

IRONWOOD MEDICAL OFFICE BUILDING II

37200 N. GANTZEL ROAD | QUEEN CREEK, AZ 85140

FOR LEASE

BUILDING COMPLETED SEPT. 2019



PLAZA  COMPANIES

RYAN

PROJECT OVERVIEW

New 60,000 SF, Class A, three-story medical office building located on the Banner Ironwood Medical Center campus. Building completed in September 2019. Excellent opportunity for on-campus medical office space.

FOR MORE LEASING INFORMATION

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AREA AMENITIES

- Banner Ironwood Medical Center (“BIMC”) is a 78-acre medical campus consisting of ±248,000 sf, 53 beds and related support site improvements.
- Located south of the southwest corner of the intersection of Gantzel Road and Combs Road in Queen Creek, AZ.
- Phase II building will consist of ±60,000 SF for immediate medical office needs.
- The medical center is planned to provide for significant expansion of the hospital facility, up to 500 beds plus additional supportive medical care, as the area demand for medical care grows.
- Burgeoning growth market of Queen Creek with notable retail and residential projects under construction and planned within the immediate area.

PROPERTY SPECIFICATIONS

AVAILABILITY	±20,000 RSF
LEASE RATE	\$25.50/SF NNN
TI ALLOWANCE	Turnkey TIs available
PARKING	5.4/1,000, Covered reserved parking available for physicians and staff at \$35/stall/month

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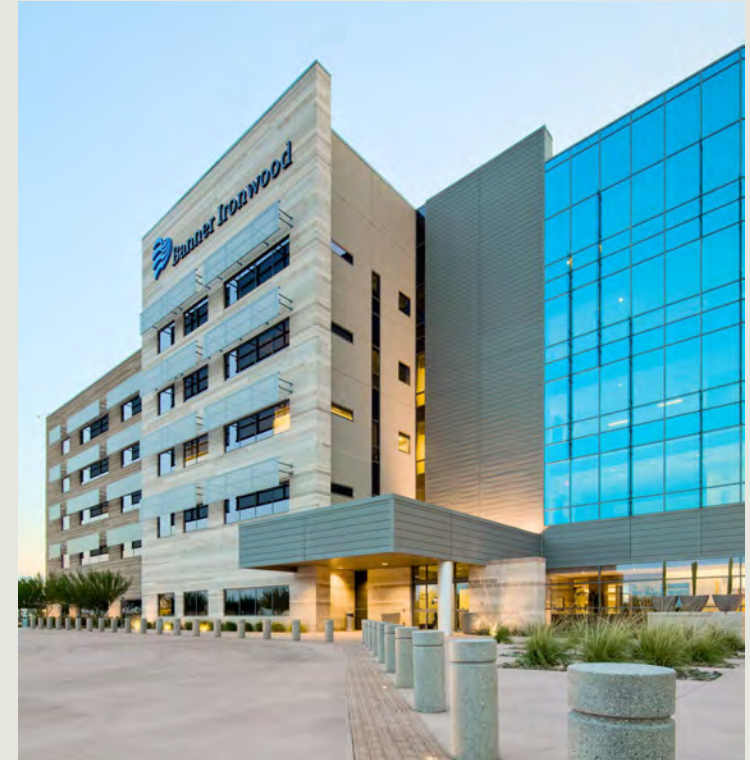
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SITE & HOSPITAL CAMPUS PHOTOS



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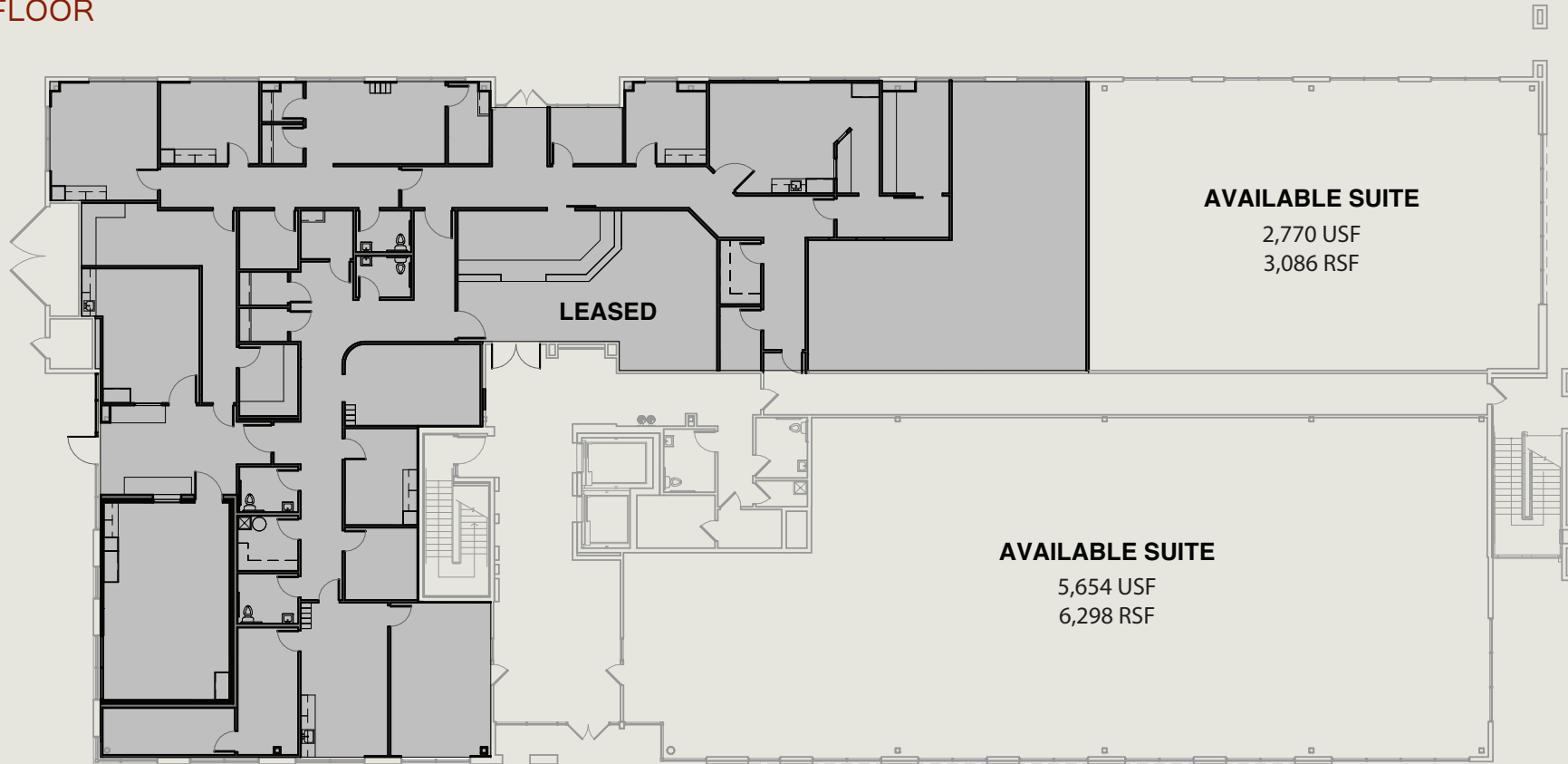
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FIRST FLOOR



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
FIRST FLOOR	MEDICAL OFFICE	\$25.50 SF/YR	NNN	3,000 - 20,000 SF	NEGOTIABLE

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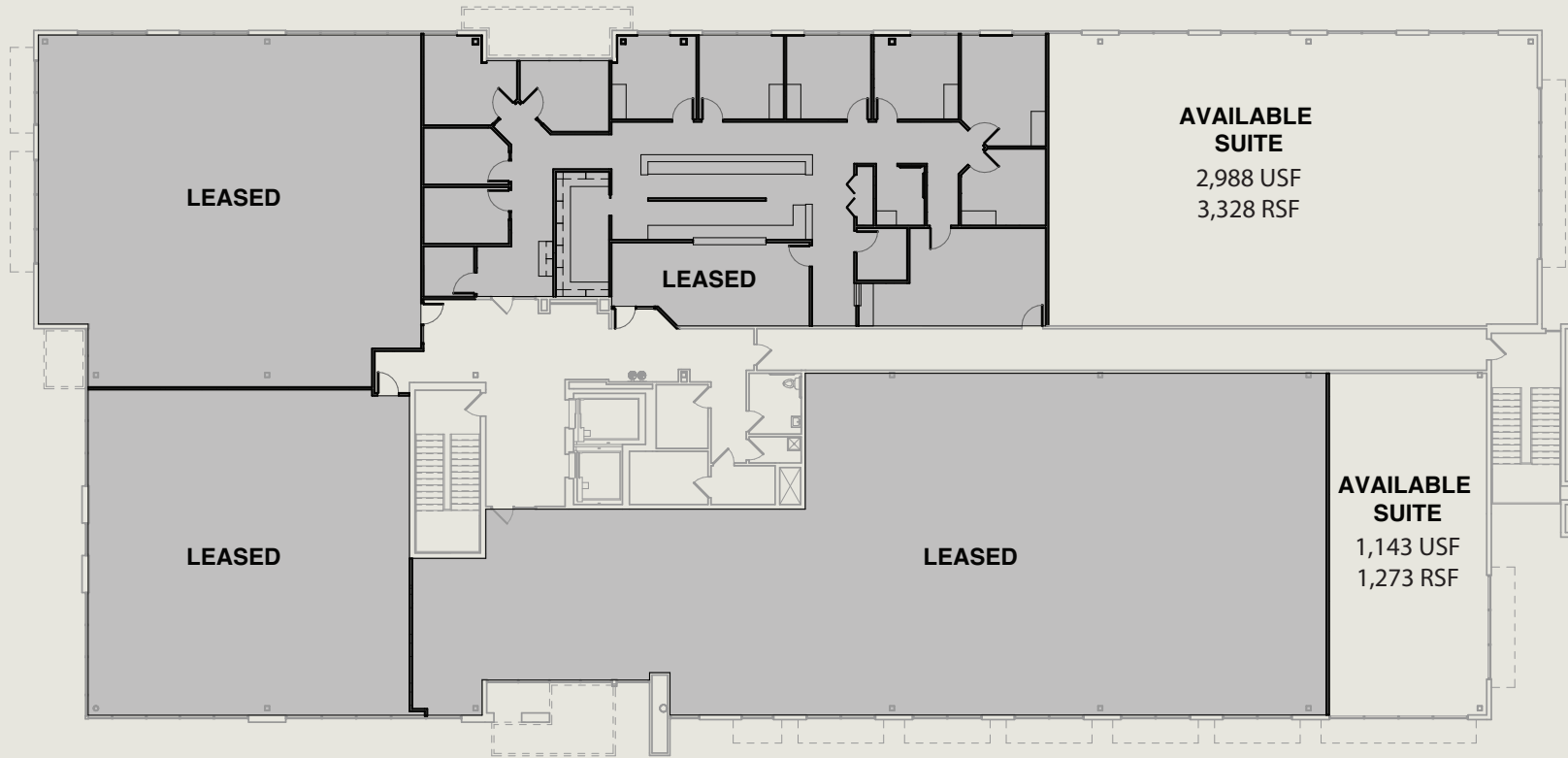
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SECOND FLOOR



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
SECOND FLOOR	MEDICAL OFFICE	\$25.50 SF/YR	NNN	1,500 - 20,000 SF	NEGOTIABLE

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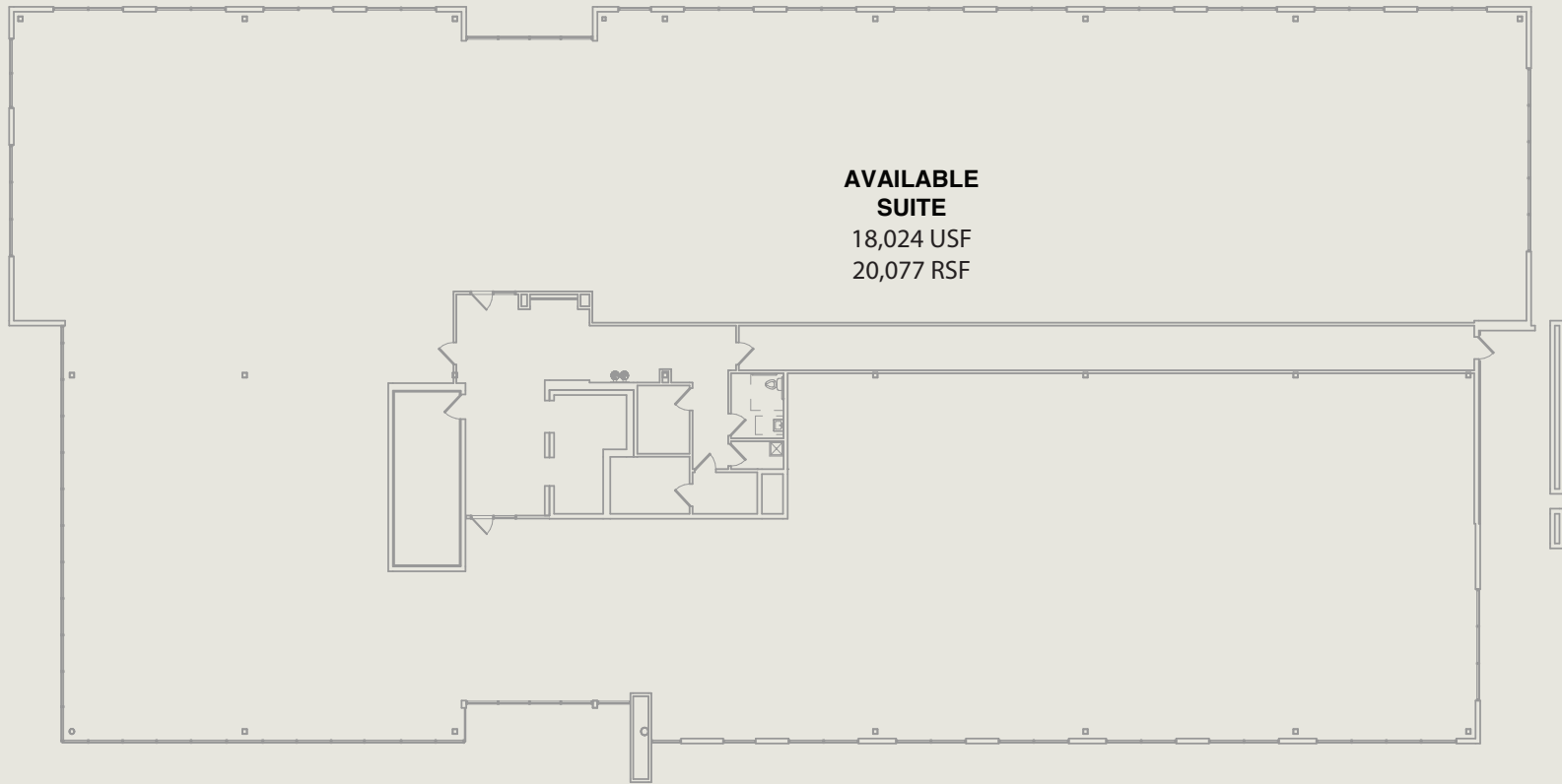
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THIRD FLOOR



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
THIRD FLOOR	MEDICAL OFFICE	\$25.50 SF/YR	NNN	1,500 - 20,000 SF	NEGOTIABLE

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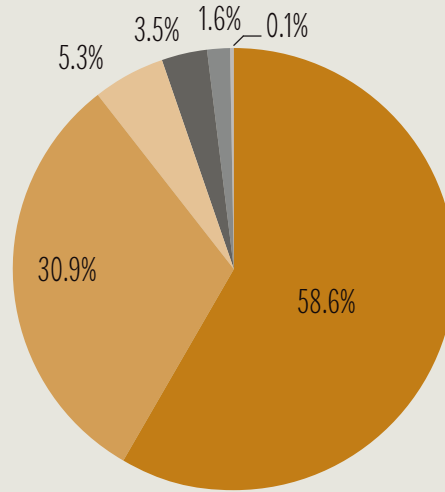
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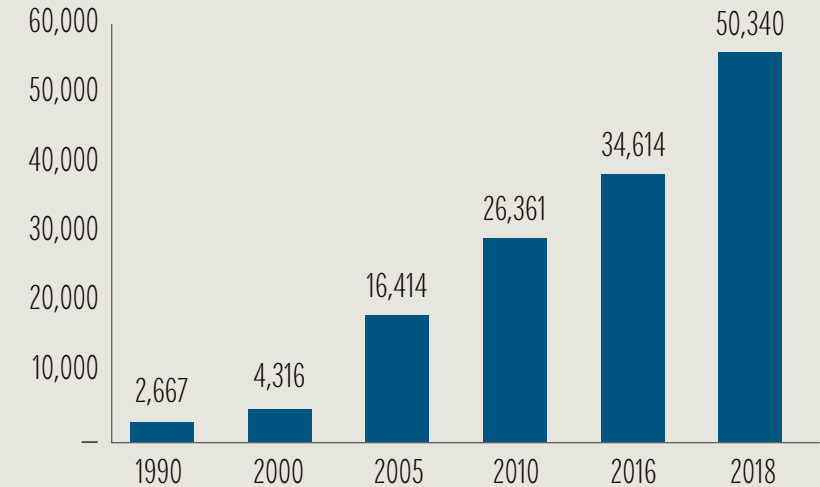
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TOP PSYCHOGRAPHIC SEGMENTS (by % households)

- Up and Coming Families — Upper-middle class, young couples with children (58.6%)
- Boomburbs — Affluent, young couples with children (30.9%)
- Professional Pride — Affluent, middle age couples with children (5.3%)
- Savvy Suburbanites — Affluent, middle age couples with children (3.5%)
- Green Acres — Upper-middle class middle age couples without children (1.6%)
- Middleburg — Middle class, young couples with children (0.1%)



POPULATION GROWTH



HOUSEHOLD INCOME

Average household income	\$17,207	Median disposable income	\$17,207
Median household income	\$17,207	Total disposable income (town wide)	\$17,207
		Average household size	3.5

Data on this page sourced from: U.S. Census Bureau, American Community Survey, Arizona Department of Administration's Office of Employment and Population Statistics, ESRI Business Analyst Online and Town of Queen Creek 4-18

EDUCATIONAL ATTAINMENT (population 25 years and over)

High school graduate (or GED)	17.5%
Some college, no degree	28.2%
Associate degree	11.0%
Bachelor's degree	24.6%
Graduate/Professional degree	15.1%
High school graduate or higher	96.4%
Bachelor's degree or higher	39.8%

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