



CONCORDE MEDICAL CENTER

2222 W Dunlap Ave | Phoenix, AZ

±139,709 SF
Medical Outpatient Building



CUSHMAN &
WAKEFIELD

Property Highlights

Concorde Medical Center is a 139,709-square-foot multi-tenant medical/office building located at **2222 W. Dunlap Avenue, Phoenix, Arizona**, within the North Central Phoenix medical corridor. The property offer tenants the opportunity to office in a rapidly gentrifying area with access along the Phoenix Light Rail. Employees and patients have transportation options unlike most other areas in Phoenix. The residential streets in the area are filled with strong, established rooftops that use medical resources in and around the North Central area. Just to the west is the redevelopment of Metro Center including high-end residential towers for professionals.



Prime Location



Convenient
Transportation Access



Close proximity to
the I-17



Strategically positioned
within a 10-minute drive of
four major Phoenix hospitals



139,709 SF building

HIGHLIGHTS

Greater Phoenix Overview

Metro Phoenix is the fifth largest city in the United States and anchors the nation's 10th largest metropolitan area, with 4.9 million residents. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Mesa, Scottsdale, and Tempe, and is the financial, commercial, cultural, entertainment, and government center of Arizona.

NORTH CENTRAL PHOENIX DEMO- GRAPHICS

TOTAL POPULATION

18,659 1 mile
172,210 3 mile
449,076 5 mile

TOTAL HOUSING UNITS

8,599 1 mi.
69,842 3 mi.
182,101 5mi.

MEDIAN HOUSEHOLD INCOME

\$54,659 1 mi.
\$65,135 3 mi.
\$69,616 5mi.



Healthcare Statistics

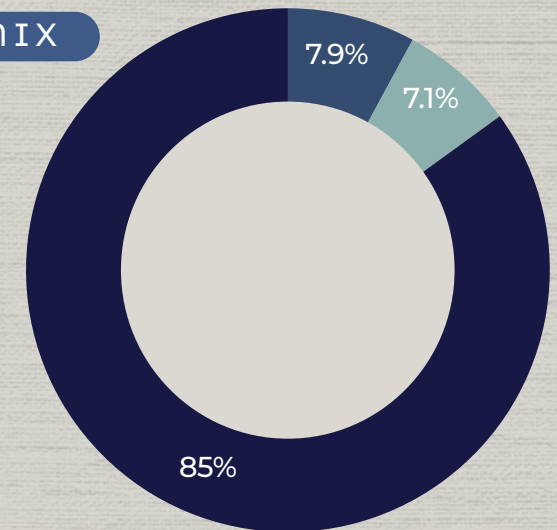
at a Glance



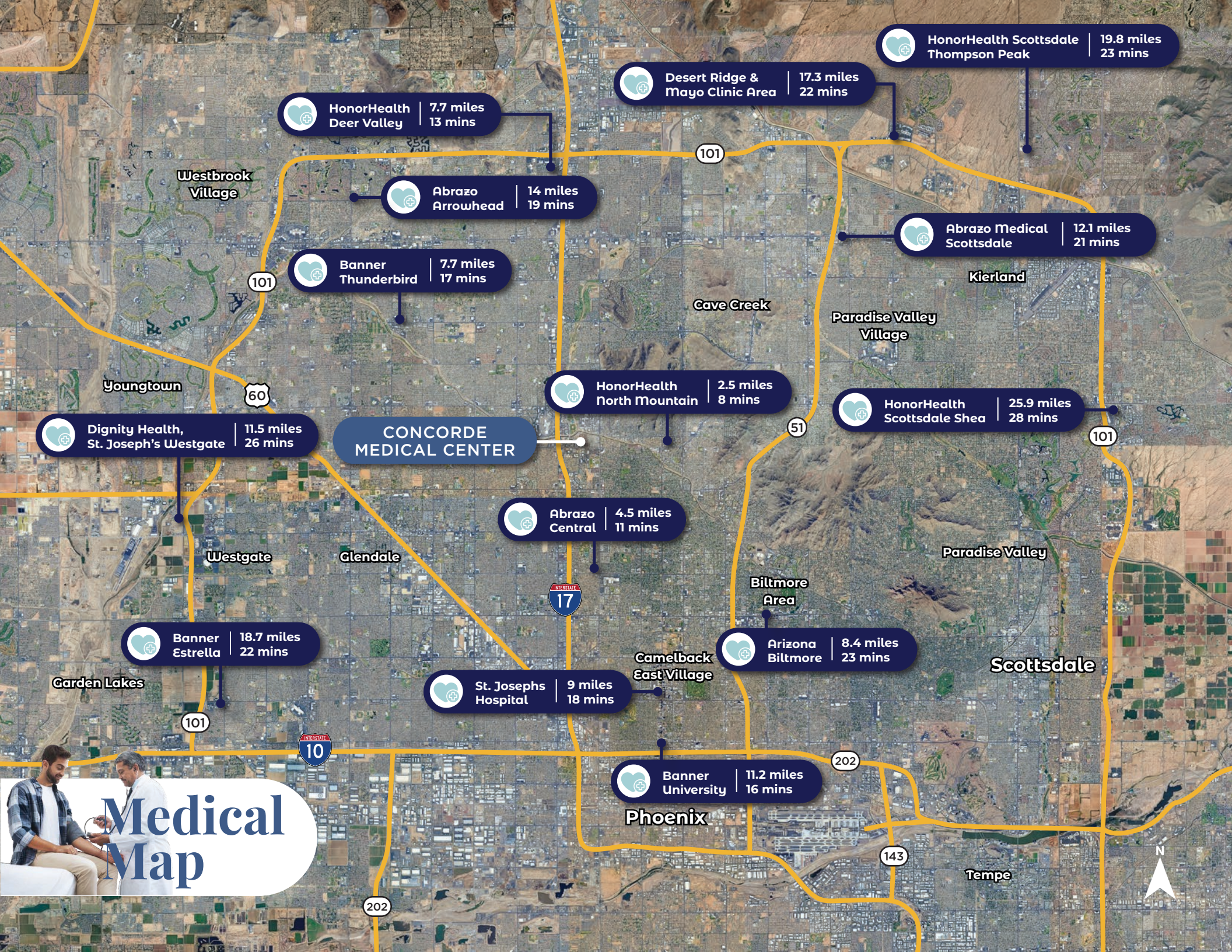
OUTPATIENT SERVICE LINE GROWTH

Service Line	10 Year Annual Growth
Endocrinology	35.6%
Physical Therapy/ Rehabilitation	26.4%
Psychiatry	20.5%
Spine	16.7%
Cardiology	16.2%
Vascular	15.3%
Orthopedics	13.4%
Pain Management	12.1%
Ophthalmology	11.4%
Miscellaneous Services	11.0%
Lab	10.8%
Oncology	10.3%
Podiatry	10.1%
ENT	9.4%
Neurosurgery	9.4%
Nephrology	7.0%
Radiology	4.3%

PAYOR MIX

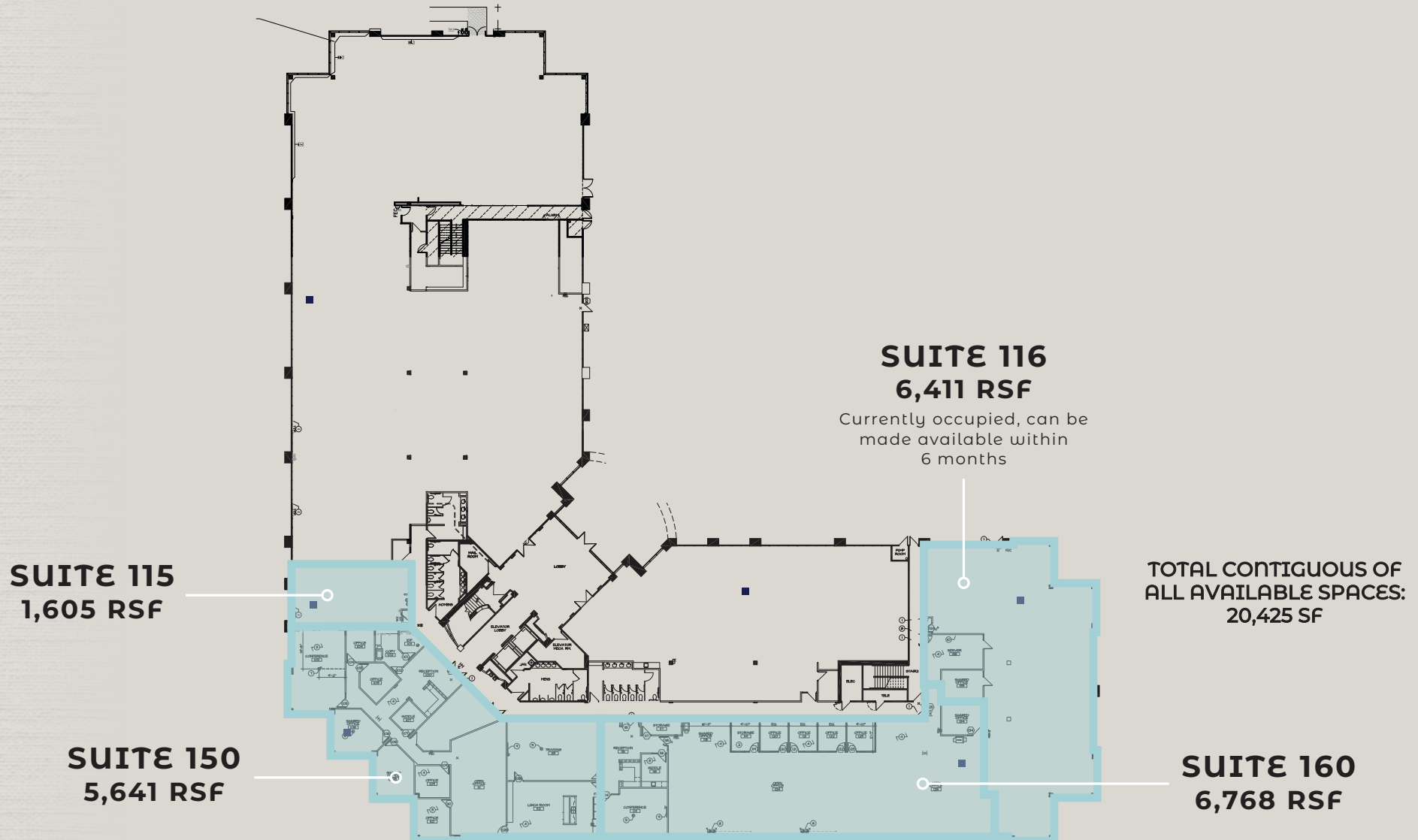


- Medicare
- Medicaid
- Private/Self Pay/Other



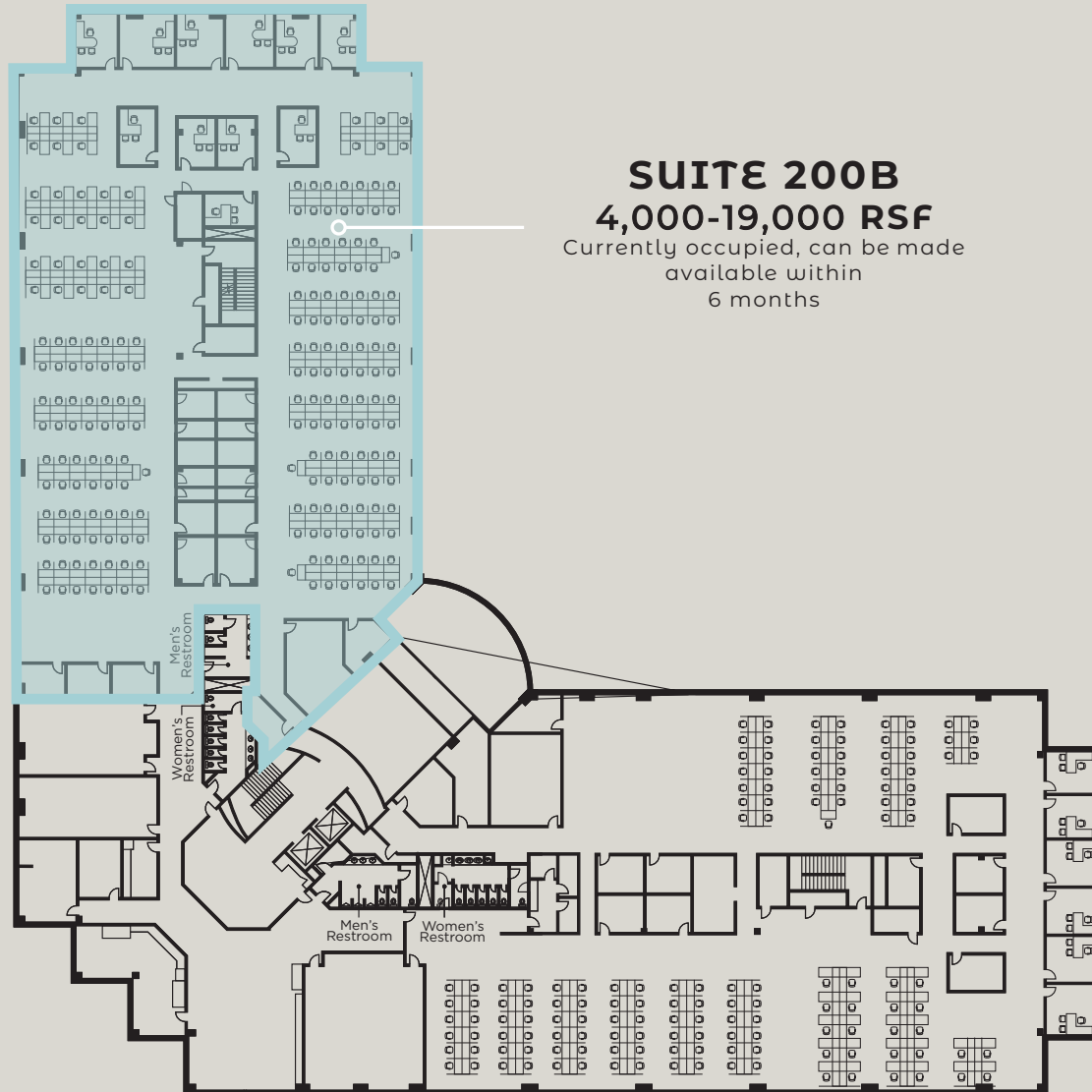
First Floor Availabilities

CONCORDE
MEDICAL CENTER



Second Floor Availabilities

CONCORDE
MEDICAL CENTER

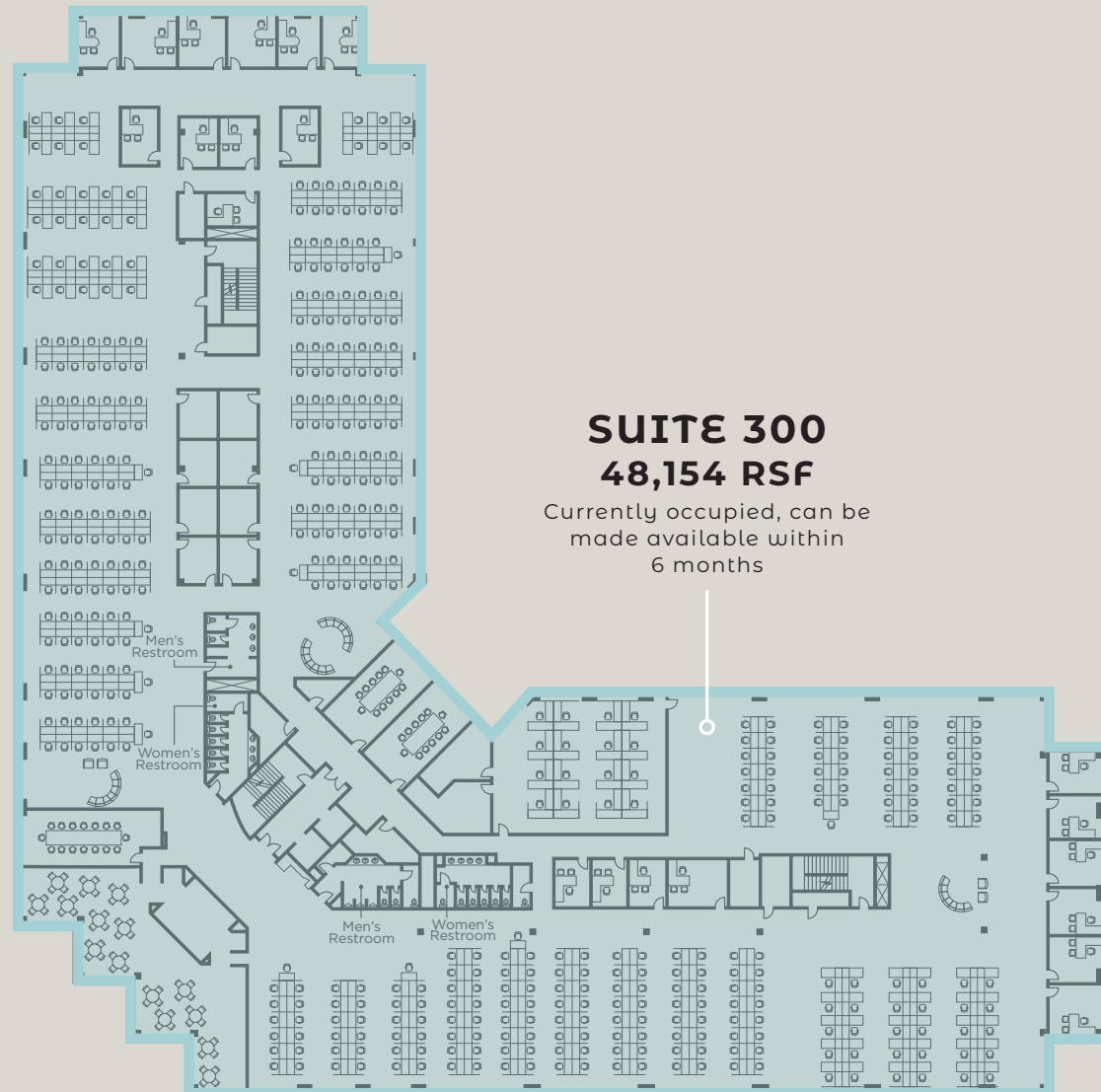


SUITE 200B 4,000-19,000 RSF

Currently occupied, can be made
available within
6 months

Third Floor Availabilities

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2222

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