

EXCEPTIONAL MEDICAL OFFICE SPACE FOR LEASE



**ARROWHEAD
ORCHARDS**

**BUILDINGS A, B & C
6320 WEST UNION HILLS DRIVE GLENDALE, AZ 85308**



TRANSWESTERN REAL ESTATE SERVICES



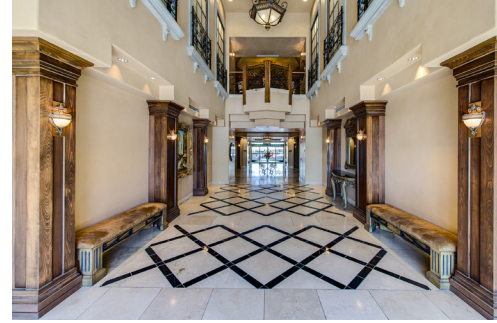
LOCATION FEATURES

- Located adjacent to Abrazo Arrowhead Campus, a 217 licensed bed hospital that specializes in heart and vascular care, bone and joint care, emergency care and more
- Within 5 miles to Banner Thunderbird Medical Center, a 561 licensed bed hospital that specializes in cancer treatment, diabetes and endocrinology, gynecology and more
- Less than 1.5 miles to the Loop 101 freeway
- Within a mile to abundant retail and dining amenities
- Approximately 288,486 residents within a 5-mile radius with an estimated population increase of 6.7% by 2020. (Source: CoStar).

AVAILABILITIES - LEASE RATE \$38.00 MG

- Bldg A: Suite 110 - ±1,719 RSF
- Bldg A: Suite 180 - ±1,970 RSF
- Bldg A: Suite 250/255 - ±2,394 RSF (Divisible to ±1,582 RSF)
- Bldg B: Suite 2500/2600 - ±7,006 RSF (Divisible to ±2,000 RSF)





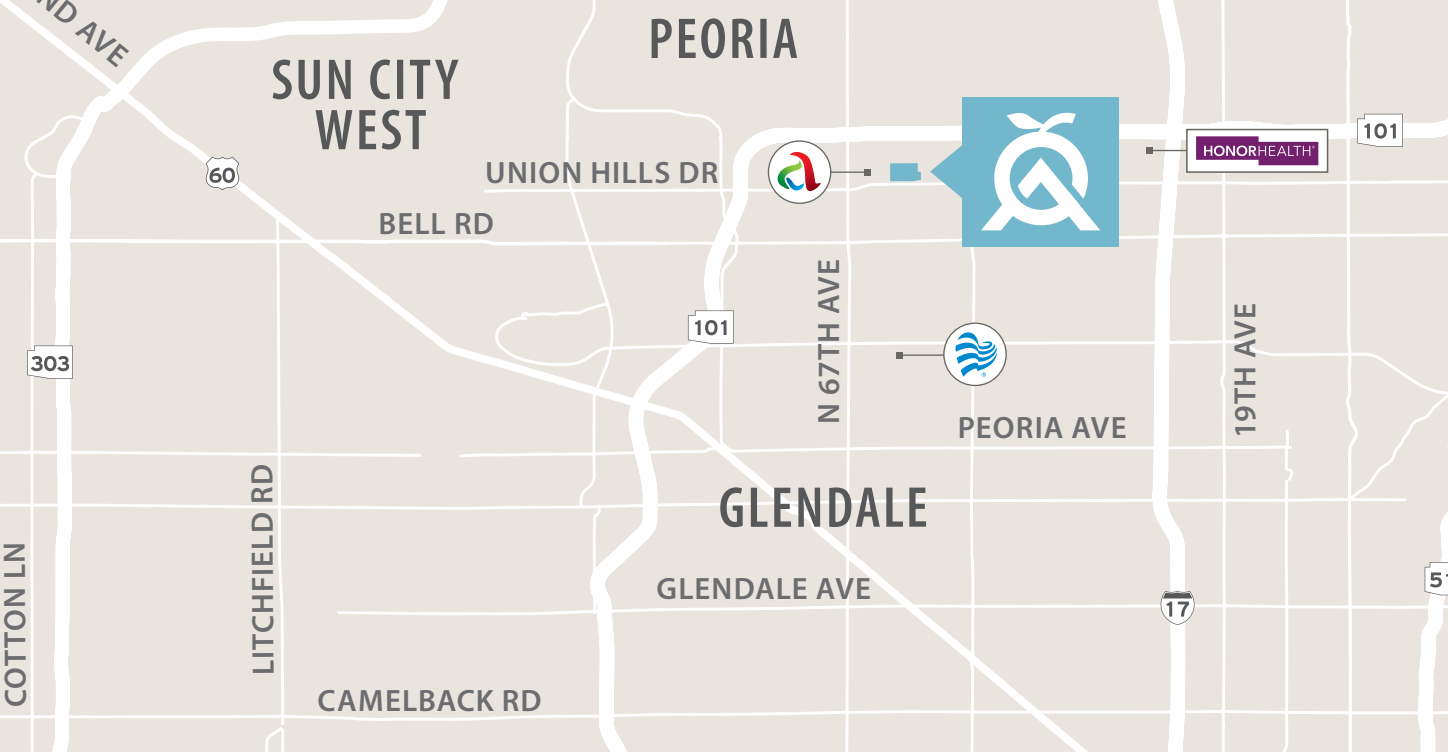
TENANT MIX INCLUDES

- Primary Care
- Imaging
- Blood Draw Laboratory
- Pediatric Ophthalmology
- Oncology
- Orthopedics
- Physical Therapy
- ENT
- Phlebology
- Allergy & Dermatology
- Hormone Therapy
- Pediatric Dentist
- Sleep Center

HIGHLIGHTS

- No ground lease restrictions
- 3 Class "A" medical office buildings with high-end finishes
- Visibility on Union Hills Drive with great signage opportunity
- Generous TI Allowance
- On-site property management
- Secure after hours key card access
- Abundant surface and covered parking - 5:1,000 ratio
- Strong, stable ownership





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