



Property Highlights

- ±24,406 SF, Class “A” Medical building
- Built-out medical suites ready for occupancy
- On campus of the award-winning Maryvale Hospital
- Huge parking ratio of 9/1,000
- Rental Rate: \$15.00/SF NNN
- Additional Medicare and Medicaid Reimbursements Available For This Medically Underserved Area

Available Suites

- 140: 1,969 RSF built-out medical (Available w/30 days notice)
 - 160: 2,414 RSF built-out medical
 - 260: 2,370 RSF* built-out medical
 - 280: 1,880 RSF* Vanilla Shell
- *Contiguous for ±4,250 RSF

Building Expansion Opportunity

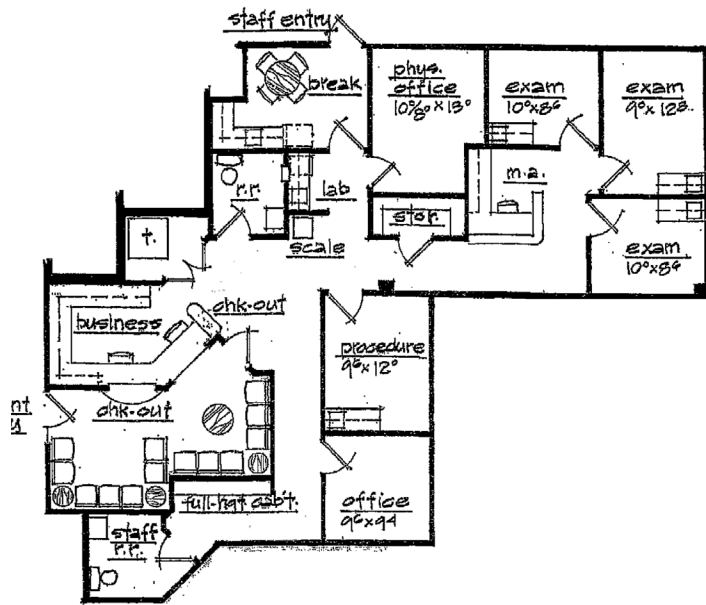
Up to 18,000 SF - Build-To-Suit Available
Rental Rate Negotiable

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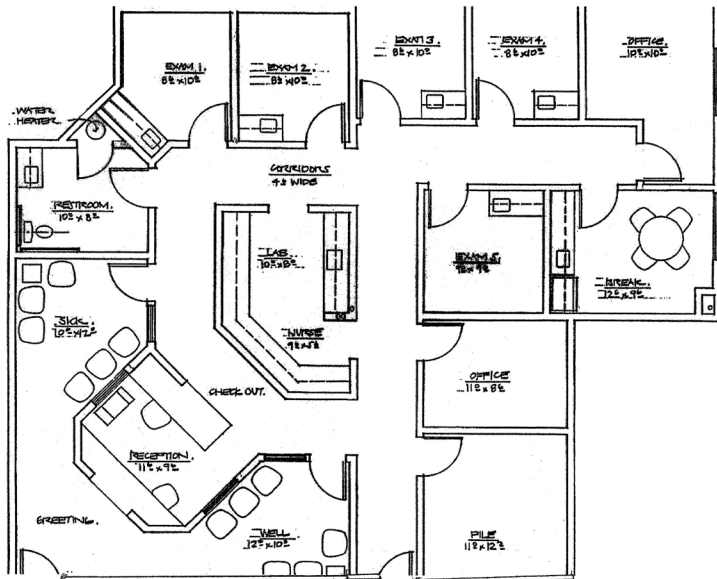
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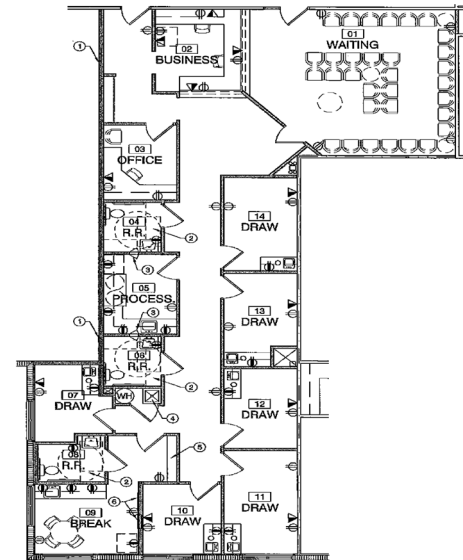
Suite 140 - 1,969 SF



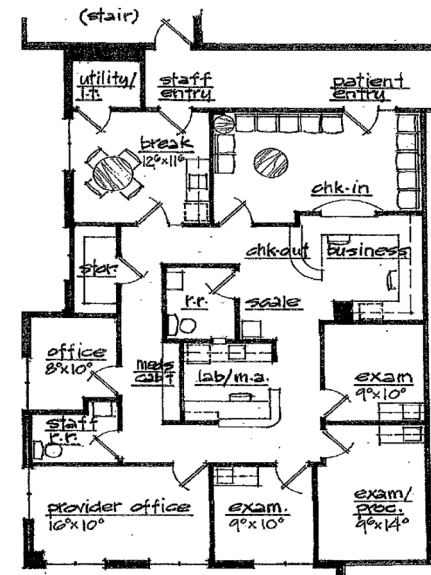
Suite 160 - 2,414 SF

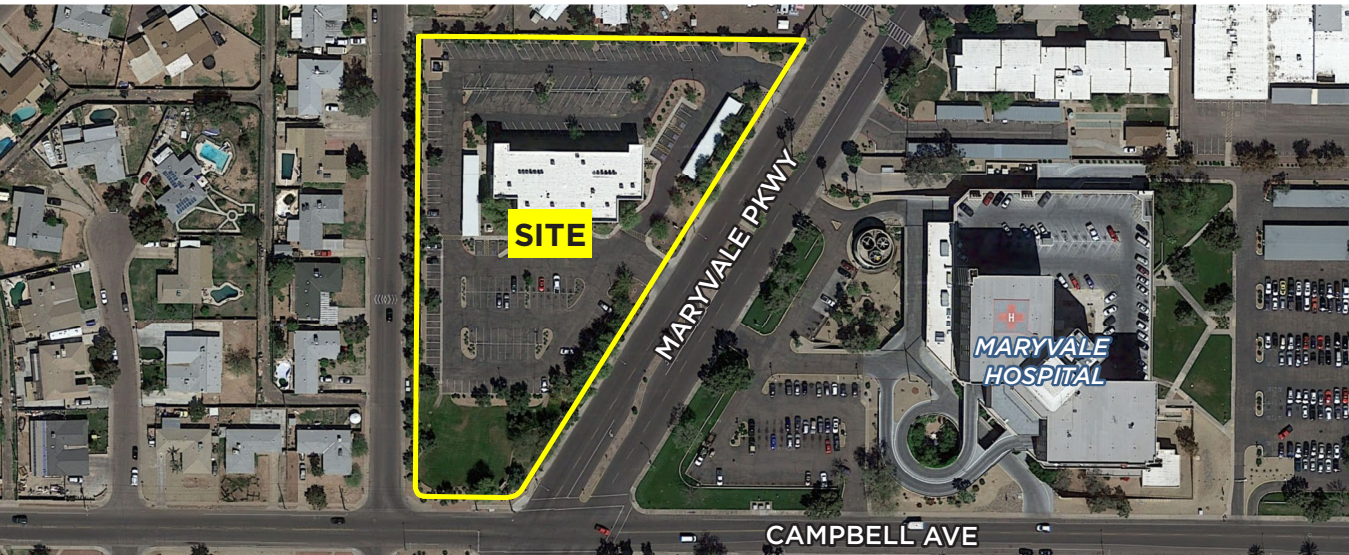
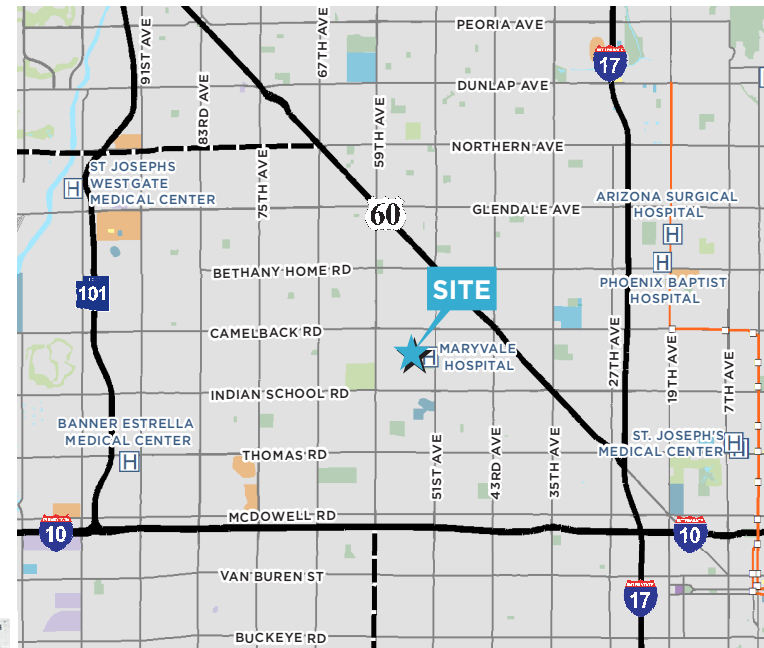
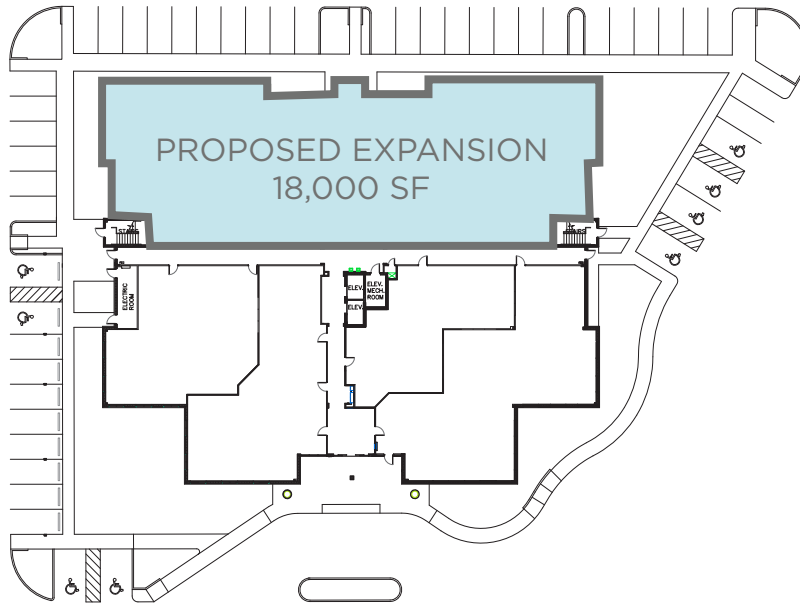


Suite 260 - 2,370 SF



***Conceptual Floorplan
Suite 280 - 1,880 SF**





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