

# Fountain Hills

± 784-3,194 RSF

Fountain Hills consists of 49,054 rentable square feet available in three freestanding multi-tenant medical office buildings. The property is surrounded by numerous retail amenities, restaurants, and views of the world famous fountain.



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**MEDICAL BUILDING FOR LEASE**

16838 E Palisades Blvd, Fountain Hills, AZ 85268

# Market Overview

- Originally built as the Town Hall for Fountain Hills, the Fountain Hills Medical Campus was renovated in 2008 and rebranded as Fountain Hills Medical Hub.
- The Fountain Hills Medical Campus is now home to tenants such as Scottsdale Medical Imaging, Fountain Hills Family Practice and Spooner Physical Therapy.
- With such a diverse age demographic in Fountain Hills and affluent residents, Fountain Hills places itself well to both Medicare and Elective based medical and dental practices.
- We invite you to join the beautiful community of Fountain Hills at Fountain Hills Medical Campus.

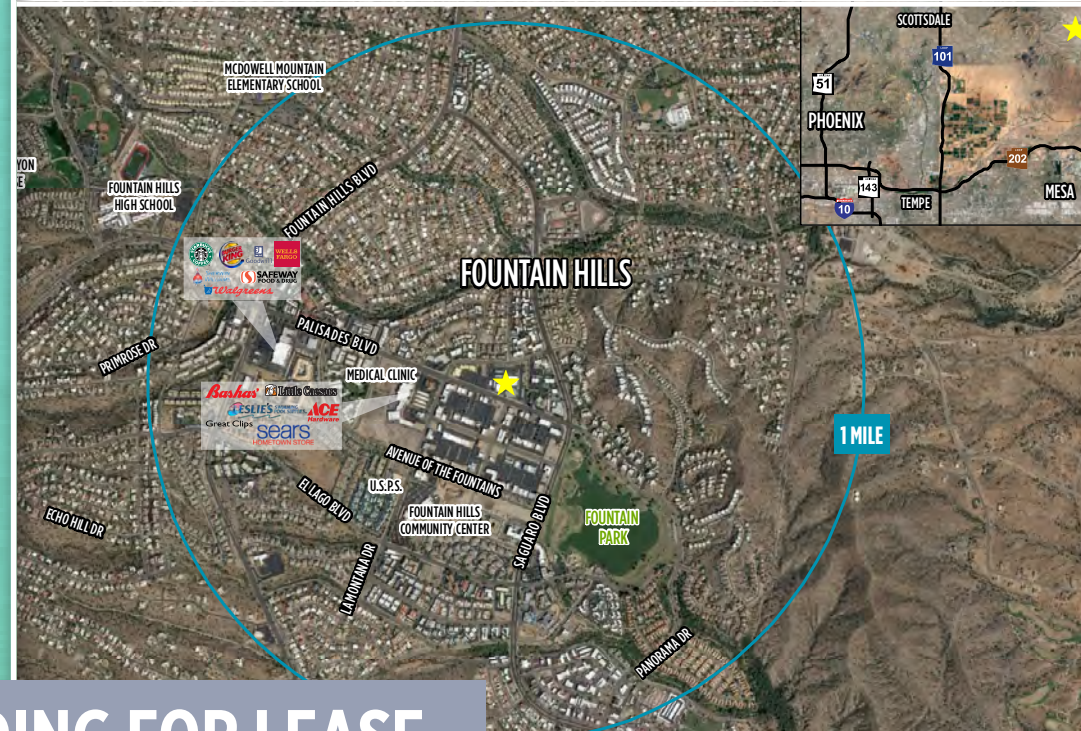


# Property Overview

- Located on the northwest corner of Saguaro and Palisades Blvds.
- Originally built in 1975 and renovated in 2008
- Class A Medical
- Size: 49,054 RSF
- Occupancy: 93%
- Single Story Medical Office Building
- Parking Ratio: 6.05 parking spaces per 1,000 RSF



Lease Rate: \$16.00 NNN  
Generous TI Allowances  
Building Signage Available



## MEDICAL BUILDING FOR LEASE





FOR LEASING INFORMATION, PLEASE CONTACT:

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