

OFFICE/MEDICAL/RETAIL FOR SALE OR LEASE CAREFREE HIGHWAY & I-17

Rental Rates Starting at \$16.00 NNN

Grey Shell For Sale \$92.00/GSF!

Available unit size +/-1,447 GSF

34406 N. 27TH DRIVE, BLDG 7
PHOENIX, AZ 85085

***NEW HONORHEALTH
SONORAN MEDICAL CENTER
GROUND BREAKING DECEMBER 2018*
*APPROX. 1 MILE AWAY***

FOR MORE INFORMATION CONTACT:

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LEVROSE
COMMERCIAL REAL ESTATE



AVAILABLE

Unit 172 +/- 1,818 GSF ESCROW
 Unit 173 +/- 1,447 GSF

LEASE RATE

\$16.00/SF NNN

ASKING PRICE

\$92.00/GSF

2018 CAM's

\$3.06/GSF

2019 CAM's

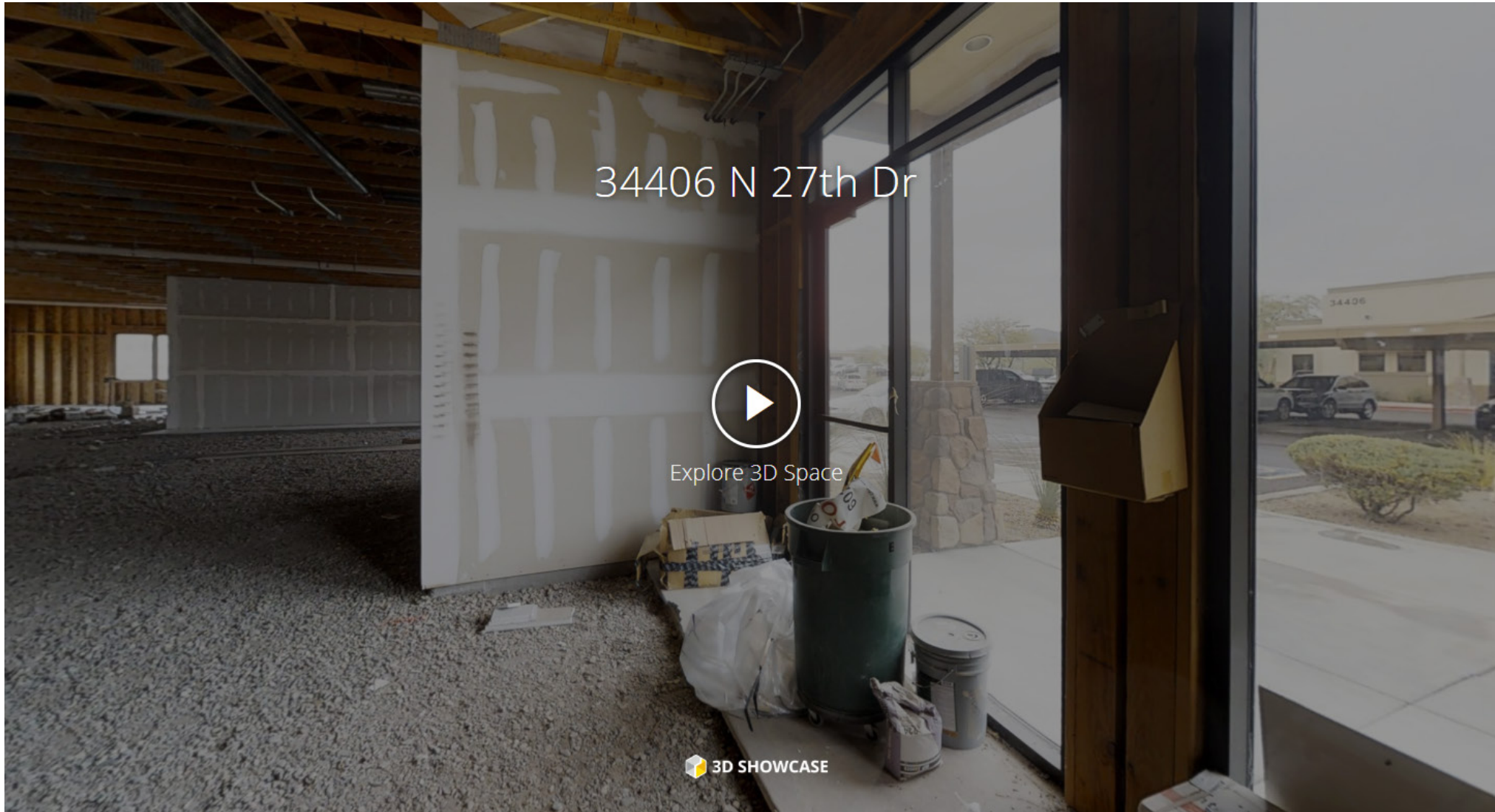
\$2.85/GSF

PROPERTY HIGHLIGHTS

- Units can be sold individually or combined
- Approx. One Mile from the new HonorHealth Research Center-Sonoran, **New HonorHealth Sonoran Medical Center Groundbreaking December 2018! Opening September 2020!**
- Ideal for Professional Office, Medical Office, Charter School, or Retail
- Available unit size +/-1,447 GSF
- Building Signage Available
- Turnkey TI's possible on deals of adequate term & tenant financial strength
- Carefree Highway - High Traffic Area - 37,489 Vehicles Per Day!
- Covered, Reserved Parking Available (5 per 1,000 parking ratio)



CLICK TO VIEW FLOOR PLAN

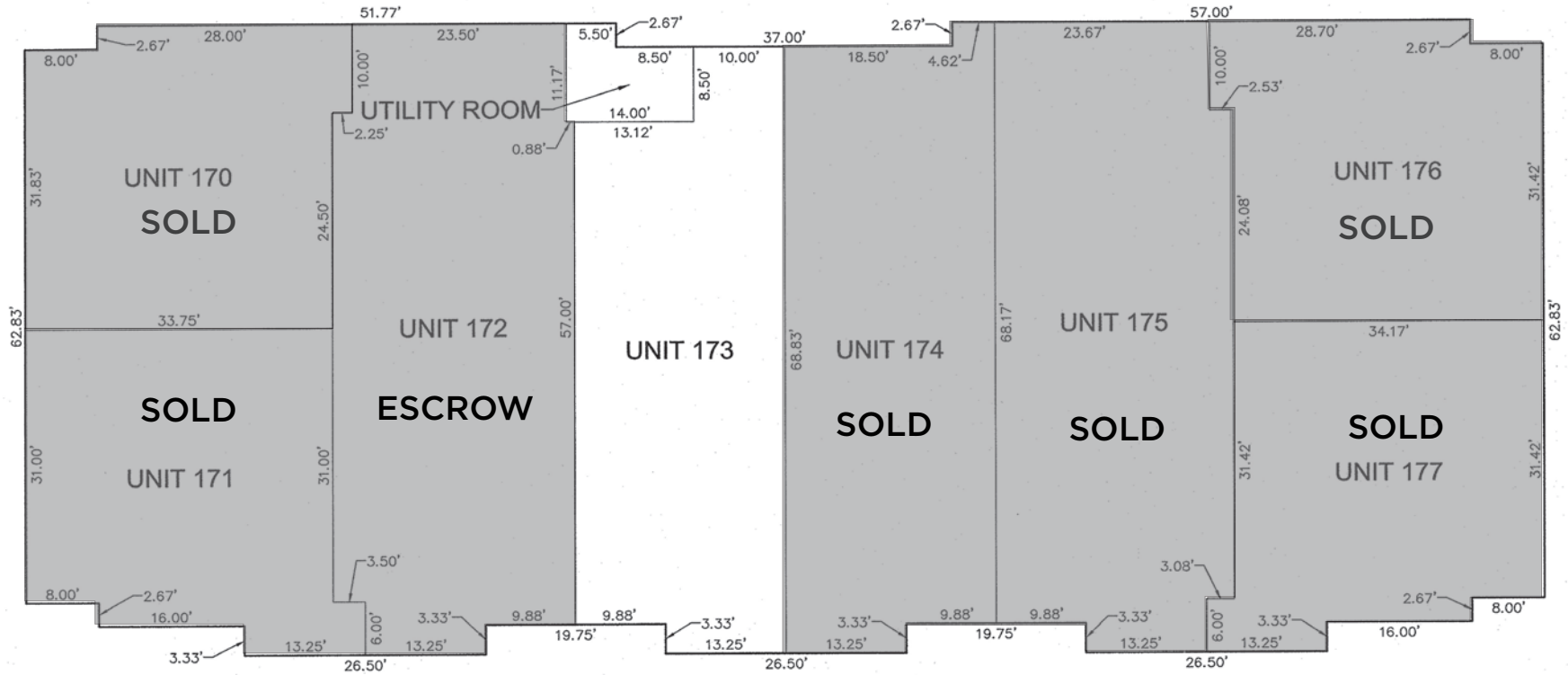


BUILDING 7 FLOOR PLAN



*Conceptual floor plans only. Units are being sold in grey shell condition.

BUILDING 7 PLAT MAP



BUILDING 7	NET AREA (SQ. FT.)	PORTION OF COMMON (SQ. FT.)	TOTAL GROSS AREA (SQ. FT.)
UNIT 170 SOLD	1152	14	1166
UNIT 171 SOLD	1154	14	1168
UNIT 172 ESCROW	1797	21	1818
UNIT 173	1430	17	1447
UNIT 174 SOLD	1552	19	1571
UNIT 175 SOLD	1776	21	1797
UNIT 176 SOLD	1155	14	1169
UNIT 177 SOLD	1182	14	1196
TOTAL	11198	134	11332
COMMON ELEMENT	134		

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

HONORHEALTH WILL OPEN NORTH VALLEY HOSPITAL IN 2020



HonorHealth will open its sixth hospital, at 1-17 and Dove Valley Road, in September 2020. The new hospital will form the centerpiece of the HonorHealth Sonoran Medical Center campus in north Phoenix. Groundbreaking is scheduled for December 2018. The hospital will open with more than 40 beds, with the ability to expand to nearly 80 beds based on community needs.

HonorHealth Sonoran Medical Center will include:

- 24-hour emergency care for patients of all ages.
- Comprehensive obstetrical and gynecological care, including prenatal and postpartum care, labor and delivery services, and a Level II neonatal intensive care unit.
- Clinical expertise and state-of-the-art technology in joint replacement surgery, minimally invasive orthopedic and spine surgery, as well as a variety of general surgery procedures, treatments and therapies.
- A beautiful facility filled with natural light and colors that reflect the surrounding desert, designed to create a healing environment.

The Sonoran Medical Center campus will include:

- An Ambulatory Surgery Center with physician office space immediately adjacent to the hospital.
- Other ambulatory services such as breast health and medical imaging located on campus.

For more information visit: <https://azbigmedia.com/honorhealth-will-open-north-valley-hospital-in-2020/>