



# ESTRELLA HEALTH CENTER



9250 WEST THOMAS ROAD  
PHOENIX, AZ 85037



**CBRE**



**PROPERTY FEATURES:**

<b>BUILDING SIZE:</b>	±80,814 RSF
<b>AVAILABILITY:</b>	±1,500 SF TO ±15,387 SF
<b>LEASE RATE:</b>	\$30.50 SF, Net electric
<b>TENANT IMPROVEMENTS:</b>	Turn-key available
<b>PARKING:</b>	Abundant surface and covered parking available

**HIGHLIGHTS:**

- + Across from Banner Estrella Medical Center with no ground lease requirements
- + Monument signage available
- + State-of-the-Art medical office building with 2-gurney accessible elevators
- + Immediate access to I-10 and Loop 101 freeways
- + Secure after-hours key card access
- + Creative, well-capitalized ownership

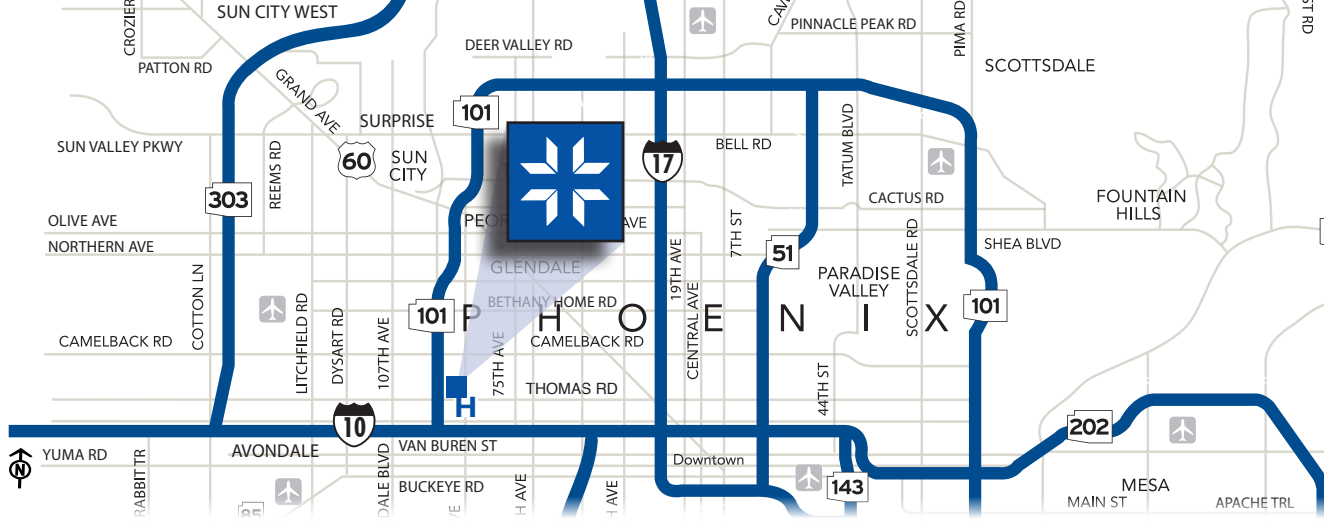
**TENANT MIX INCLUDES:**

- + Arizona Surgical Specialist Center - a Class C surgery center (call for details on timeshare opportunities)
- + The Pain Center of Arizona
- + Estrella Mountain Dialysis
- + Urgent Care
- + Palo Verde Hematology and Oncology
- + Estrella Surgical Group
- + Valley ENT
- + Phoenix Perinatal Associates
- + Veterans Affairs Health Care Clinic
- + ATI Physical Therapy



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## LOCATION FEATURES:

- + Located within the Algodon Medical Office Park - A 138-acre master planned campus dedicated to medical services and resources for people committed to providing excellence in healthcare.
- + Adjacent to retail amenities including Dunkin' Donuts, McDonalds, dry cleaners and more.
- + Across from Banner Estrella Medical Center, a 305-bed hospital with approximately 126,457 patient visits per year (2015).
- + Approximately 345,213 residents within a 5-mile radius, with an estimated 7.7% increase through 2020. (Source: CoStar)

## FOR MORE INFORMATION PLEASE CONTACT:

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