

ARROWHEAD MEDICAL PLAZA II

18700 NORTH 67TH DRIVE | GLENDALE, ARIZONA 85308

±2,215 - ±7,160 SF Medical Offices Available

REPRESENTED BY

PERRY GABUZZI, CCIM
602.513.5116
perry.gabuzzi@kidder.com

RACHAEL THOMPSON
602.513.5122
rachael.thompson@kidder.com



PROPERTY HIGHLIGHTS

CLASS A, 3-STORY medical office building consisting of \pm 46,000 RSF

\$23.50 NNN lease rate

GENEROUS tenant improvements available

FIRST floor space available with private exterior entry

STRONG hospital presence within the building and specialists including cardiology and orthopedics among others

AVAILABILITIES

Suite 101 2,215 SF

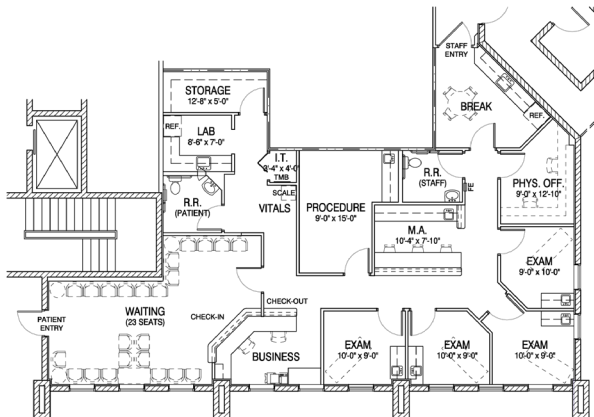
Suite 201 3,933 SF*

Suite 202 3,227 SF*

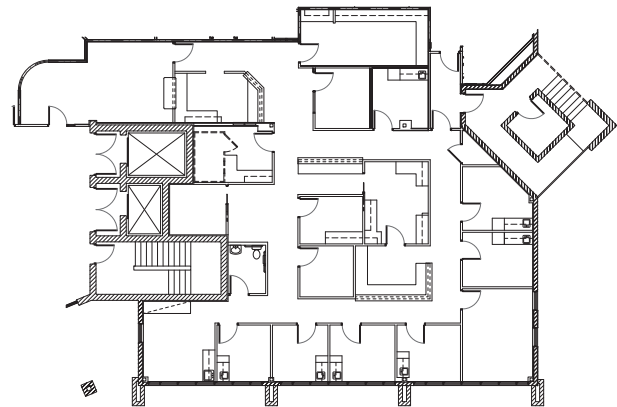
*contiguous to 7,160 SF



SUITE 101 | TEST FIT



SUITE 201 | AS BUILT





STRATEGICALLY LOCATED



3 MILES

TO ARROWHEAD TOWNE
CENTER SHOPPING DISTRICT



\$95,062

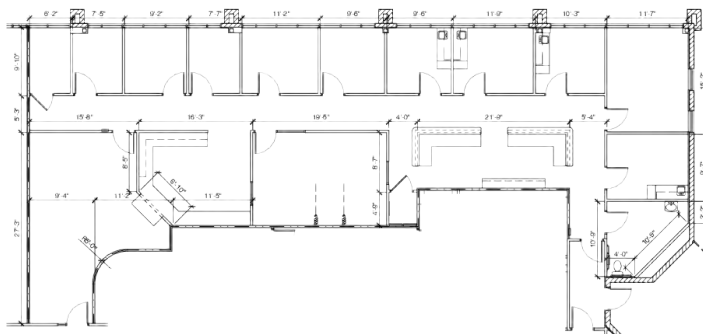
AVERAGE HH INCOME
WITHIN 5 MILES



3 MIN

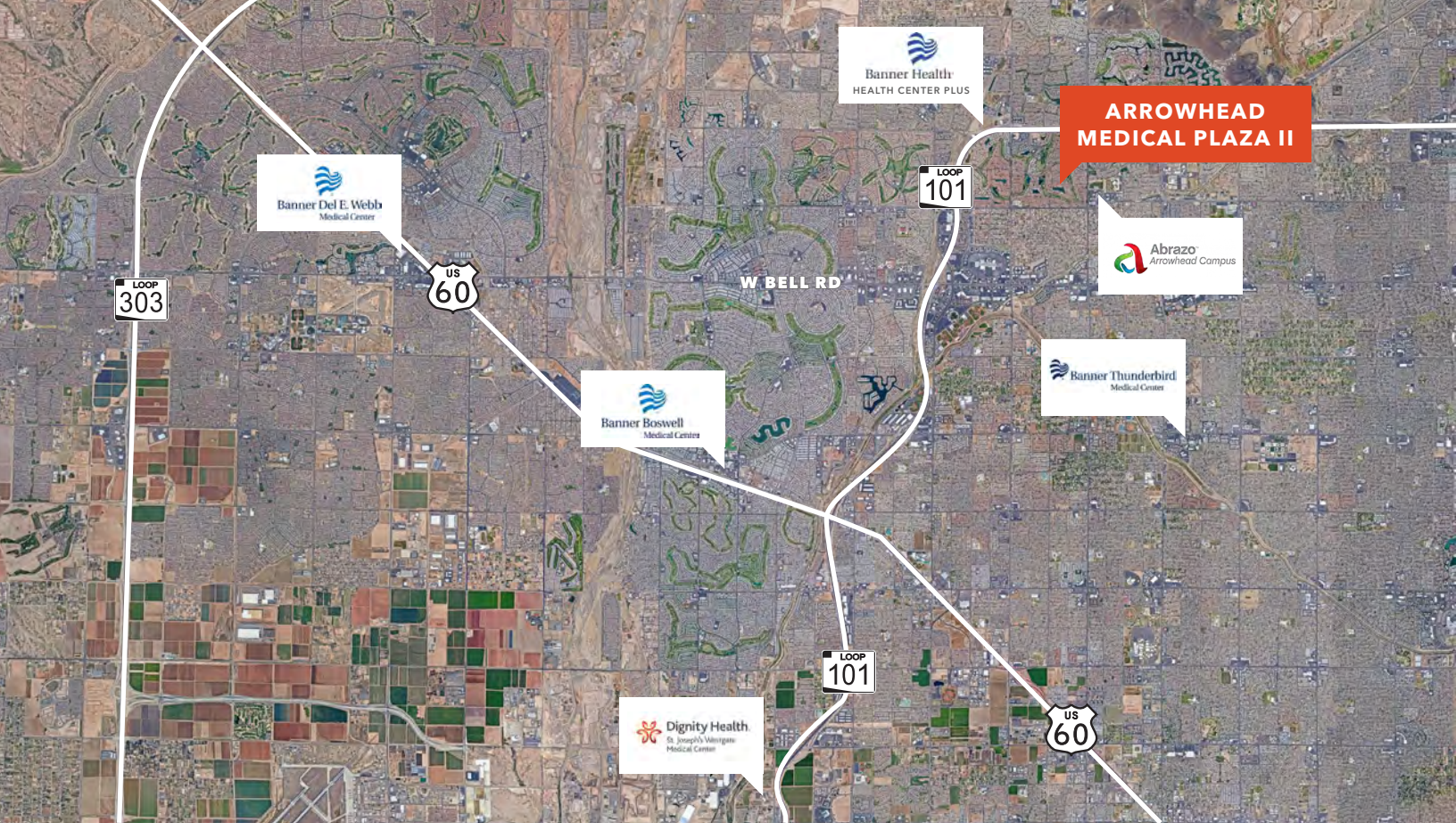
DRIVE TIME TO LOOP 101

SUITE 202 | AS BUILT



ARROWHEAD MEDICAL PLAZA I

Arrowhead Medical Plaza I is located on the Arrowhead Hospital Campus, a 217-bed nationally recognized acute care hospital providing patient-centered care. The hospital's service lines include diagnostic and international cardiology, comprehensive orthopedic services, a 24-hour emergency care, obstetrics, in-patient and out-patient surgery, women's healthcare and wound care center.



**ARROWHEAD
MEDICAL PLAZA II**

ON CAMPUS

**AT ABRAZO ARROWHEAD
HOSPITAL**

1.1 MILES

**FROM LOOP
101 ACCESS**

4.4 MILES

**FROM BANNER THUNDERBIRD
MEDICAL CENTER**

For leasing information contact

PERRY GABUZZI, CCIM

602.513.5116

perry.gabuzzi@kidder.com

RACHAEL THOMPSON

602.513.5122

rachael.thompson@kidder.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM