

**EXCLUSIVE INVESTMENT OFFERING**

**15401 NORTH 29TH AVENUE | PHOENIX, AZ 85053**

*Long Term Net Leased Specialty MOB/ASC Facility*



# RETINAL CONSULTANTS OF ARIZONA & RETINAL RESEARCH INSTITUTE

**EXCLUSIVELY LISTED BY**

**BRAXTON GLASS**

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## PROPERTY INFORMATION



### PROPERTY OVERVIEW

SALE PRICE	\$14,900,000
PRICE/ SF	\$404.97
UNLEVERAGED CAP RATE	6.07%
BUILDING SIZE	36,793 SF
OCCUPANCY	100%
PARCEL SIZE	2.76 Acres
YEAR BUILT	1988/2017
ZONING	IND.PK.
PARKING RATIO	6/1,000 SF
CROSS STREETS	29th Ave & Greenway Rd
TRAFFIC COUNT	+/- 31,023 VPD (Greenway)

### PROPERTY HIGHLIGHTS

- » 2016 Re-development/Build-to-Suit Specialty MOB/ASC
- » Two Tenant Asset
- » Two New 15 Year Net Leases
- » Annual Rent Escalations in Each Lease
- » Minimal Landlord Operating Obligations
- » Multi-Decade Operating Histories and Strong Financial Statements for Both Tenants
- » Internationally Renowned, Destination Practices
- » Substantial TI Commitment Beyond Landlord Contribution from Each Tenant
- » Excellent Freeway Access, Less than 1/4 Mile to Nearest Interchange
- » Well Parked at 6/1,000SF
- » Deliverable Free and Clear, or In-Place Debt at Favorable Terms May be Assumed