

TEMPE ST. LUKE'S MEDICAL OFFICE BUILDING

1492 South Mill Avenue



±59,808 SF Medical Office Building located on Mill Avenue in Tempe



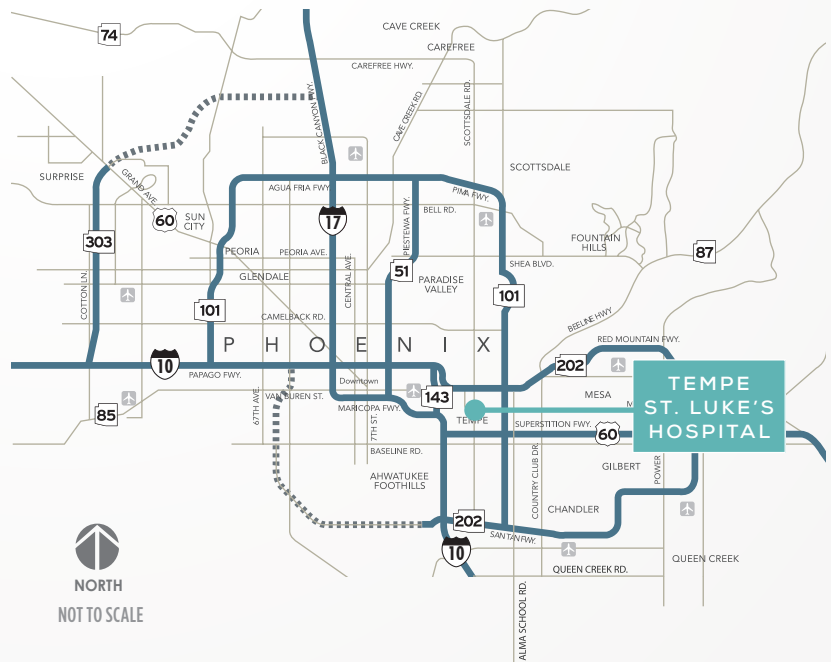
1492 South Mill Avenue



TEMPE ST. LUKE'S HOSPITAL CAMPUS

Features

- Currently part of IASIS Healthcare, but will soon be part of Boston-based Steward Health Care
 - Services include emergency care, orthopedics & sports medicine, advanced surgical procedures, diagnostic imaging, maternity care, women's services, pain management, and wound care
- Tenant mix includes the following specialists: OB/GYN, ENT, orthopedics, and mental health services
- Under new ownership with the ability to fund tenant improvements and professionally managed by NexCore Group
- Walking distance to numerous retail and dining amenities
- Adjacent to Arizona State University with more than 70,000 students and 12,000 employees
- Downtown Tempe, according to data provider Nielsen, is currently home to 5,678 people. Within a five-mile radius of downtown Tempe, there are nearly 313,000 people. The median age of downtown Tempe residents is 20, with a median household income of \$59,946

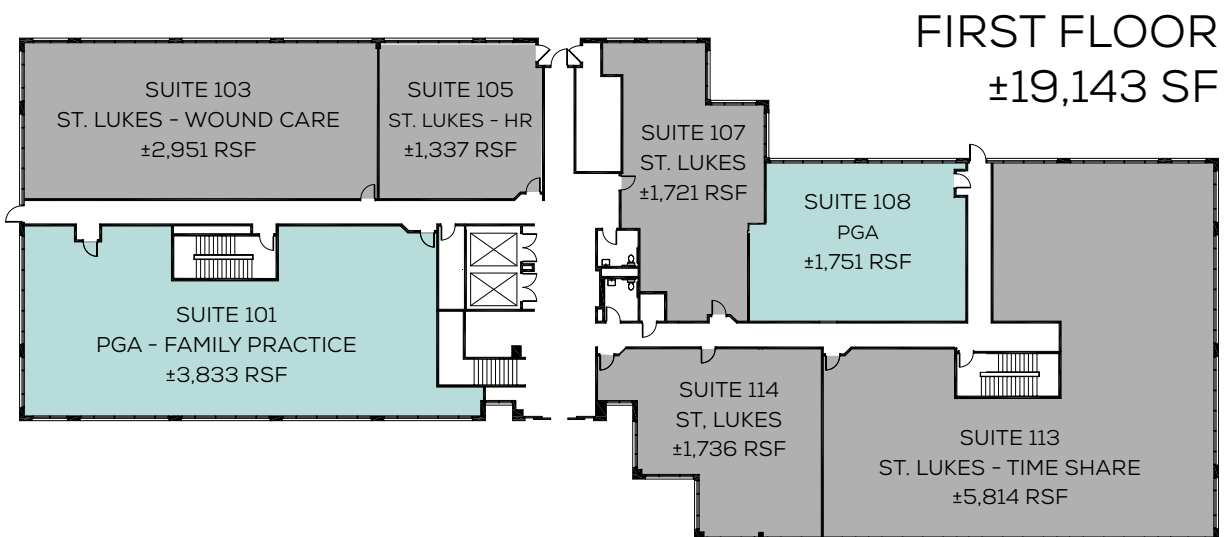


Building Statistics

Address	1492 S Mill Avenue, Tempe, AZ 85281
RBA	±59,808 SF
Stories	3
Availability	±1,736 SF to ±15,286 SF
Lease Rate	\$17.00 NNN
Operating Expenses	\$8.62/SF (estimated)
Tenant Improvements	Negotiable
Parking Ratio	5/1,000
Lease Term	5-10 years



Typical Floorplate

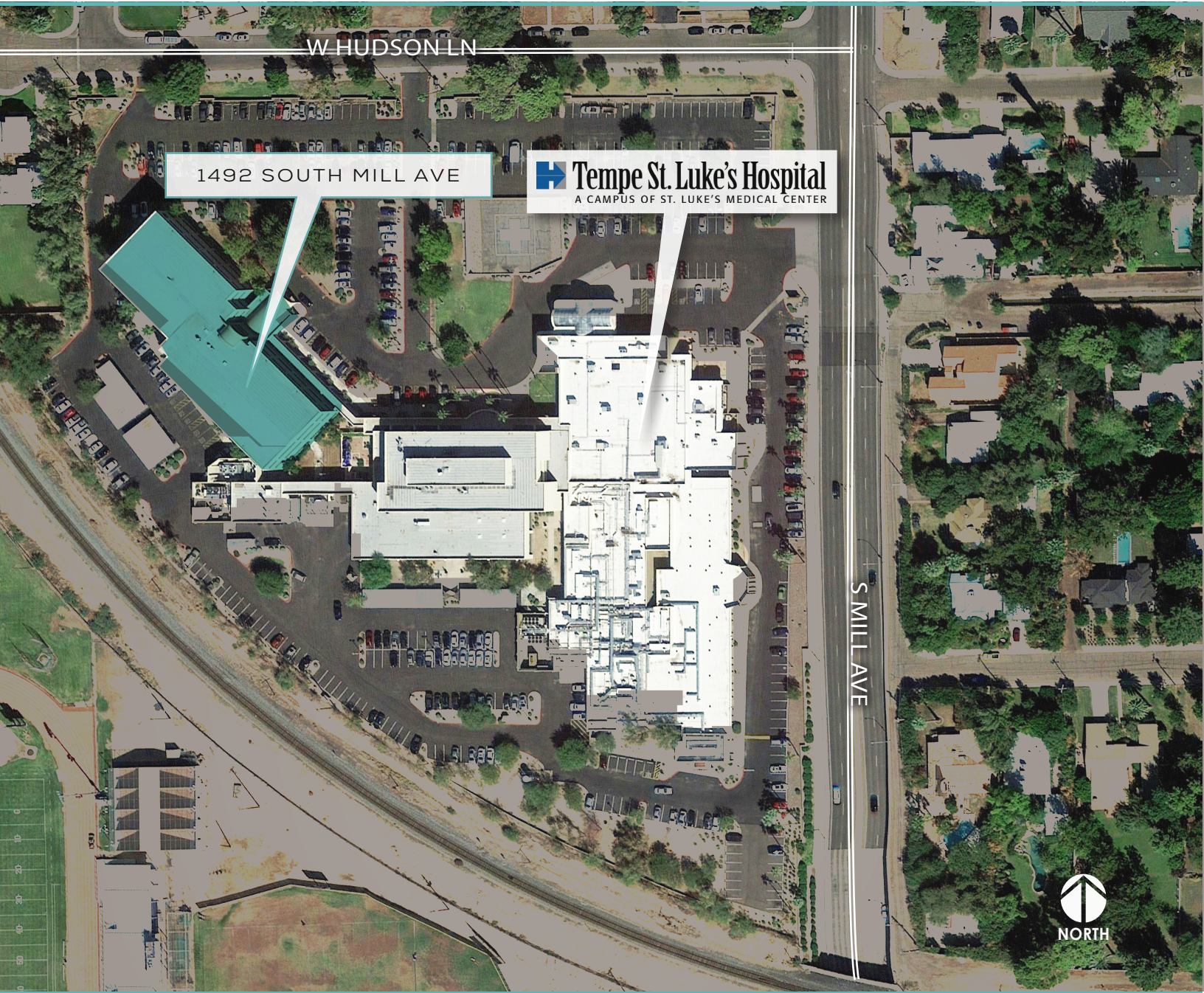


OPPORTUNITY FOR ±15,000 RSF USER



NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

Aerial



FOR LEASING
INFORMATION
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CBRE

 **NexCore**
PROPERTIES AZ LLC

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