

1144 MEDICAL

1144 E. McDOWELL RD., PHOENIX, AZ 85006

FOR SALE
NEWLY RENOVATED

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RENOVATIONS COMPLETE!

BUILDING SIZE:	±29,088 SF	
AVAILABILITY:	BASEMENT LEVEL	±3,000 RSF
	SECOND FLOOR	±8,800 RSF
	THIRD FLOOR	±8,800 RSF
	FOURTH FLOOR	±9,332 RSF
PURCHASE PRICE:	BASEMENT LEVEL	\$75 PSF
	SECOND FLOOR	\$120 PSF
	THIRD FLOOR	\$130 PSF
	FOURTH FLOOR	\$140 PSF
	FULL BUILDING	\$110 PSF
ZONING:	C-2, Phoenix	
YEAR BUILT:	1984 - Renovated 2016	
PARKING:	4.08/1,000 - Covered Parking Available	
SIGNAGE:	Building and Monument Signage Available	

BUILDING FEATURES

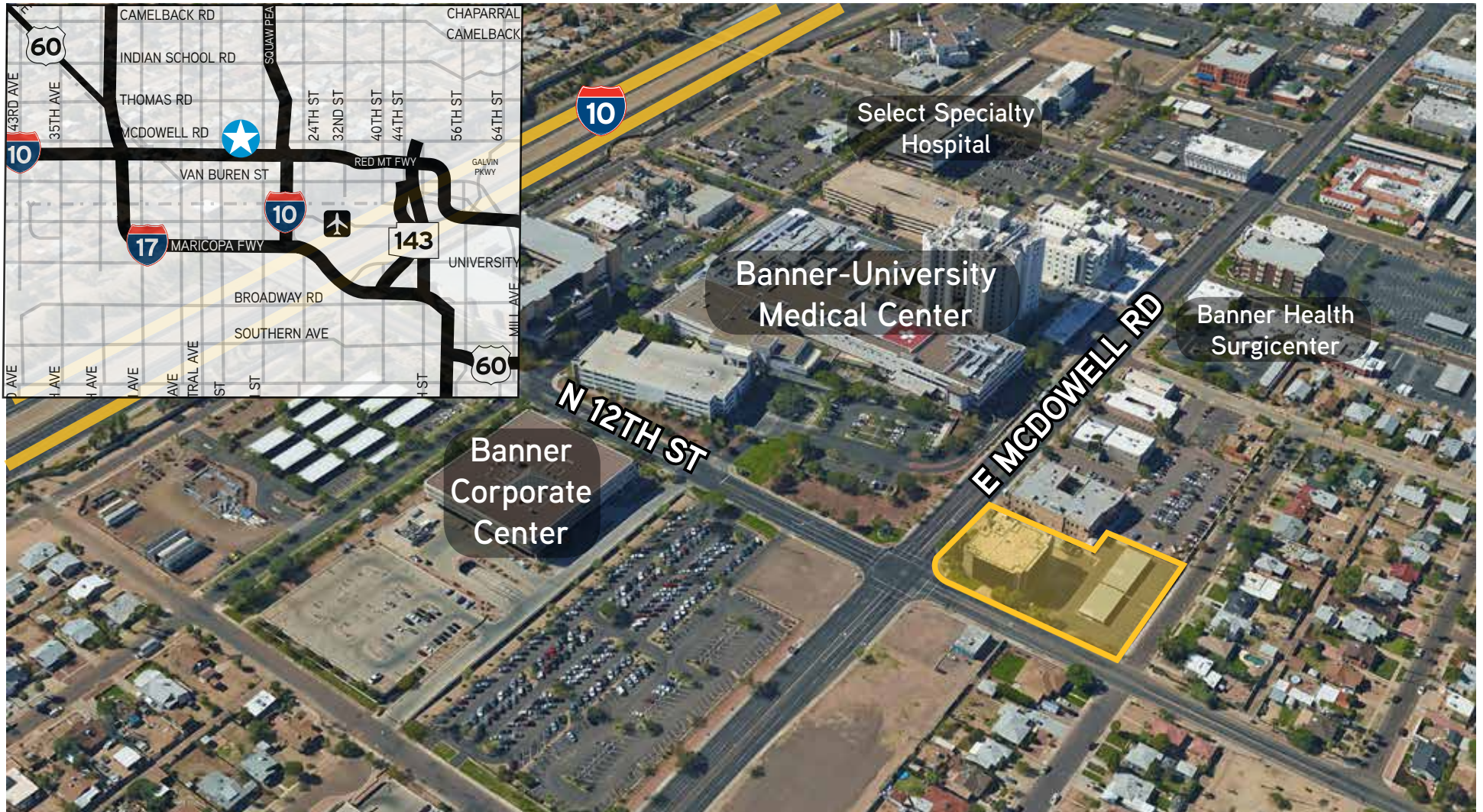
- > The building offers a common area lobby, bountiful covered, reserved parking and gated garage parking
- > Three floors with spacious suites and a basement level
- > Major upgrades and renovation to the exterior and interior complete December 2016
- > Designed by a physician with a physician's specific needs in mind
- > Basement level offers ideal use for research and development lab space
- > Across the street from Banner-University Medical Center Phoenix

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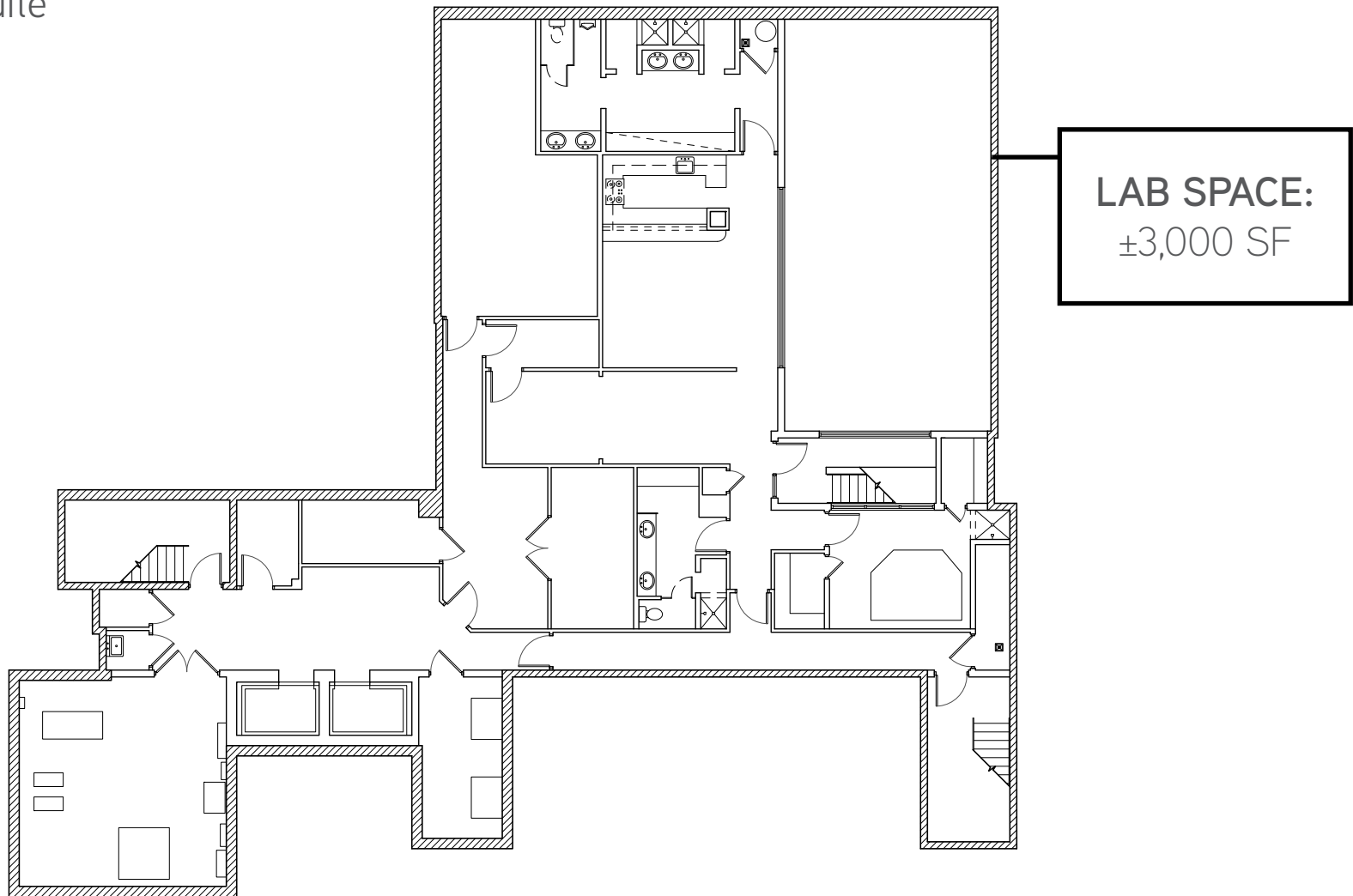
1144 E. McDowell Rd. > Aerial Map

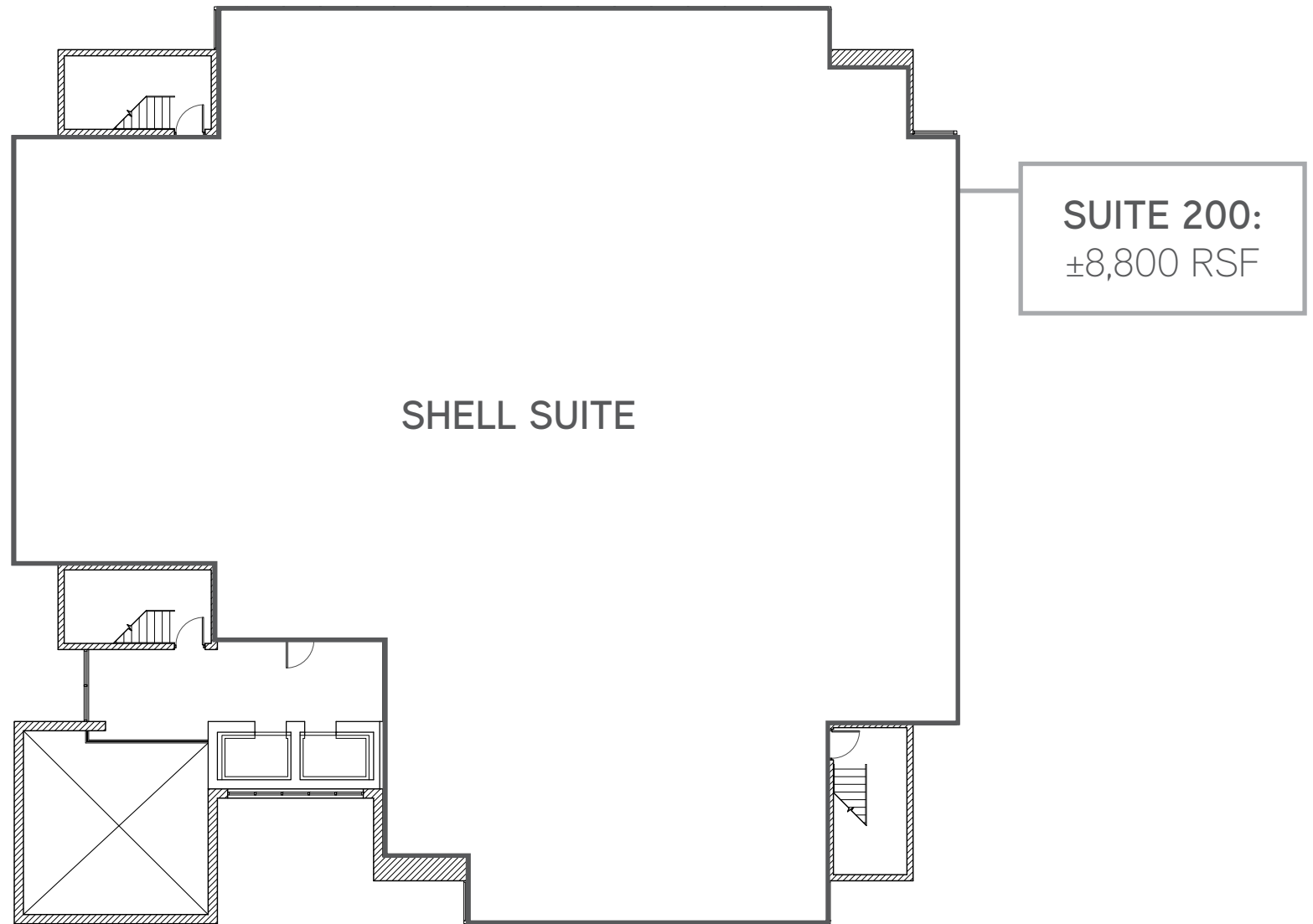


AREA DESCRIPTION:

The building is in the perfect location for doctors with privileges at Banner University Medical Center Phoenix - a simple walk across the street. The surrounding area has a lot to offer, and a sizable population within three miles creates a large pool of possible patients and employees. The building sits two miles away from the Mini Stack - the busiest freeway interchange in Arizona with easy access to I-10 and SR 51.

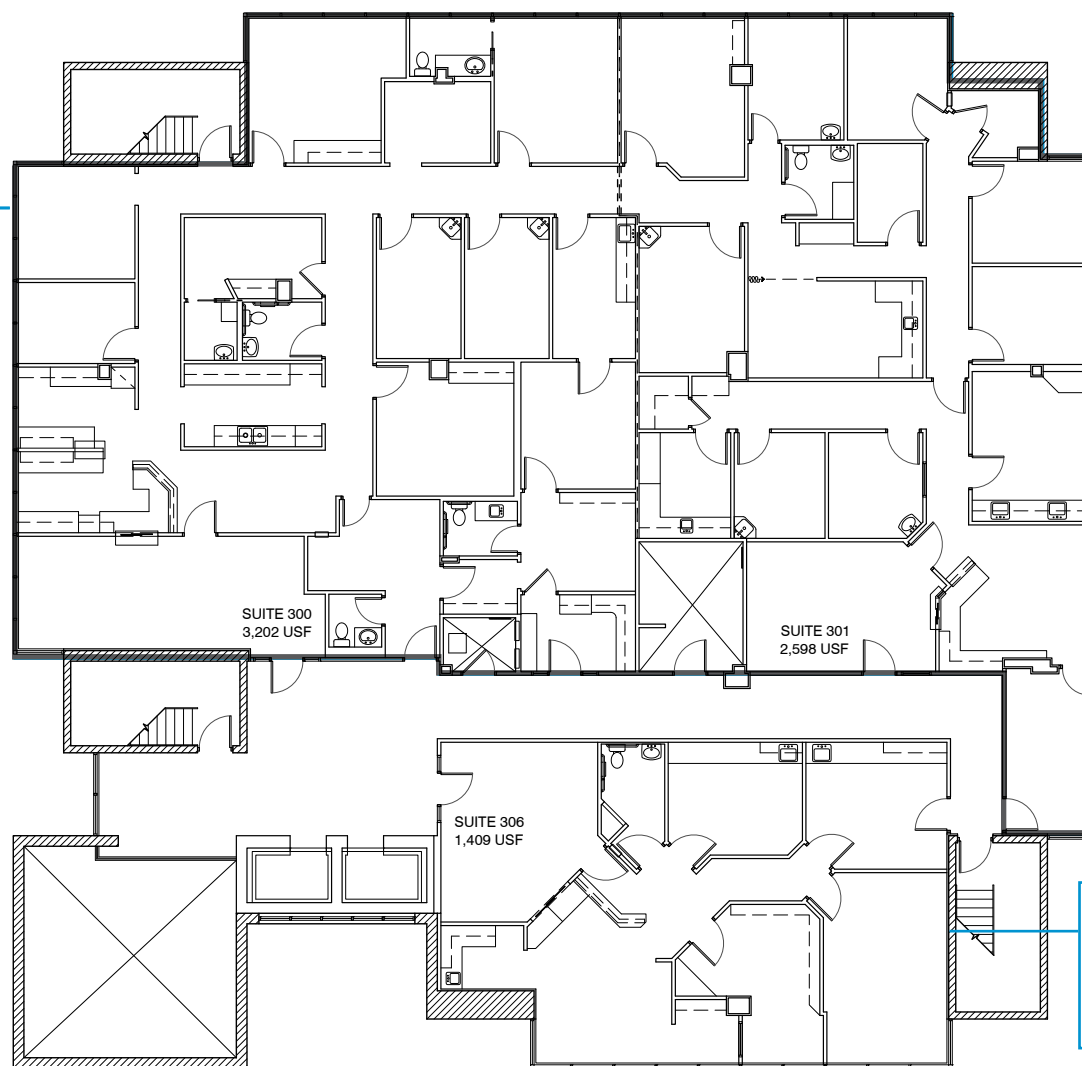
> Built Out Suite





> Built Out Suites

SUITE 300:
±3,909 RSF
SUITE 301:
±3,172 RSF
**CONTIGUOUS
300/301:**
±7,081 RSF



SUITE 306:
±1,719 RSF

1144 E. McDowell Rd. > Floor Plans - 4th Floor ±9,332 SF

> Built Out Suites

