

# PROFESSIONAL OFFICE CONDOS



## Close to 13 Major Medical Centers:

- St. Joseph's Hospital / Barrow Neurological Institute
- Kindred Hospital Arizona
- Carl T. Hayden VA Medical Center
- USPHS Phoenix Indian Medical Center
- Los Ninos Hospital
- Arizona Heart Hospital
- Phoenix Children's Hospital
- Banner Good Samaritan Medical Center
- Maricopa Medical Center
- Arizona State Hospital
- St. Luke's Medical Center
- Phoenix Area Indian Health
- Promise Specialty Hospital



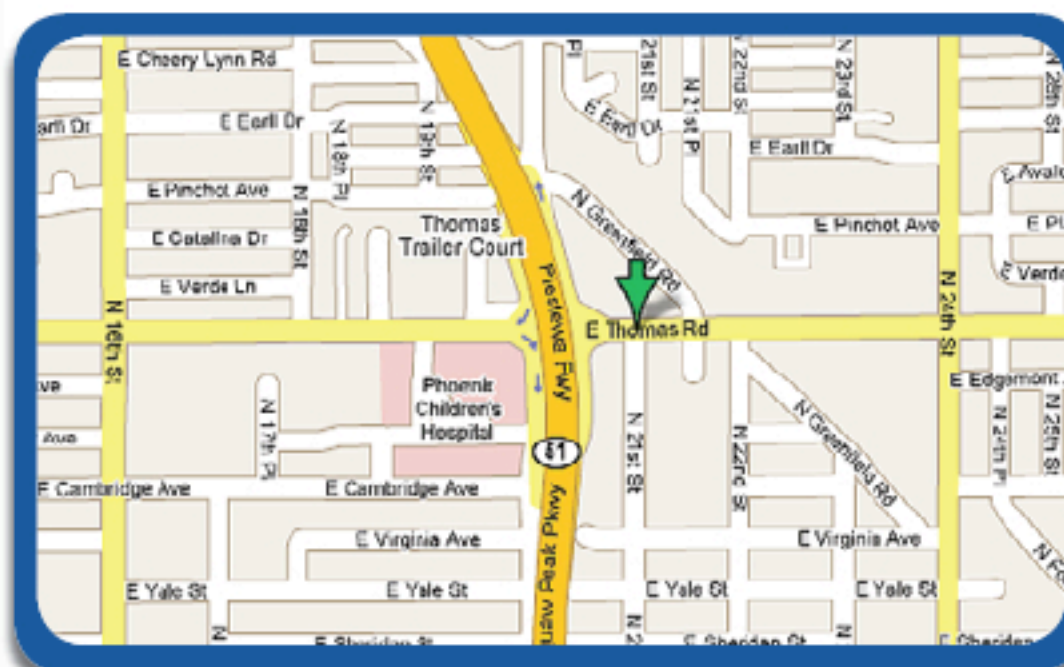
## Build-To-Suit

• 4,800 RSF • 7,800 RSF • 12,600 RSF

### ▼ 21<sup>ST</sup> & THOMAS MEDICAL and PROFESSIONAL PLAZA

Project Size	12,573 RSF										
Build-To-Suit	Build-To-Suit available at +/-4,800 RSF, +/-7,800 RSF & +/- 12,600 RSF options.										
Availability	<table border="0"> <tr> <td>Suite 101</td> <td>2,339 RSF</td> </tr> <tr> <td>Suite 102</td> <td>2,465 RSF</td> </tr> <tr> <td>Suite 201</td> <td>2,339 RSF</td> </tr> <tr> <td>Suite 202</td> <td>2,668 RSF</td> </tr> <tr> <td>Suite 301</td> <td>2,762 RSF</td> </tr> </table>	Suite 101	2,339 RSF	Suite 102	2,465 RSF	Suite 201	2,339 RSF	Suite 202	2,668 RSF	Suite 301	2,762 RSF
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Suite 102	2,465 RSF										
Suite 201	2,339 RSF										
Suite 202	2,668 RSF										
Suite 301	2,762 RSF										
Purchase Price	\$300.00 per RSF										
Lease Rate	\$28.00 NNN per RSF										
Annual Increases	3.0%										
Tenant Improvements	Negotiable										
Operating Expenses	Triple Net										
Load Factor	9.83%										
Parking Ratio	1:200 SF										
Amenities	<ul style="list-style-type: none"> <li>• Adjacent to I-10 and Highway 51</li> <li>• Centrally located in major medical corridor — <i>Close to 13 Hospitals</i></li> </ul>										

21st Street and Thomas Road Phoenix, AZ 85006



For more information about this property, please contact:

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