



FOR LEASE | OFFICE

MEDICAL OFFICE SUITE - BEAUTIFUL LAYOUT

11851 N 51st Ave, Ste D120 & D130, Glendale, AZ 85304

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	3,081 SF
Lease Rate:	\$21/SF (NNN)
Building Size:	6,162 SF
Zoning:	C-O Commercial Office
Cross Streets:	N 51st Ave and W Rivera Dr

PROPERTY OVERVIEW

3,081 SF suite available for lease in building D of Brookside Office Park. Suites D120 & D130's office buildout is beautifully laid out for optimal medical use. Includes: reception, 2 waiting rooms, 11 exam rooms, 1 lead-lined room + open area (to accommodate for X-rays), 2 nurse's stations, 1 executive office, 1 regular office, 1 laser room, 1 power room, 2 storage rooms, 1 copy room, and 2 restrooms.

The office condominium is located just south of W. Cactus Rd and 1/2 mile north of W. Peoria Ave. The property features excellent visibility with monument signage along 51st Ave. Brookside is also situated within a 5 miles radius of Glendale landmarks such as ASU West Campus, Thunderbird Banner Medical Center, Metro Center Retail & Commercial Corridor, & 3 major highways (I-17, US60, & 101).

PROPERTY HIGHLIGHTS

- Perfect buildout for medical offices such as podiatry, chiropractic, orthopedics, pediatrics, family practice, internal medicine, and more!
- Excellent visibility and easy access at office park
- Building and monument signage are available
- Situated within 5 miles of 3 major highways and Banner Medical Center

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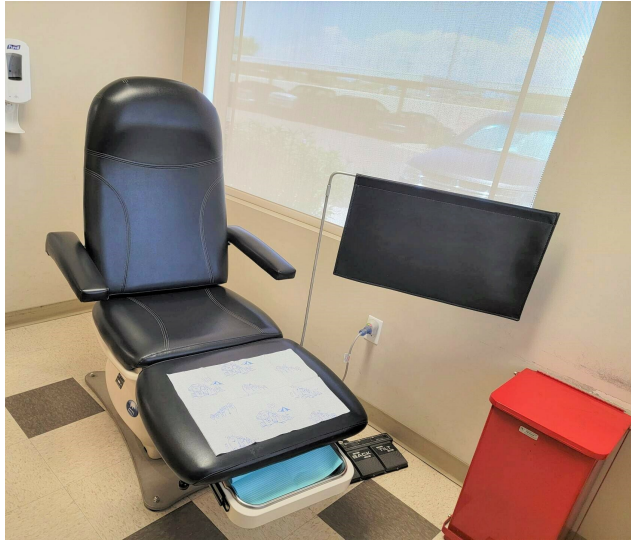
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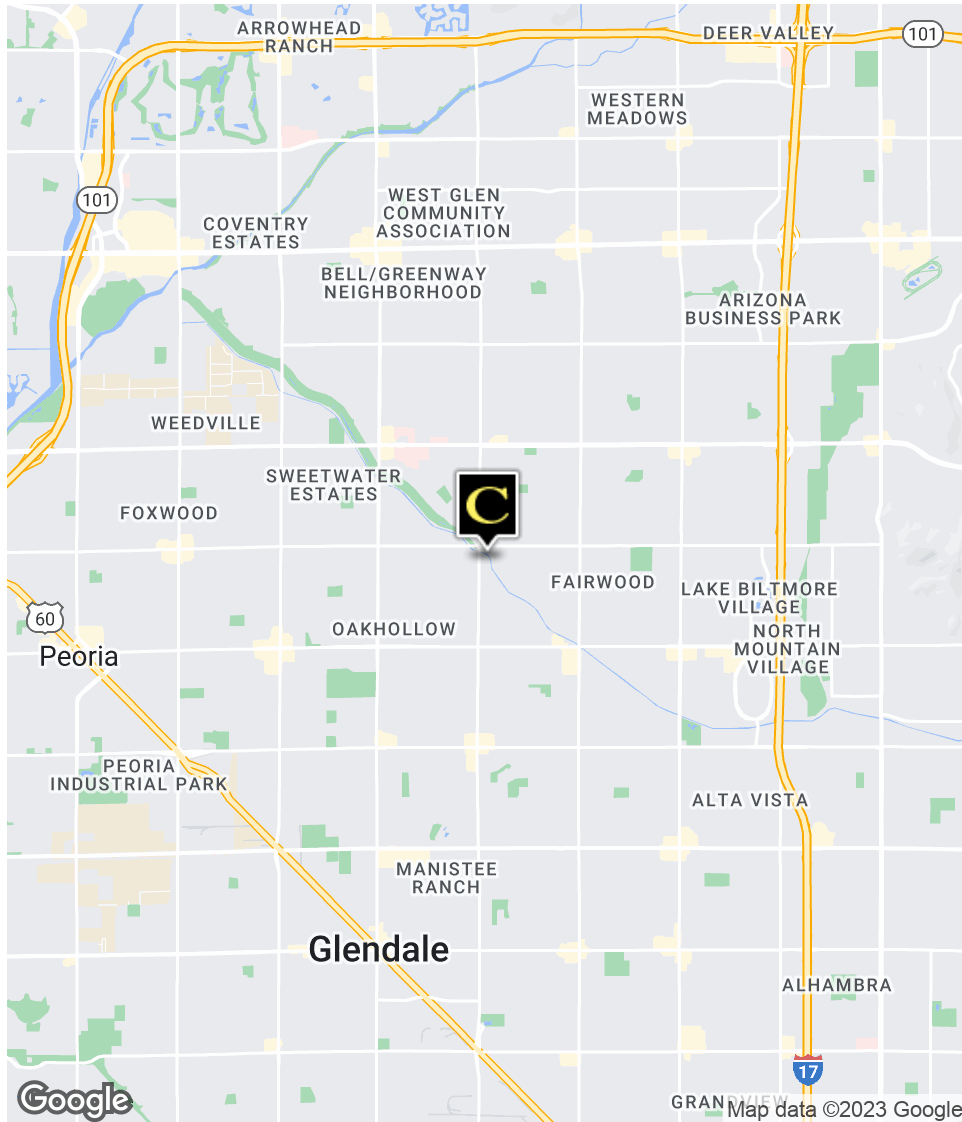
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,007	163,793	429,251
Average Age	38.6	36.5	36.0
Average Age (Male)	40.5	35.2	34.6
Average Age (Female)	37.1	37.1	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,900	61,169	160,616
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$72,870	\$66,394	\$63,684
Average House Value	\$227,440	\$198,600	\$182,997

* Demographic data derived from 2020 ACS - US Census

