

FOR SALE

STABILIZED ESSENTIAL MEDICAL SERVICES FACILITY



PMC
PHOENIX
MEMORIAL CENTER

1201 S 7TH ST.
PHOENIX, AZ 85007

 **TRANSWESTERN**[®]

CBRE

INVESTMENT PROFILE

Price	\$46,000,000
In-Place NOI	±\$3,884,390
Cap Rate	8.4%
Location	1201 S. 7th Avenue Phoenix, AZ 85007
Sale Interest	Fee Simple
Total Size	±266,927square feet (does not include building on ground lease)*
Site Acreage	Main Building ±11.38 acres (±495,729 SF)
	Ground Lease Site ±1.63 acres (±71,070 SF)
	Paved Parking Lot ±0.6 acres (±26,000 SF)
	Total ±13.61 acres (±592,299 SF)
Parking	499 Spaces
Occupancy	±88.4%

*Sale will include ground lessor position in land under an adjacent medical office building subject to long-term ground lease. The suites have been remeasured and the new BOMA measurement for the building is ±269,665 rentable square feet.



HIGHLIGHTS

- + Stable Investment With Long Term Tenancy
- + Rents Significantly Below Market
- + Purchase Significantly Below Replacement Cost
- + Current Tenant Roster Provides Substantial Value to Surrounding Community
- + Located in a Designated Opportunity Zone
- + Current Infrastructure in High Demand
- + Centralized Location Within Phoenix's Extensive Transportation Network
- + Downtown Phoenix Emerging as Healthcare Hub
- + Exceptional Population and Employment Growth
- + Dynamic Infill Location Attracting Significant New Investment Capital
- + Growth Industry Provides Stability
- + First-Rate Building Amenities
- + Notable Building Within The Community





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CONTACTS

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