



5720
THE
CHILDREN'S DOCTOR

MEDICAL OFFICE SPACE FOR LEASE

5720 North 19th Avenue

5720 NORTH 19TH AVENUE

Phoenix, AZ 85015

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	5,260 SF
AVAILABLE SF:	4 Exam Rooms + 1 Office
YEAR BUILT:	2008
ZONING:	R-5
SUBMARKET:	Northwest Phoenix
APN:	153-08-125

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PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present for lease an opportunity to cotenant with a well established pediatric medical practice. A incoming tenant has the opportunity to utilize up to four (4) dedicated exam rooms along with a dedicated office/admin space. In addition to these amenities, a Tenant will have the option to utilize the receptionist, schedulers, and attendant services. This building, with its single-direction traffic flow layout, is ideally situated for a variety of medical uses as there are multiple entrances, back office admin space, patient restrooms, shared nursing stations, and a staff break room. This is prime opportunity to capitalize on a full service/hospitality lease structure to gain market share and presence in an existing practice setting without committing one's practice to a separate dedicated building.

LOCATION OVERVIEW

The subject property is located along 19th Avenue, south of Bethany Home Road in Phoenix, AZ. Conveniently situated between both the I-17 and SR-51 Freeways, the property is a stones throw from the Montebello 19th Avenue light rail stop. This particular medical office building is strategically located a block south of the Abrazo Central Campus. In addition to some of the medical synergy in the area, the Christown Spectrum Mall is directly across the street, which is slated for a mixed use redevelopment in the near future.

OFFERING HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- Medical Office Building for Lease Along Heavily Traveled 19th Ave Corridor
- Along the Montebello 19th Ave Light Rail Stop
- Option to Lease up to 4 Dedicated Wet Exam Rooms
- Full Service/Hospitality Lease Structure (Terms Negotiable)
- Co-Tenant w/ Established Pediatric Medical Practice
- Unique Opportunity for Ancillary Pediatric Treatment Providers to Office Alongside Pediatric Physicians
- Rare Opportunity for Satellite Office in Saturated Medical Corridor
- Located in Close Proximity to Abrazo Central Campus Hospital
- Grand Canyon University Approx. 1.5 Miles to the South

SVN | DESERT COMMERCIAL ADVISORS

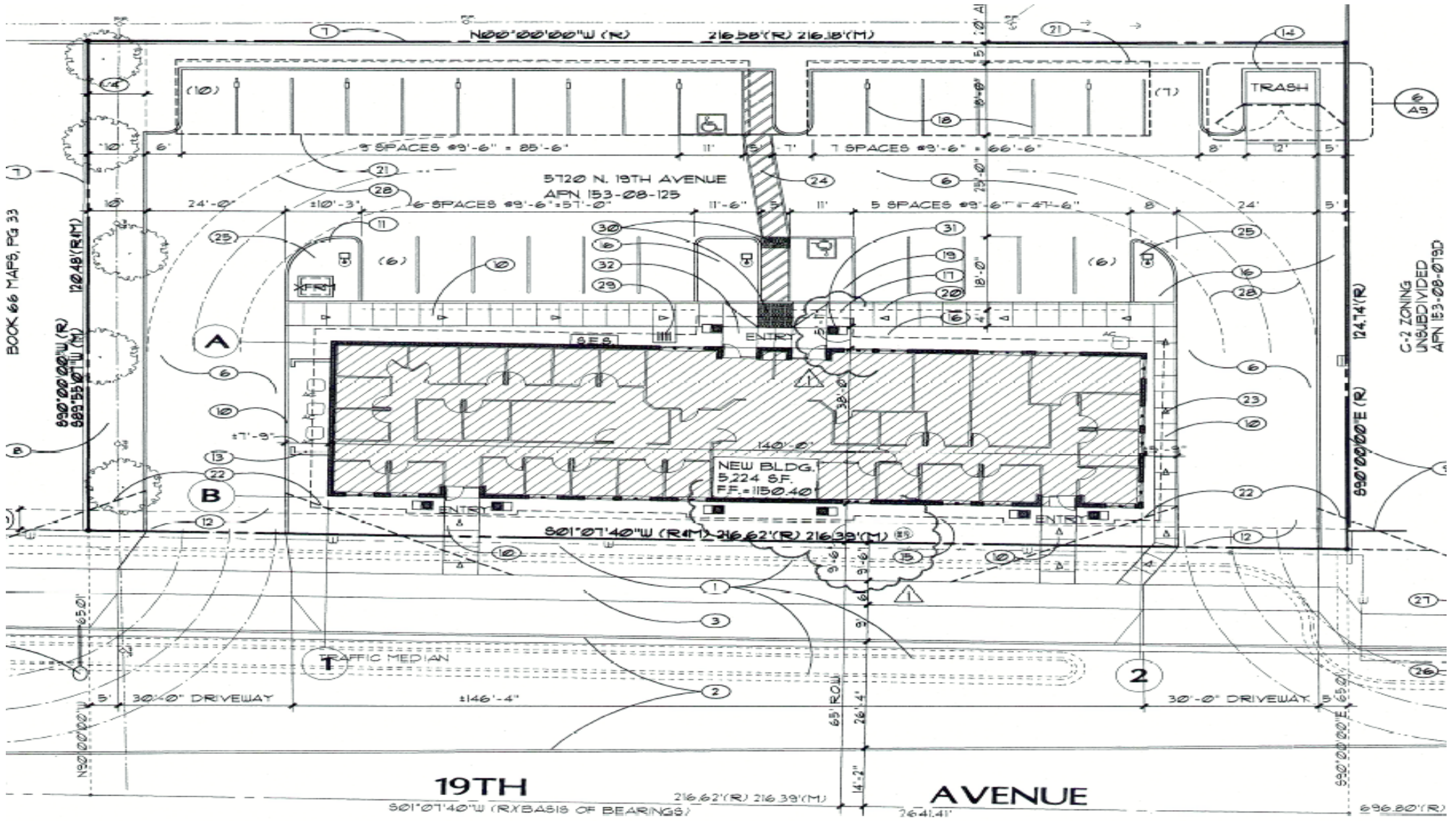
INTERIOR PHOTOS



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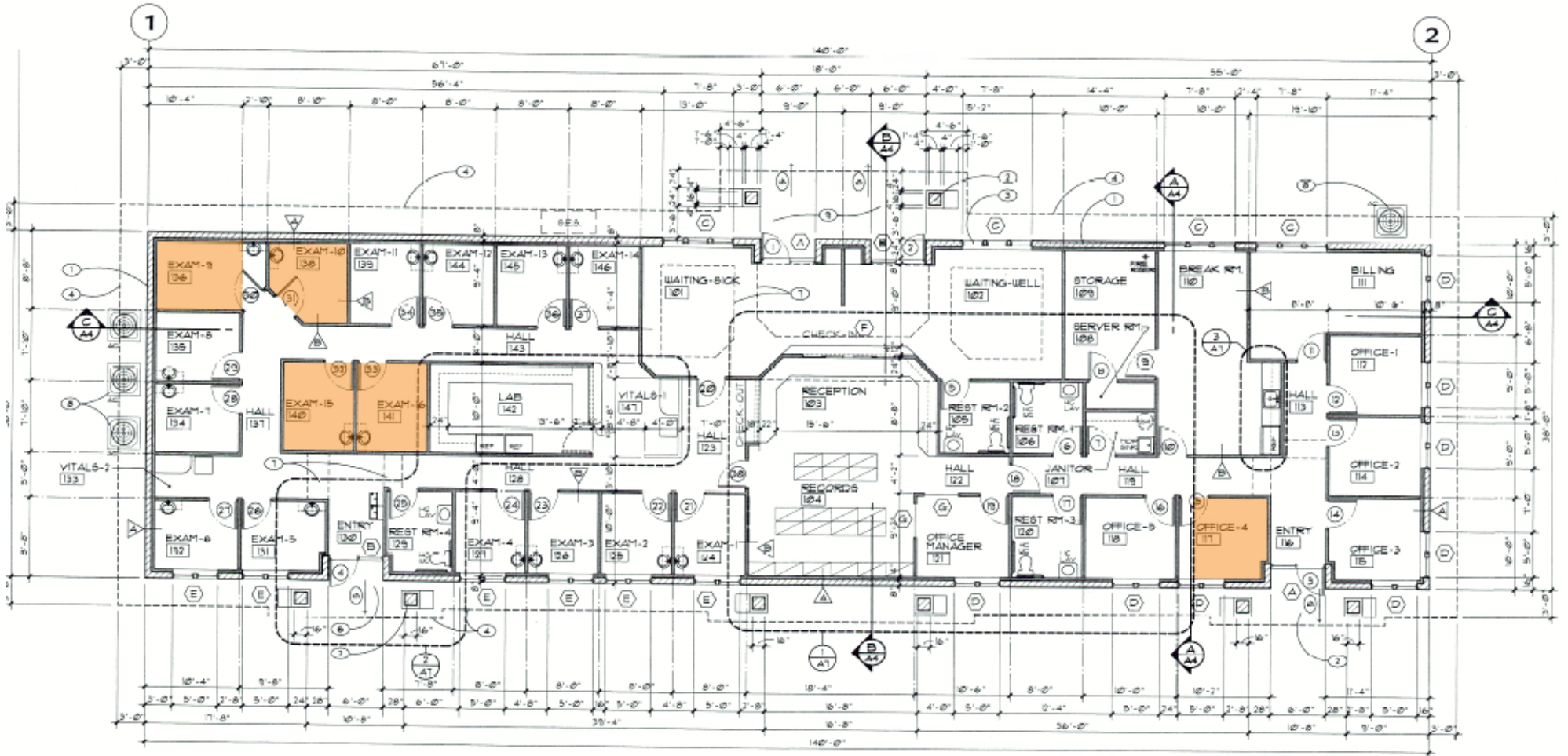
SITE PLAN



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FLOOR PLAN



Highlighted Areas Available to New Tenant

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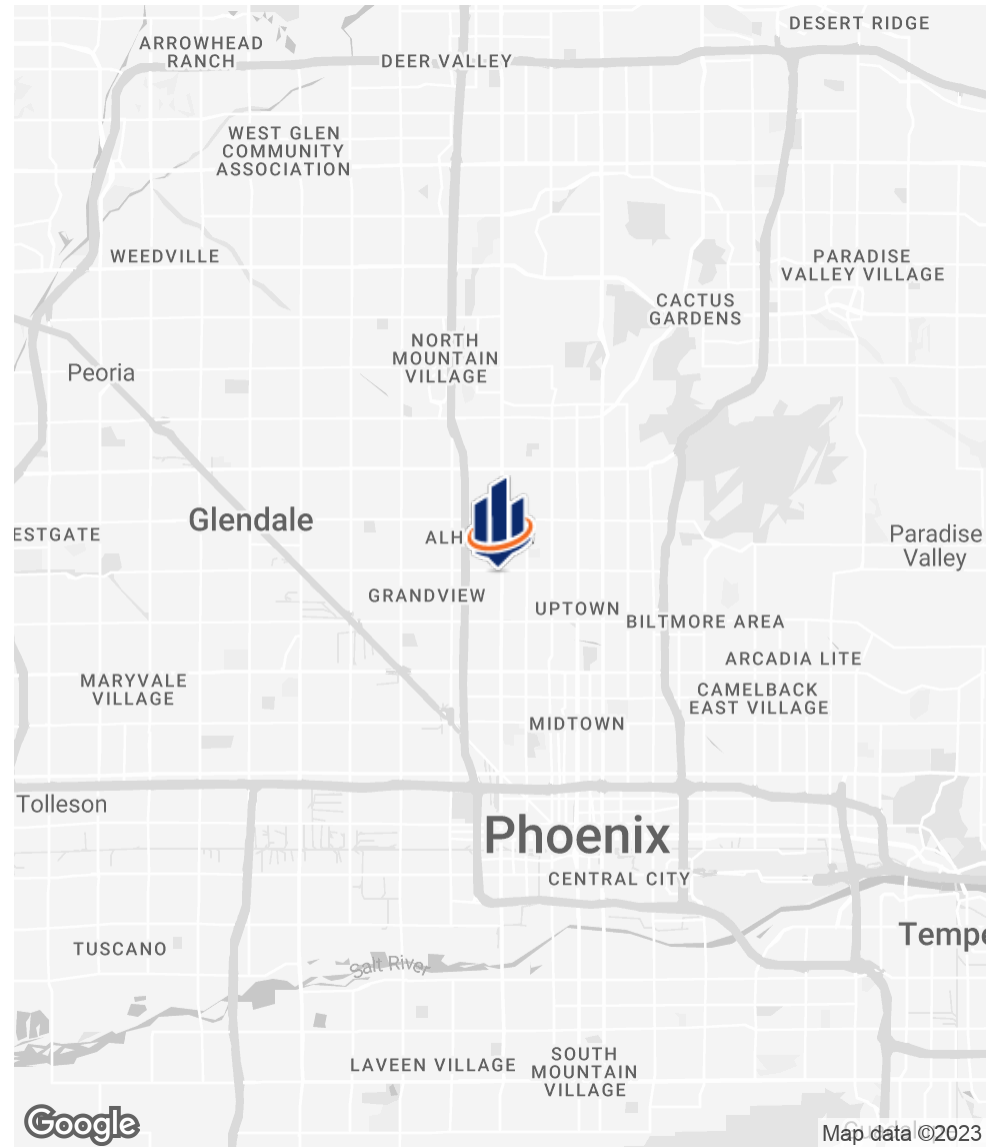
LOCATION MAPS



Google, Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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Google, Map data ©2023

AREA AMENITIES



Google

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