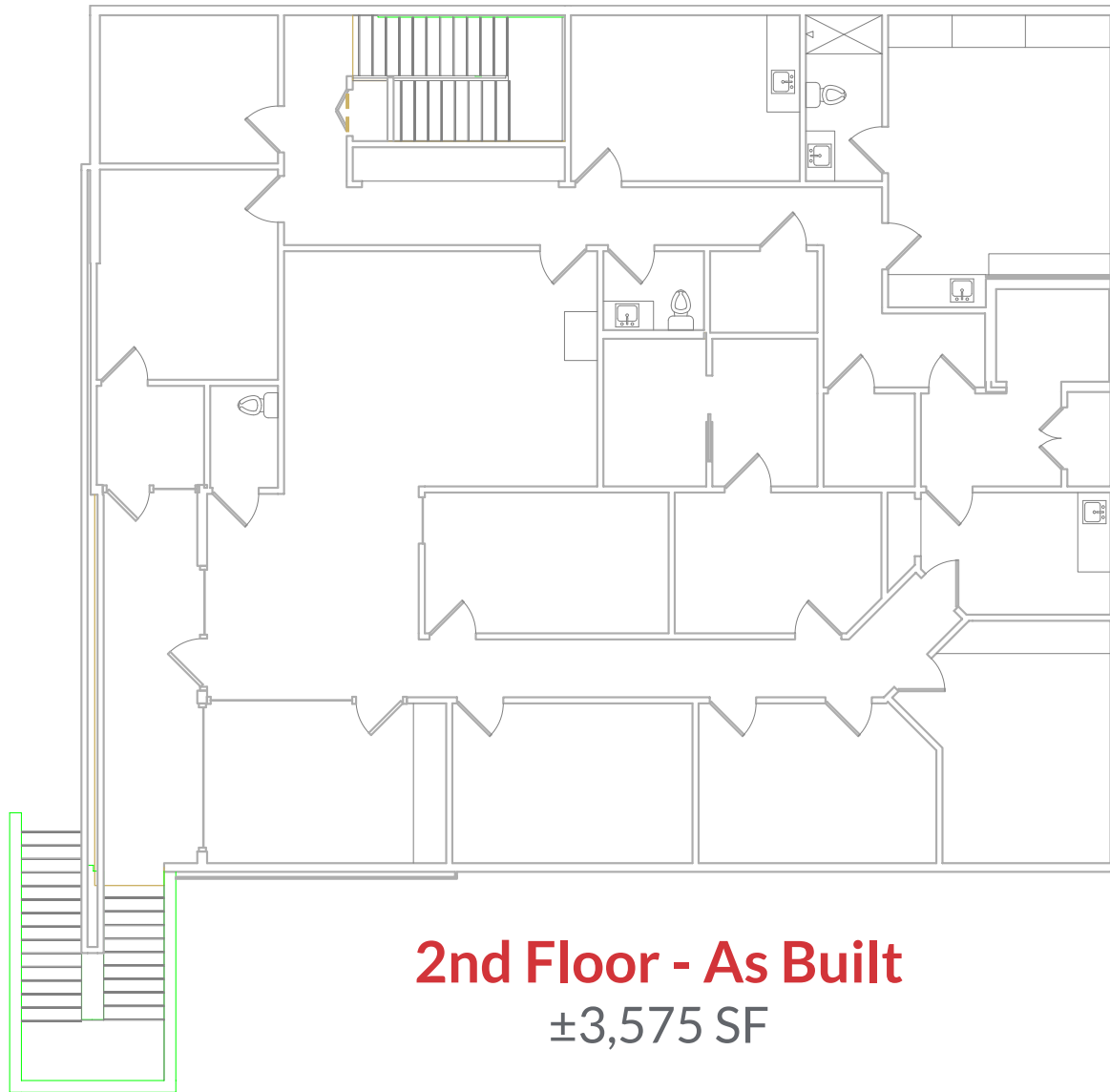
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**2nd Floor - As Built**  
±3,575 SF

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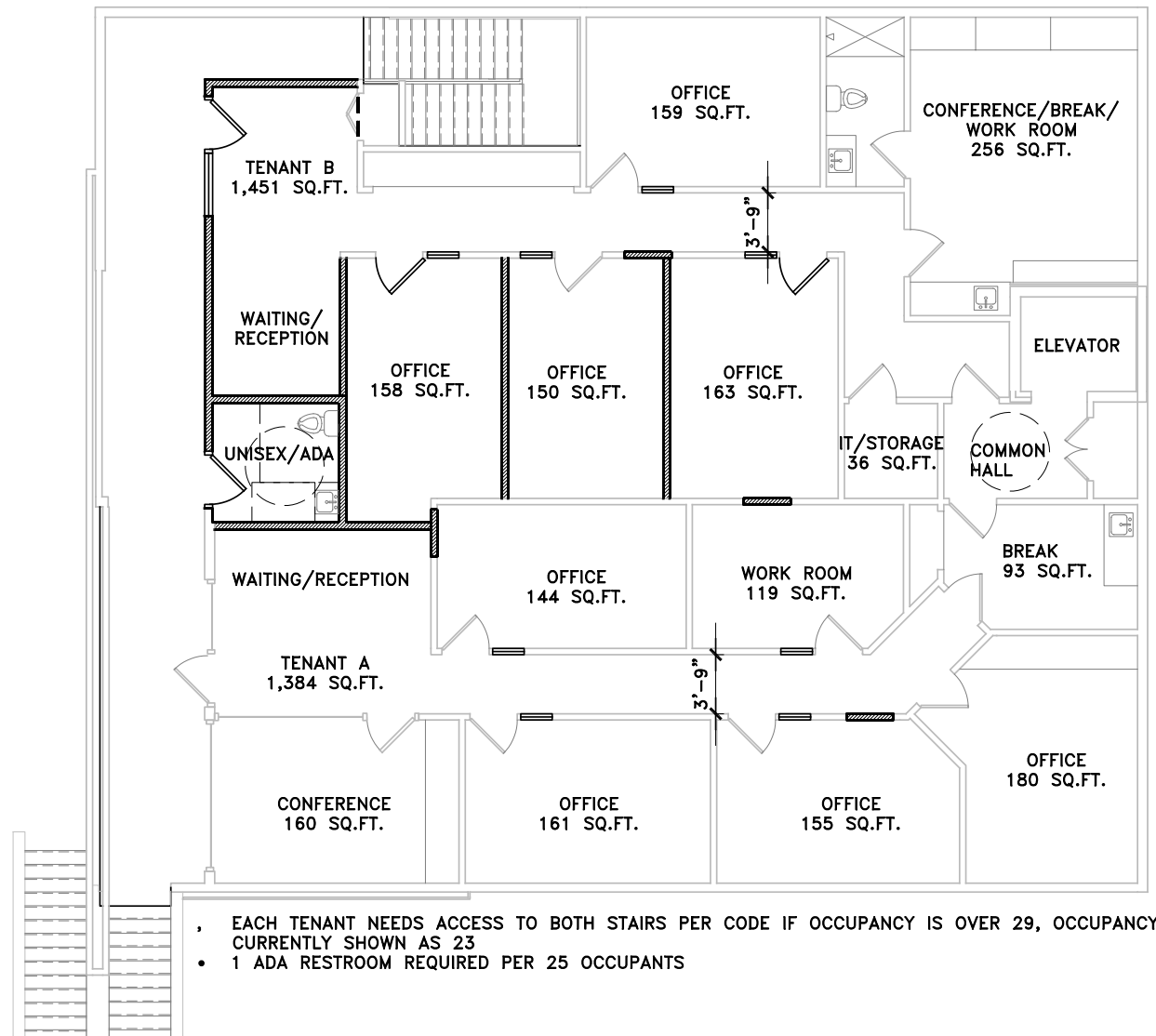
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## 2nd Floor - Option 1

Tenant A - ±1,384 SF

Tenant B - ±1,451 SF



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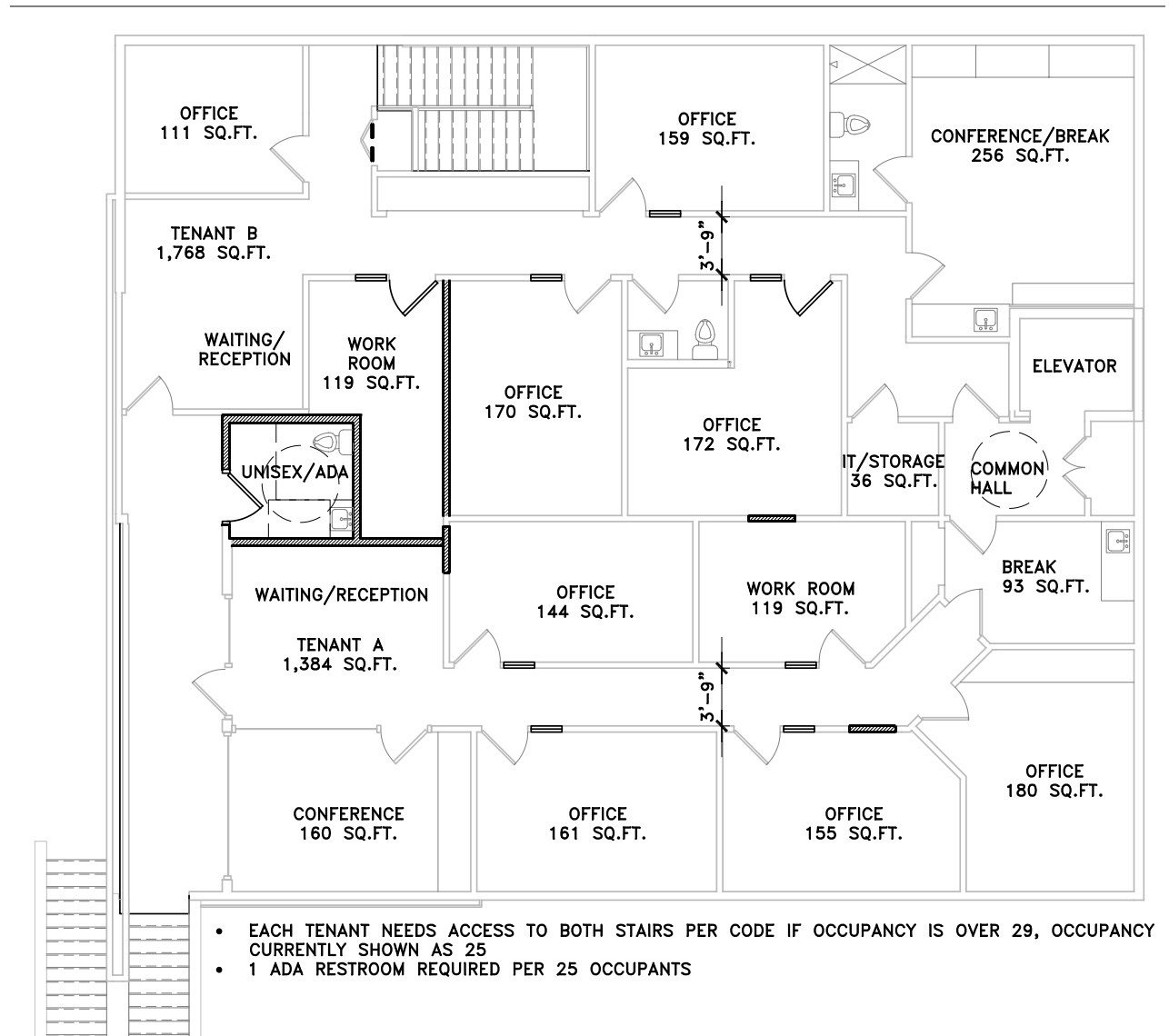
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## 2nd Floor - Option 2

Tenant A - ±1,384 SF

Tenant B - ±1,768 SF



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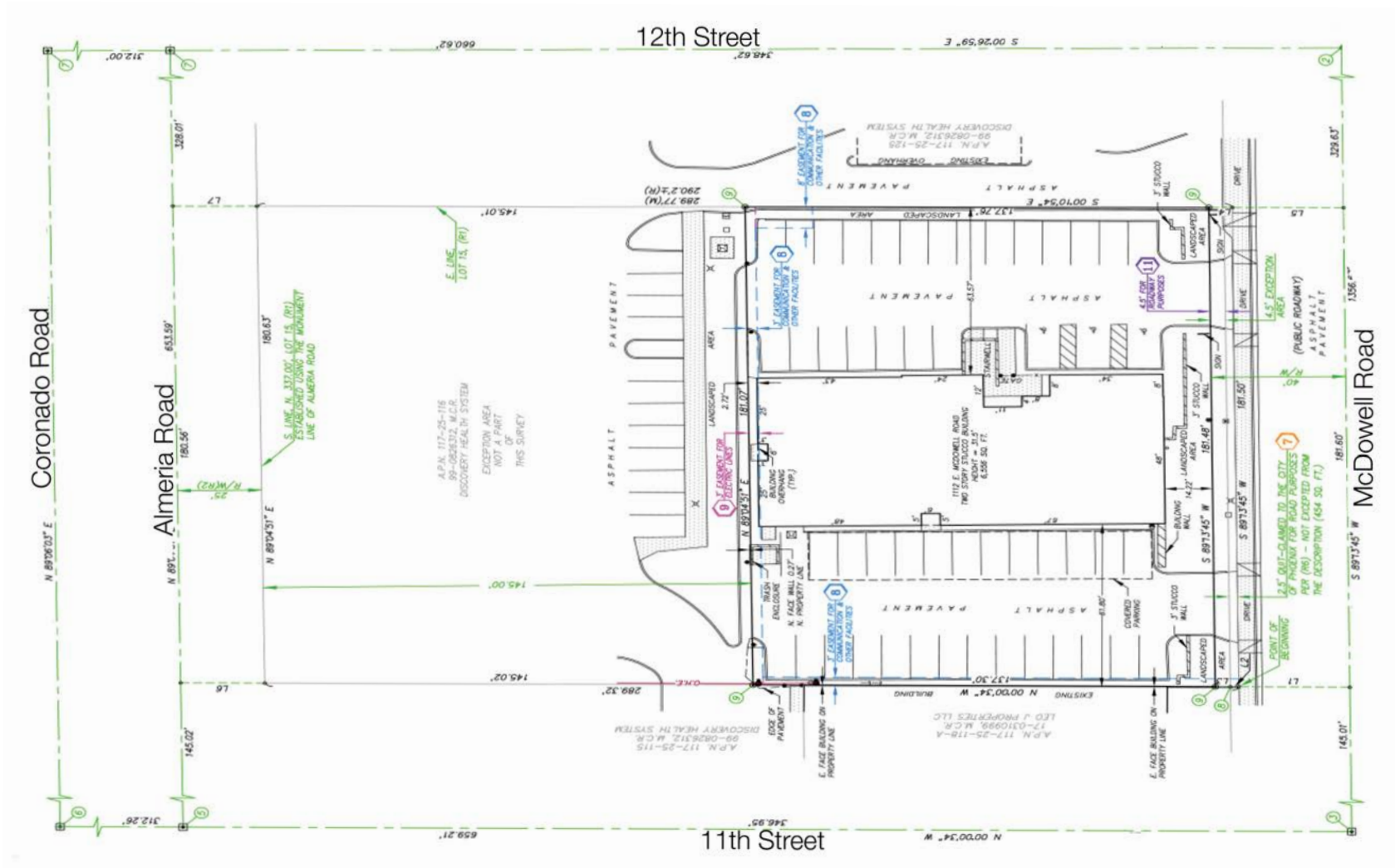
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## ALTA Survey



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