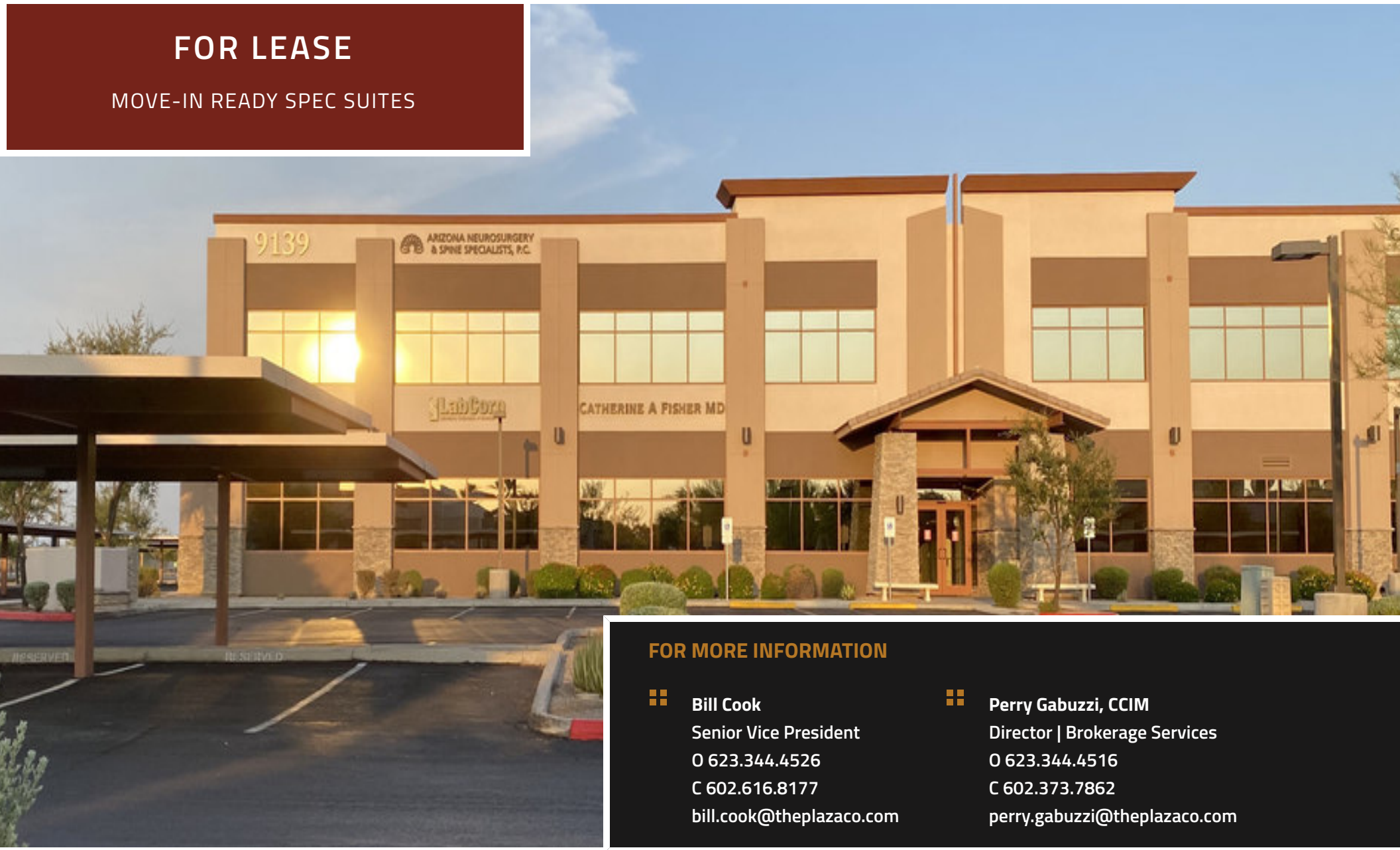


FOR LEASE

MOVE-IN READY SPEC SUITES



FOR MORE INFORMATION

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Executive Summary



PROPERTY SUMMARY

Available SF:	1,988 SF
Lease Rate:	\$23.50/SF MG, net janitorial
Building Size:	28,978 SF
Building Class:	B
Sub Market:	Arrowhead

PROPERTY OVERVIEW

Located ½ Mile West of SR-101 on Thunderbird Road
 Close Proximity to Multiple Major Hospitals
 Tenant Improvements Negotiable
 Building Signage Available
 Heavily Parked at 6.9/1,000 SF with Easy Patient Access

PROPERTY HIGHLIGHTS

- Two move-in ready spec suites
- Just west of Loop 101 with a highly visible profile in Peoria, Sun City and Glendale
- Largest non-hospital medical campus in Arizona
- Close proximity to three hospitals; Arrowhead, Boswell and Banner Thunderbird
- Co-Tenants include: Labcorp, Insight Imaging, Vibrantcare Outpatient Rehab, Arizona Neurosurgery & Spine, among others.

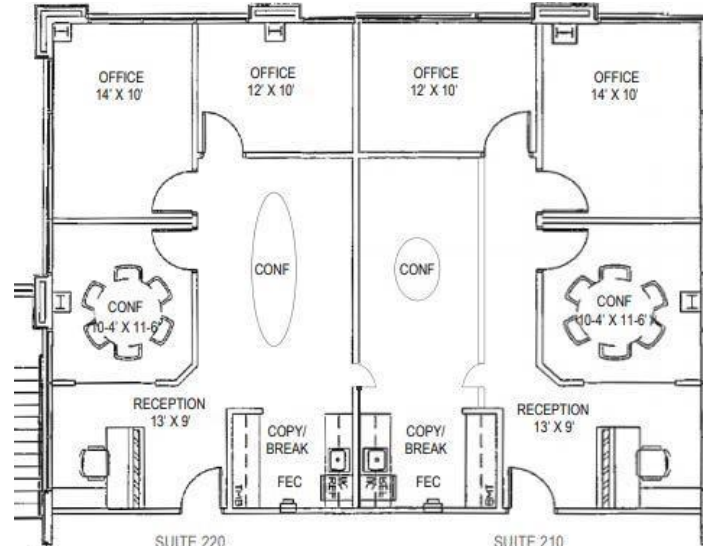


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Lease Spaces



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	994 SF	MG, net janitorial	\$23.50 SF/yr	Move-in ready spec suite! Contiguous to 1,988 sf
Suite 220	994 SF	MG, net janitorial	\$23.50 SF/yr	Move-in ready spec suite! Contiguous to 1,988 sf

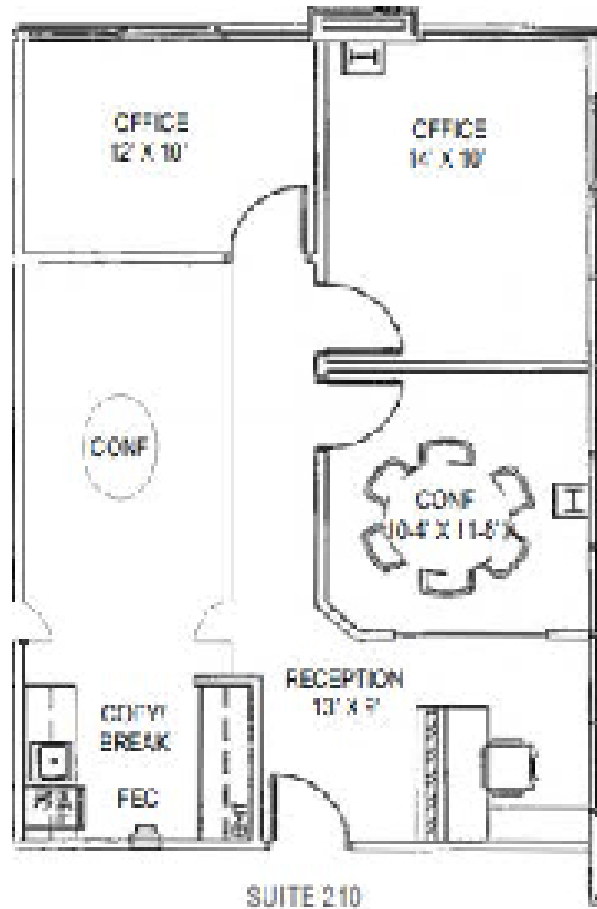


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Floor Plans



1

SUITE 210 - 994 RSF

Move-in ready spec suite



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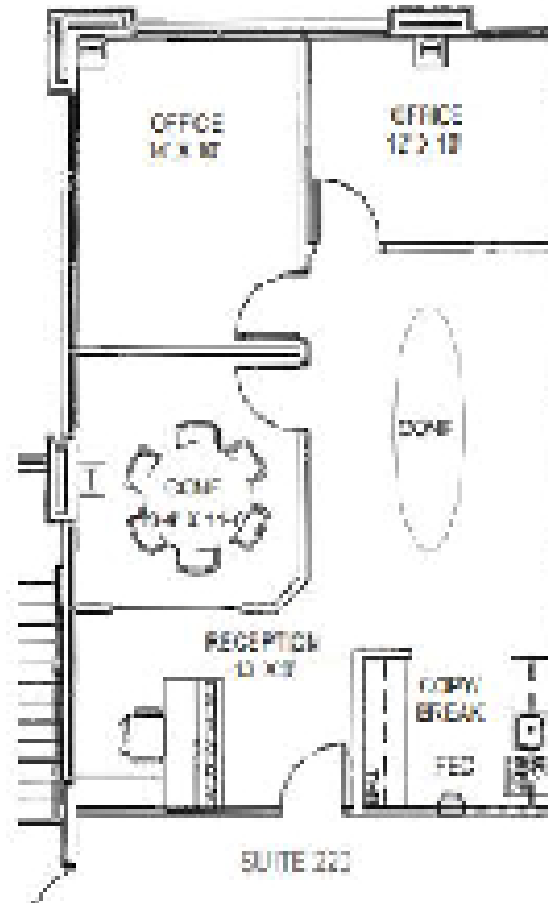
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Floor Plans



2

SUITE 220 - 994 RSF

Move-in ready spec suite



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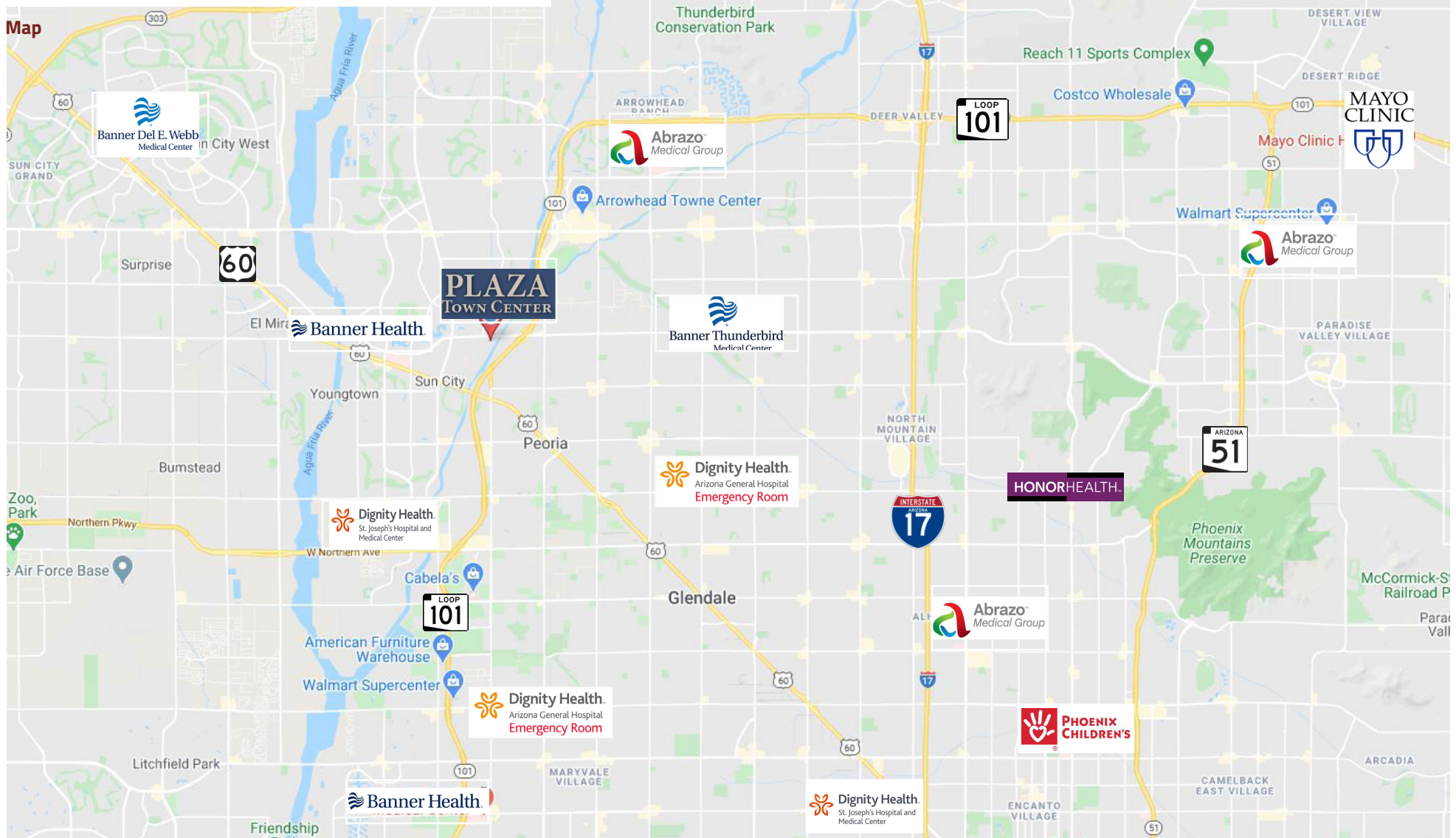
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