



OPTUM CENTER

CLASS A MEDICAL OFFICE

FOR LEASE

20414 N 27TH AVE | PHOENIX, AZ 85027

UNDER NEW OWNERSHIP

PROPERTY HIGHLIGHTS



±81,907

SF MEDICAL OFFICE



5-STORY

CLASS A FINISHES



32 RESTAURANTS

WITHIN WALKING DISTANCE



COVERED

PARKING STRUCTURE



PROFESSIONALLY

MANAGED AND MAINTAINED.



5.2/1,000

PARKING RATIO

BUILDING FACTS

BUILDING SIZE: ±81,907 RSF

MEDICAL AVAILABILITY: ±2,500 SF to ±16,381 SF Divisible

PARKING RATIO: Ample parking; covered and surface available

- Class A medical office building
- Covered structure parking
- No restrictions
- Aggressive tenant improvement package
- Monument and building signage available
- Immediate access to I - 17 and Loop 101 freeways

LOCATION

Centrally located between three hospital systems

- **HonorHealth - Deer Valley Medical Center:** 204 beds - .25 Miles
- **Abrazo Arrowhead Campus:** 217 beds - 4.5 Miles
- **Banner Thunderbird Medical Center:** 555 beds - 5.4 Miles
- **Abrazo Scottsdale Campus:** 136 beds - 7 Miles
- **HonorHealth - Sonoran Crossing Medical Center:** 40 beds - 7.5 Miles

DEMOGRAPHICS

MEDIAN
HOUSEHOLD INCOME



\$57,596

\$63,488

\$68,845

POPULATION



15,806

101,623

267,988

MEDIAN AGE



32.1

36.4

37.1

BACHELOR
DEGREE



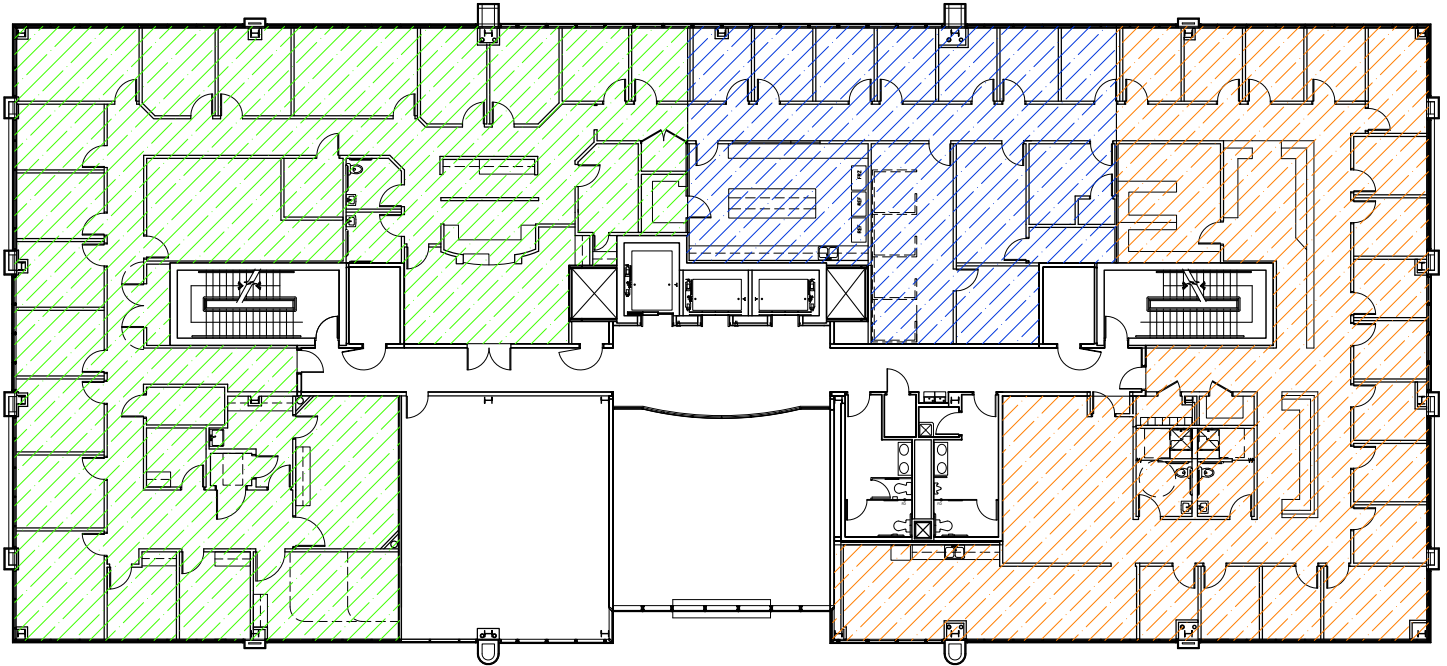
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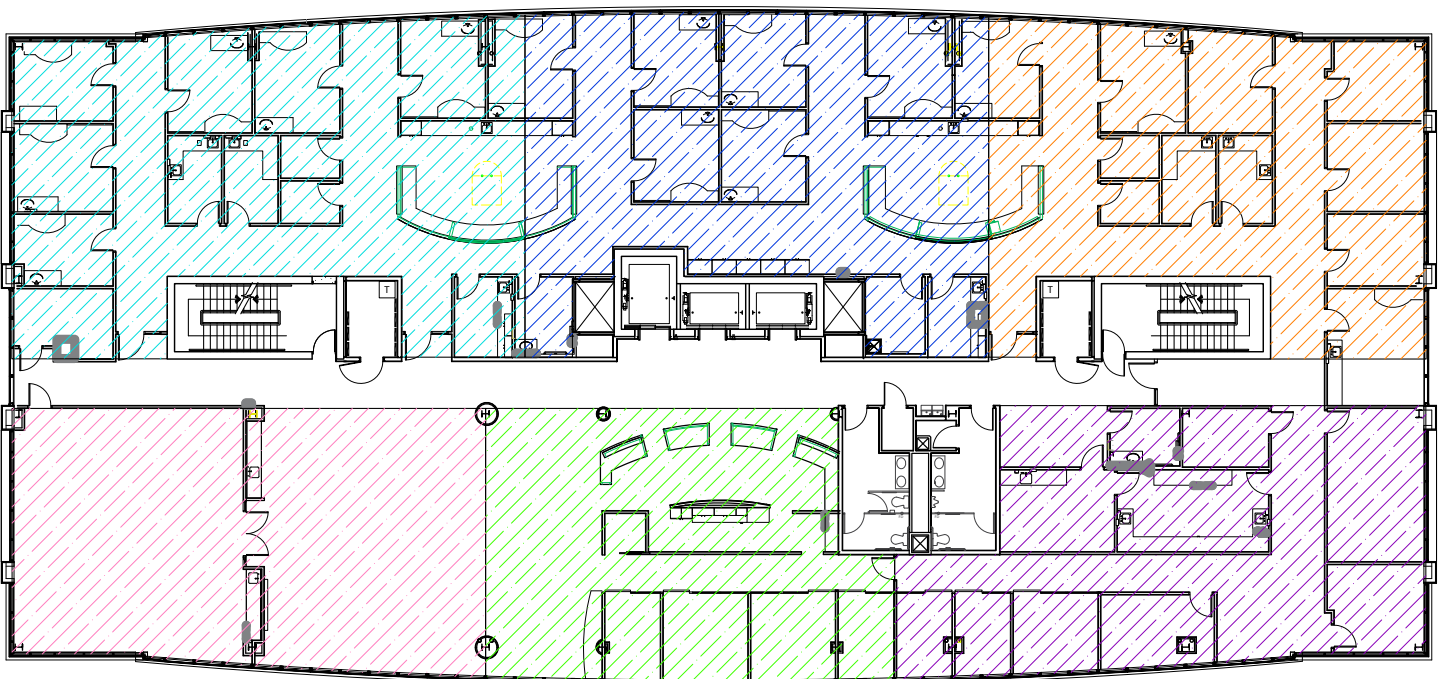
SECOND FLOOR

UP TO ±16,381 RSF

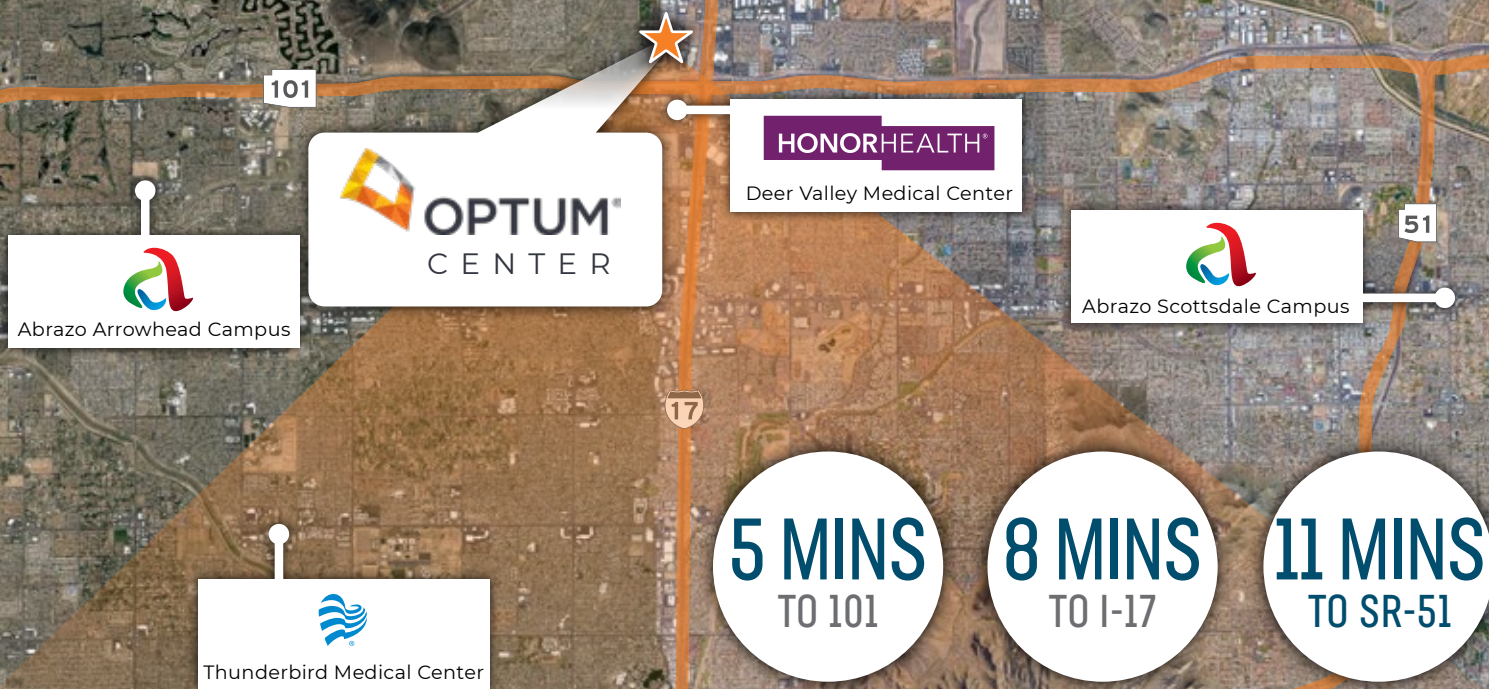


FOURTH FLOOR

UP TO ±16,381 RSF



LOCATION MAP









OWNED BY:



LEASED BY:

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