



3320-3330 North 2nd Street, Phoenix, AZ 85012

MEDICAL SPACE FOR LEASE



 TRANSWESTERN REAL ESTATE SERVICES

BUILDING FEATURES

- Two medical office buildings totaling ±64,085 SF
 - 3320 Building: ±13,307 SF
 - 3330 Building: ±50,770 SF
- Generous TI allowance available
- Surgery center
- Easy covered, patient pick-up and drop-off
- Excellent midtown location
- On-site parking garage with direct access on three levels
- Close to Banner University, VA, and Dignity St. Joe's hospitals
- Professionally managed and maintained



INFORMATION

YEAR BUILT:	1985
ASKING RATE:	3330 Building: \$23.50 - \$25.00 Full Service 3320 Building: TBD
EXPENSES:	Base Year
AVAILABILITIES:	3330 Building
	Suite 101 ±598 SF
	Suite 200 ±1,603 SF
	Suite 207 ±1,256 SF
	Suite 211 ±1,876 SF
	Suite 401 ±2,907 SF
	Suite 500 ±2,269 SF
	Suite 502 ±3,069 SF
	Suite 601 ±4,587 SF
	2 nd Floor – Large Contiguous Space ±9,672 SF
	3320 Building
	Surgery Center ±13,307 SF
	4 Class B Operating Rooms
	Available December 2021

TENANT MIX

- Genomics Research
- Primary Care
- Podiatry
- Pain Management
- Pulmonology
- Nephrology
- Ophthalmology



DEMOGRAPHICS

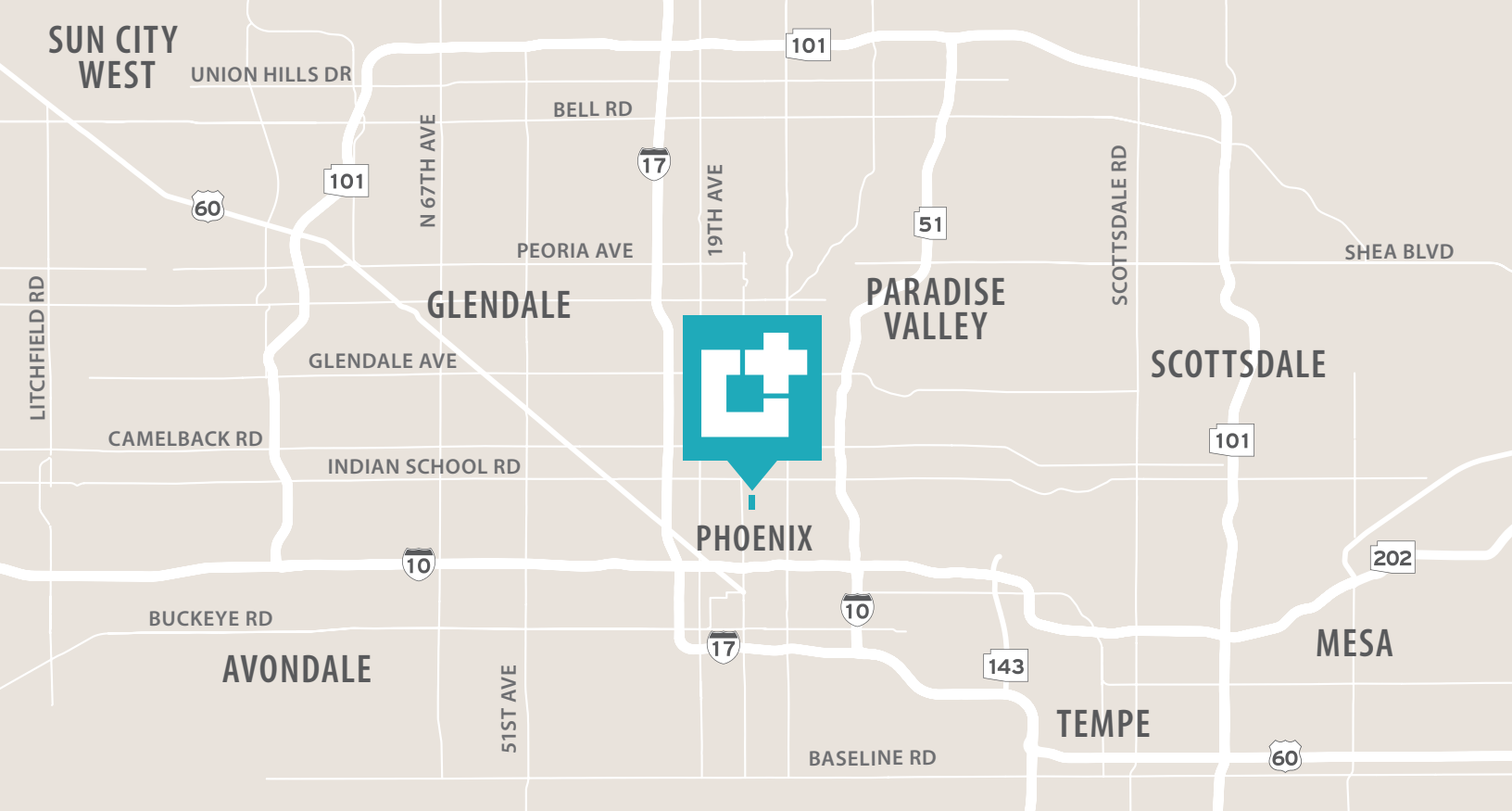
196K	74K	6	107	16
EMPLOYEES WITHIN 3 MILES	HOUSEHOLDS WITHIN 3 MILES	HOSPITALS WITHIN 3 MILES	RESTAURANTS WITHIN 1 MILE	HOTELS WITHIN 1 MILE

LOCATION FEATURES

- Convenient central Phoenix location with an abundance of desirable retail and restaurant amenities
- Next to Dignity St. Joseph's Hospital, Banner University Medical Center, Phoenix Children's Hospital, and Veterans Administration Health Care
- Located within two and half miles of four different freeways giving patients easy access from all parts of the Valley
- Just a few minutes walk from the light rail station on Central Avenue and Osborn Road

NEARBY HOSPITALS





Leasing Information:

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