

Move-in Ready



Medical Office FOR LEASE

2051
W Northern Ave
Phoenix AZ 85021

CBRE

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W Northern Ave
Phoenix AZ 85021

PROPERTY OVERVIEW

Direct access from I-17 to established healthcare campuses, shopping and dining

- ±30,205 SF, 2-story office building offering efficient suite layouts and a professional institutional presence suitable for a diverse mix of medical and office tenants
- Positioned within established North Phoenix healthcare corridor, with nearby access to HonorHealth John C. Lincoln Medical Center and Abrazo Central Campus, supporting demand from healthcare-related and professional office users
- Prominent hard-corner location featuring strong visibility along Northern Avenue with building and monument signage opportunities enhancing tenant exposure and branding
- Immediate access to I-17 for convenient regional connectivity and efficient access from across the Phoenix metropolitan area
- Surrounded by complementary medical providers, professional services, retail amenities, and established residential neighborhoods, supporting a strong employee base and convenient access to everyday services

PROPERTY HIGHLIGHTS

TYPE	Medical Office
AVAILABLE SF	±2,000 SF - ±15,102 RSF
LISTING TYPE	LEASE
SUITE	TBD
LEASE RATE	\$32.00/FS
YEAR BUILT	2000; Renovated 2026
BUILDING RSF	±30,205 SF
ZONING	C-O
PARKING RATIO	4.20/1,000 SF, covered reserved available
SIGNAGE	Building, Monument, Directory, Suite Entry



Medical Office FOR LEASE

NORTHERN MEDICAL CENTER

CBRE

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W Northern Ave
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Positioned within a prominent Central Phoenix healthcare corridor near three major regional hospitals, with direct I-17 access and convenient proximity to residential neighborhoods, retail, dining, and employment hubs.

AREA OVERVIEW



Nearby Amenities include:



2051
W Northern Ave

IMMEDIATE ACCESS
to I-17



PROMINENT
Signage



THRIVING
Healthcare Corridor



NEARBY
Major Hospitals



CONVENIENT
On-site Parking



IDEAL
Location



STRONG
Patient Base



ABUNDANT
Amenities



Medical Office FOR LEASE

NORTHERN BUSINESS CENTER

CBRE

PROPERTY PHOTOS



Medical Office FOR LEASE

NORTHERN MEDICAL CENTER

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AREA DEMOGRAPHICS



2051
W Northern Ave



DEMOGRAPHICS

2 MILES 5 MILES 10 MILES

2025 POPULATION	85,082	463,694	1,468,565
2025 AVERAGE HOUSEHOLD INCOME	\$84,880	\$88,263	\$96,527



TRAFFIC COUNTS
W Northern Ave & N 19th Ave
±35,162 vehicles per day
Source: ADOT 2025

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