



Glenrose Medical Office Bldg

1526 W Glendale Ave, Phoenix, AZ 85021



Brad Scott

Urban Pointe Properties

525 S Douglas St, El Segundo, CA 90245-5482

bscott@urbanpointe.com

(310) 615-6565



Glenrose Medical Office Bldg

\$18.00 /SF/Yr

Glenrose Medical/Office Building | 2,652 SF Available
 1-story Medical/Office building
 11,170 total SF
 Parking: 5.72/1,000 SF
 Covered/reserved parking available
 Affordable medical space
 Professionally owned & managed
 Courtyard/Atrium entry
 Located east of I-17 on Glendale Ave
 Near Beatitudes Senior Living Campus
 In between Abrazo & HonorHealth hospitals

- Close to Hospitals
- Near Senior Living
- Close to freeway
- Multiple parking options

Rental Rate:	\$18.00 /SF/Yr
Property Type:	Office
Property Sub-type:	Medical
Building Class:	B
Rentable Building Area:	11,170 SF
Year Built:	1985
Walk Score ®:	59 (Somewhat Walkable)
Transit Score ®:	51 (Good Transit)
Rental Rate Mo:	\$1.50 USD/SF/Mo



1st Floor Ste 104

Space Available	926 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Boutique office space. Previously plumbed for dentist. Great for small practice Doctor, Chiropractor, Massage, Cyrotherapy. 3 patient rooms, reception, lab, break room and in-suite ADA bathroom.

1

1st Floor Ste 107

Space Available	1,598 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Excellent medical or business office opportunity ripe to make your own. This suite features reception 4 open suites, 3 bays, lab and a break room. Endless possibilities in this space. Lovely quiet active complex close to highways in uptown Phoenix.

2

1st Floor Ste 109

Space Available	2,417 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Excellent turn key medical office, out-patient surgical center. Could also serve for office use. Large welcome center and reception. 2 private offices. 5 private patient rooms, Recovery room, 3 private bathrooms, lab and break room. Lovely quiet active complex close to highways in uptown Phoenix.

3



1526 W Glendale Ave, Phoenix, AZ 85021

Glenrose Medical/Office Building | 2,652 SF Available
1-story Medical/Office building
11,170 total SF
Parking: 5.72/1,000 SF
Covered/reserved parking available
Affordable medical space
Professionally owned & managed
Courtyard/Atrium entry
Located east of I-17 on Glendale Ave
Near Beatitudes Senior Living Campus
In between Abrazo & HonorHealth hospitals

Property Photos



DSCN4851



DSCN4852

Property Photos

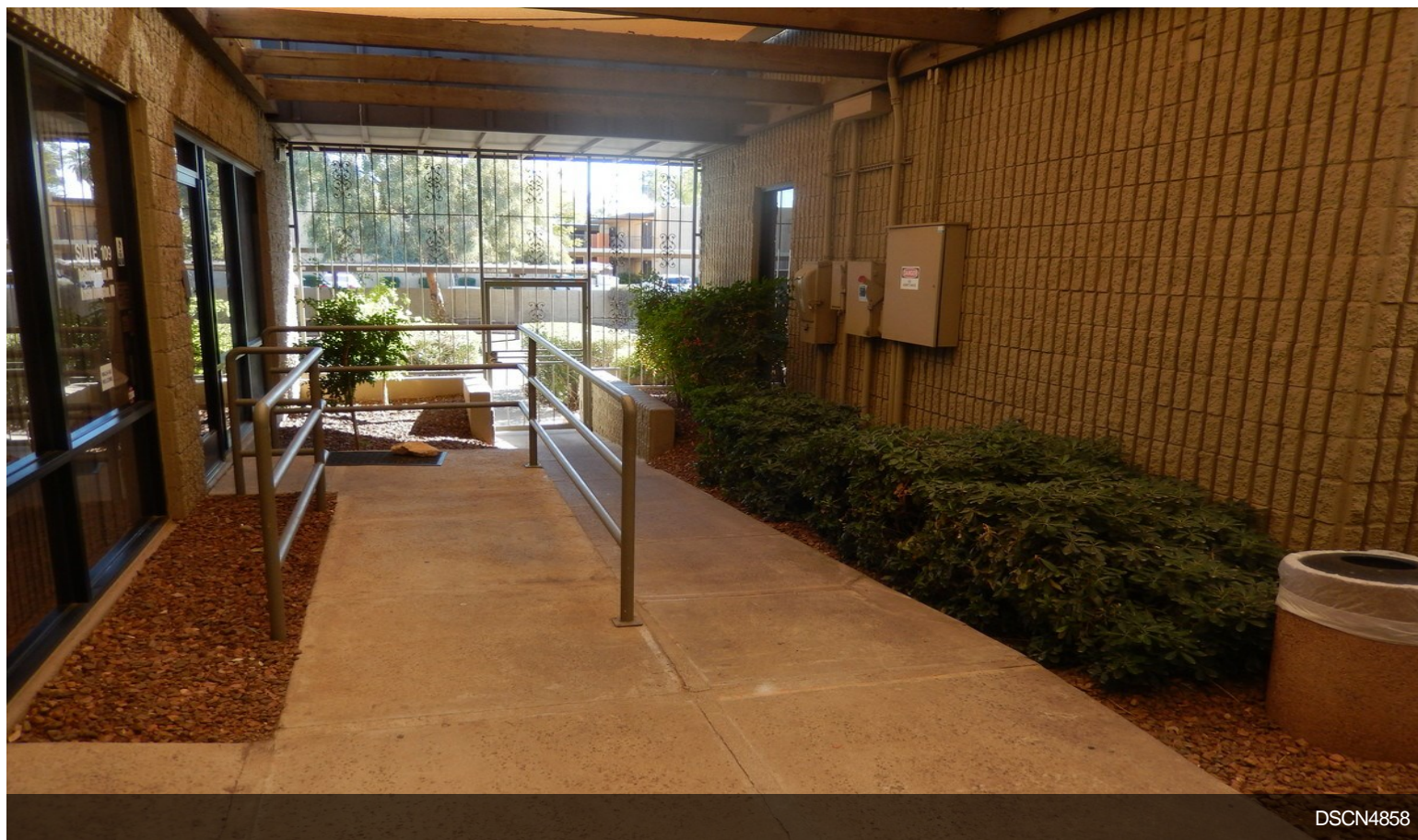


DSCN4855



DSCN4853

Property Photos



DSCN4858

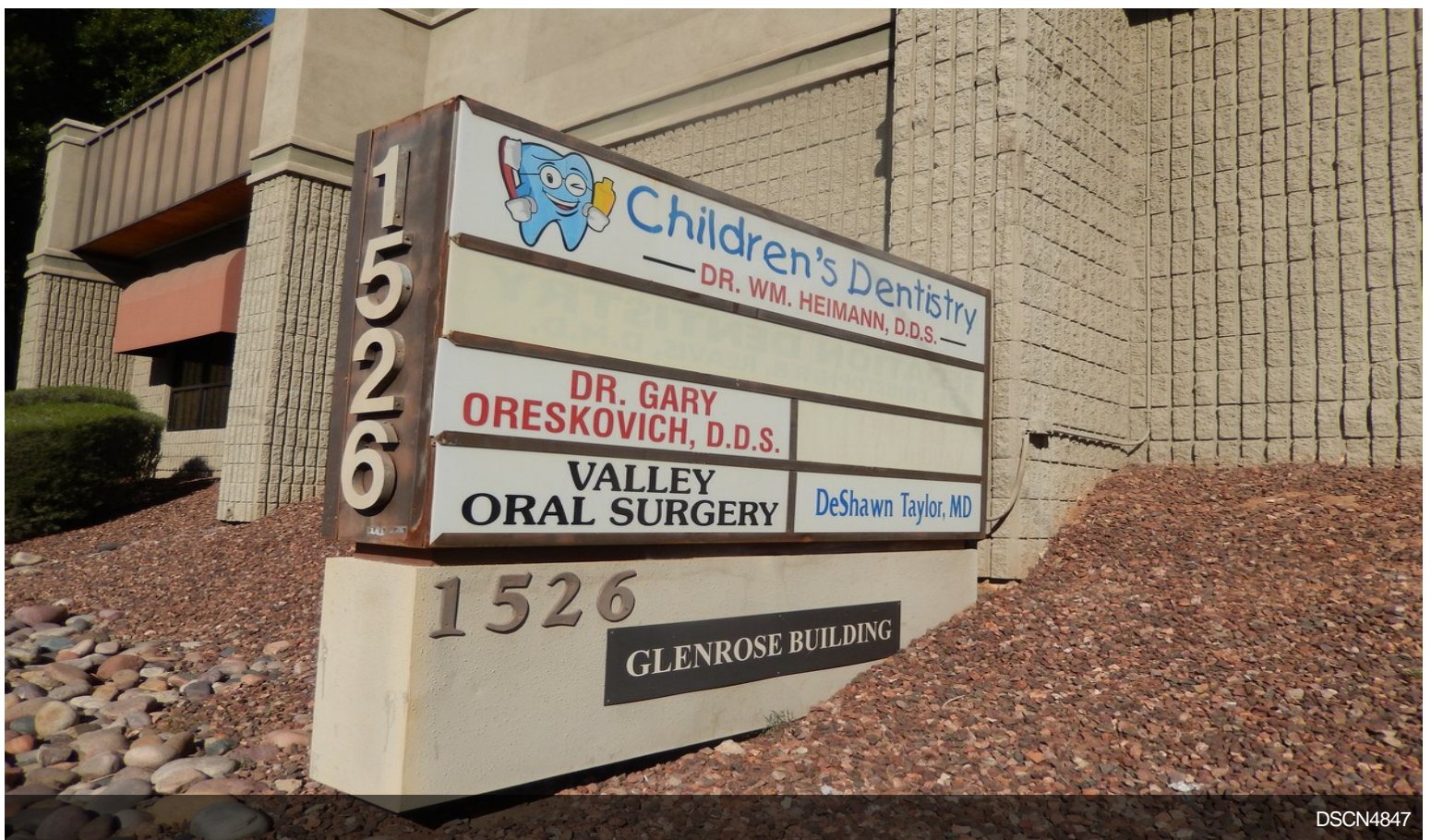


DSCN4859

Property Photos



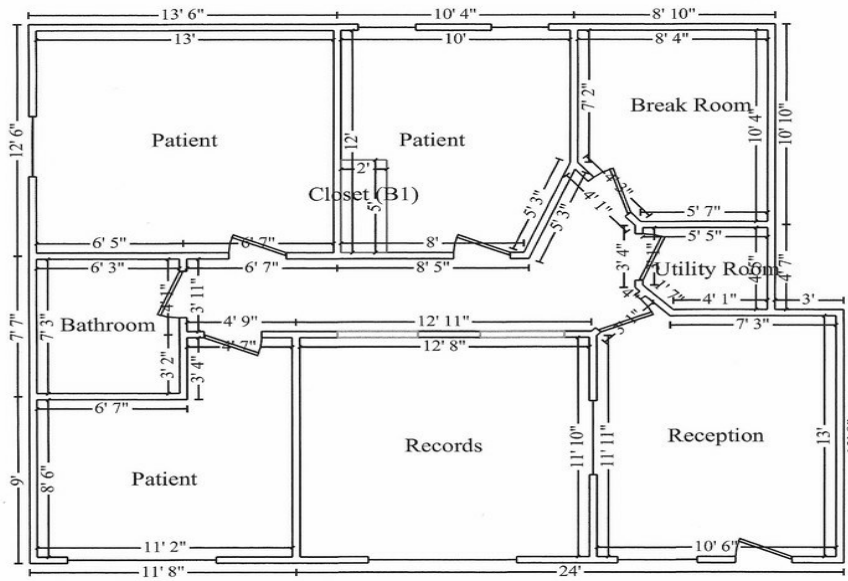
DSCN4860



DSCN4847

Property Photos

104 - Main Level



Suite 104
978 Square Feet

2019-04-05-1404

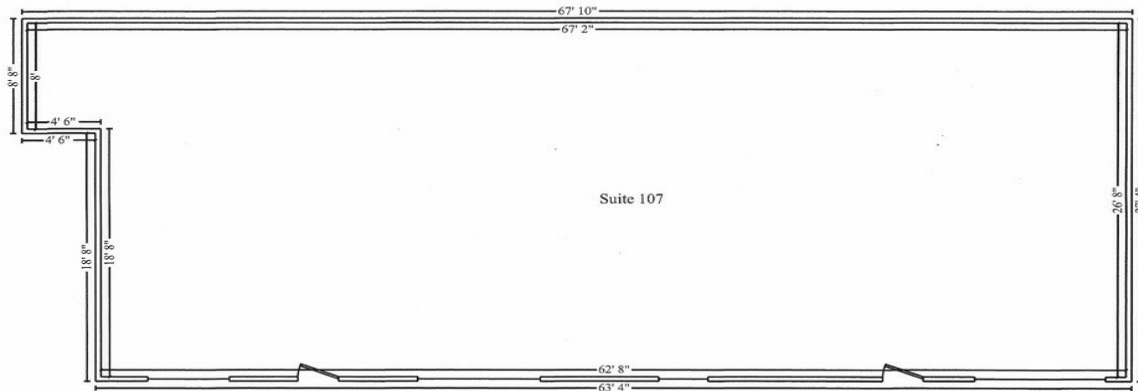
4/15/2019

Page: 1

Glenrose 104

Suite 107 shell - Main Level

This is the shell for Suite 107
1,752 Square Feet



2019-04-05-1404

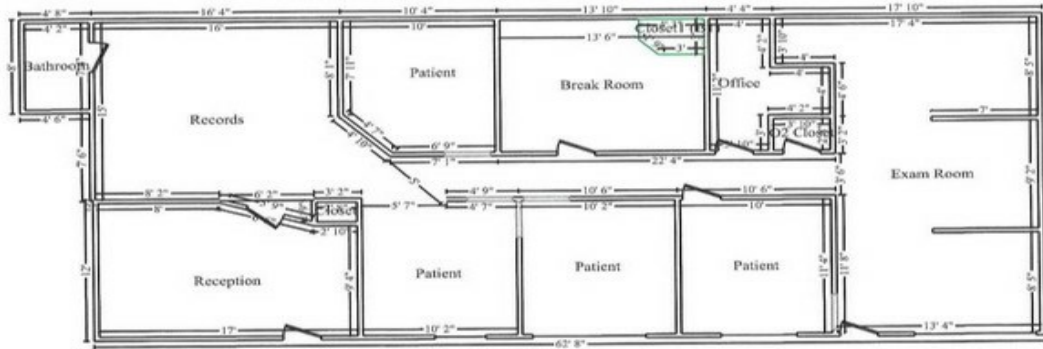
4/11/2019

Page: 3

Glenrose 107 open

Property Photos

107 - Main Level



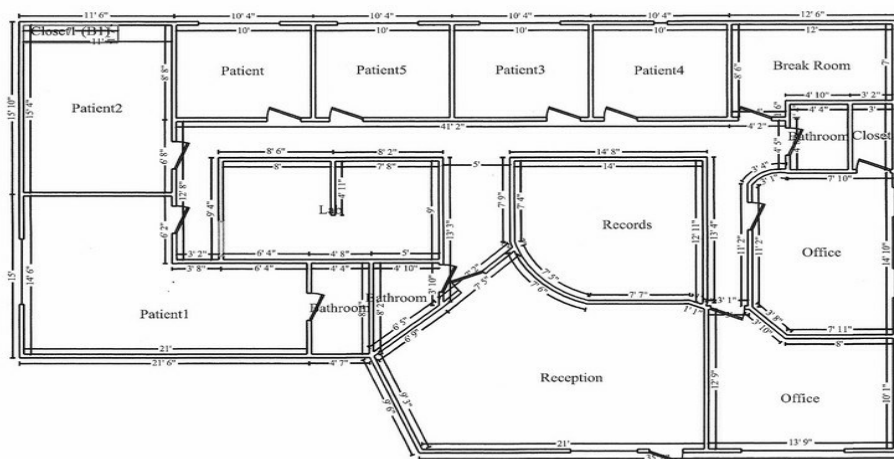
Suite 107
1,752 Square Feet

2019-04-05-1404

4/11/2019

Page 107 detail

New 109 - Main Level



Suite 109
2,241 Square Feet

2019-04-05-1404

4/11/2019

Page: 4

Glenrose 109