

21300 N. JOHN WAYNE PARKWAY  
MARICOPA, AZ 85139

Parking Ratio: 5.0/1,000

Zoning: CB-2 Maricopa

Signage: Monument signage  
fronting John Wayne Pkwy.

SUITE 114 – AVAILABLE

> 2,303 SF

> Built-out, move-in-ready  
medical office

SUITE 115

> 2,098 SF

> Tenant in place, lease  
expires 7/30/2019

> Turnkey medical practice



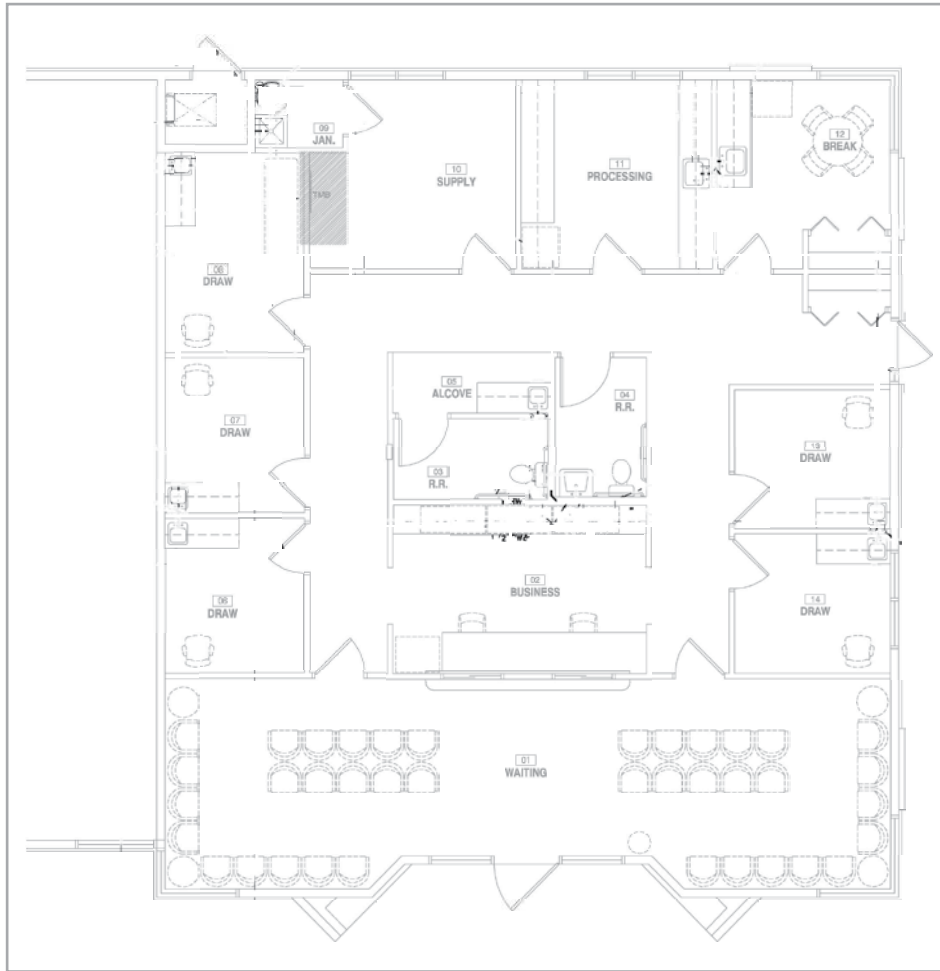
FOR SALE > \$1,100,250 (\$250/SF)

±4,401 SF | YEAR BUILT: 2006

PHILIP WURTH, CCIM  
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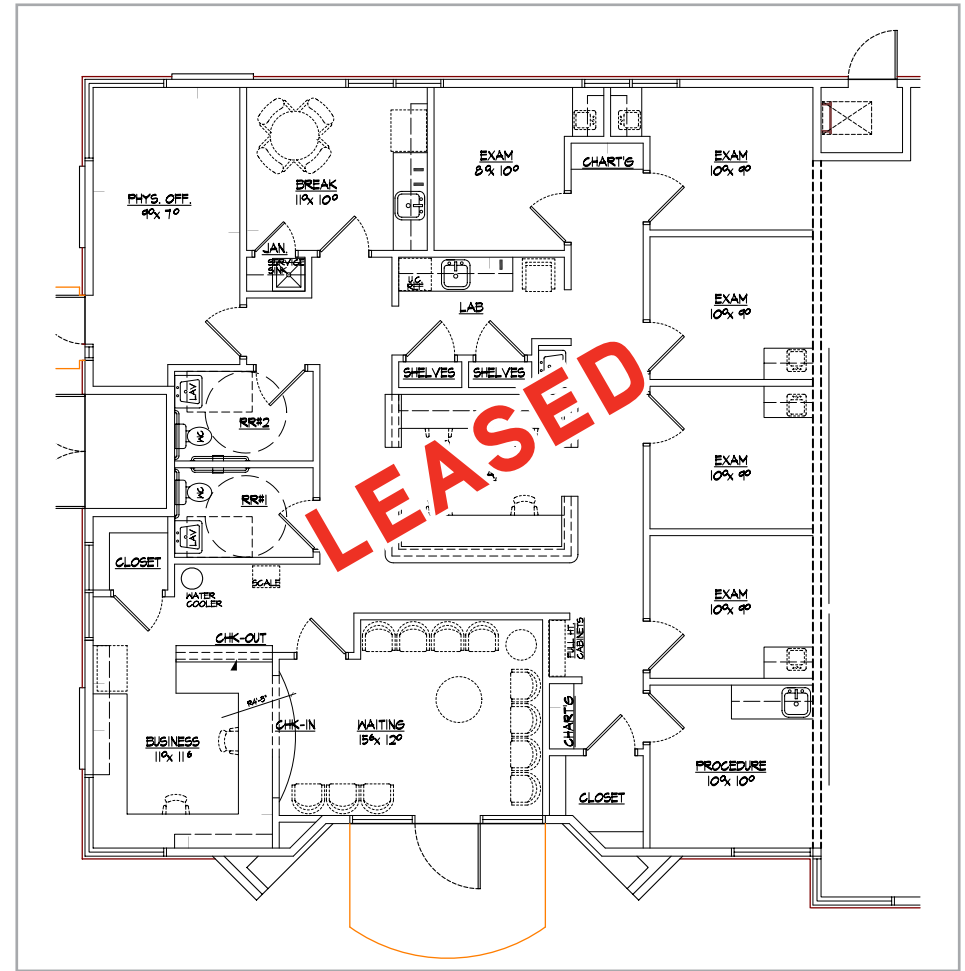
COLLIERS INTERNATIONAL  
8360 E. Raintree Dr. | Suite 130  
Scottsdale, AZ 85260  
www.colliers.com/greaterphoenix





**SUITE 114 – AVAILABLE**

- > 2,303 SF
- > Built-out, move-in-ready medical office



**SUITE 115 – LEASED**

- > 2,098 SF
- > Tenant in place, lease expires 7/30/2019
- > Turnkey medical practice

## Dignity Health Medical Group

### Lease Information - Suite 115

<b>Suite Size:</b>	±2,098 SF
<b>Lease Term:</b>	60 months
<b>Lease Commencement:</b>	June 21, 2014
<b>Lease Expiration:</b>	June 30, 2019
<b>Lease Type:</b>	NNN - Tenant responsible for all utilities, insurance, common area maintenance, property tax, janitorial and electric
<b>Option to Renew:</b>	Yes, Two (2) Three (3) year terms
<b>Option to Terminate:</b>	None
<b>Option to Purchase:</b>	Not Available
<b>Corporate Guaranty:</b>	Dignity Health, a California Non-Profit
<b>Monthly Base Rent:</b>	\$5,243.16
<b>Annual Increases:</b>	3%
<b>Additional Income:</b>	None
<b>Total Monthly Income:</b>	\$5,243.16

### Financial Summary

21300 N John Wayne Parkway, City of Maricopa, Arizona

Owner User's Cost to Occupy

Conventional Loan Option

Date: October 24, 2017

**Total Square Footage of Building:** 4,401

**Price**

Purchase Price (\$250.00 per S.F.)	\$1,100,250.00
Cost of Tenant Improvements (\$10 x 2,303 sf vacant suite)	\$23,030.00
<b>Total Cost</b>	<b>\$1,123,280.00</b>

**Conventional Loan**

**\*25 yr amortized, 4.5% interest (lender = Wells Fargo)**

<b>20% down payment*</b>	<b>\$224,656.00</b>
loan amount	\$898,624.00
Monthly Pmts (P & I only)	(\$3,369.85)
Cost per sq. ft. year NNN	<b>(\$17.56)</b>

**Cash Flow:**

Monthly Loan Pmts	(\$3,369.85)	P & I payment or otherwise referred to as NNN rent
Add Monthly Net Income	\$5,243.16	

**Buyers Total Cost Per month** \$1,873.32

Yearly Outflow **\$22,479.81**

**Owners Cost psf per year to occupy 2,303 s.f.** \$9.76

**NNN**

These numbers are an estimate. Please refer to your lender for details as financing varies per client.  
Operating expenses are estimated for an average office. Annual appreciation is estimated at 4% annually.  
Build out cost vary but are only estimates based upon experience with other buyers and contractors.

## TENANT INFORMATION

21300 N. JOHN WAYNE PARKWAY  
MARICOPA, AZ 85139

SUITE 115

DIGNITY HEALTH  
MEDICAL GROUP FAMILY MEDICINE



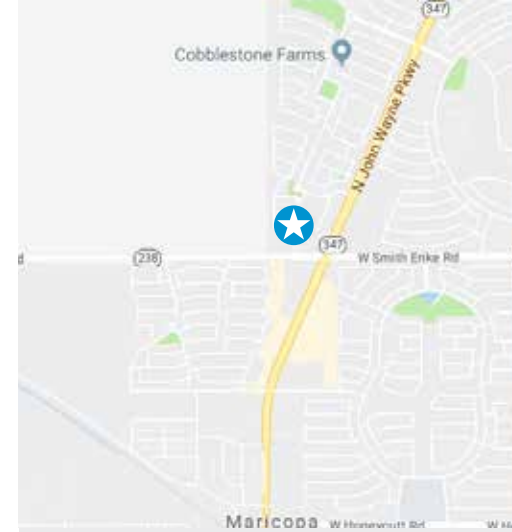
Dignity Health Medical Group is the employed physician group of Dignity Health in Arizona. Dignity Health Medical Group employs approximately 250 providers and 500 support staff who cover a wide variety of specialties. The medical group now provides more than 70 subspecialty services.

The physicians provide clinical services in their areas of specialty and many serve in pivotal academic research and leadership roles. Dignity Health Medical Group is also heavily involved in preparing tomorrow's health care providers. Dignity Health Medical Group has more than 80 medical school students and approximately 200 residents and fellows in its 25 academic programs. Clinical services are complemented with translational and bench research to augment medical education for residents and students.

The mission of Dignity Health Medical Group is consistent with Dignity Health's mission and St. Joseph's guiding principles with a focus on innovative clinical care and pursuit of excellence through scholarly activities. As part of the Dignity Health hospital system, Dignity Health Medical Group has full access to the staff and all facilities on our hospital campuses. This unique relationship with our hospitals allows Dignity Health Medical Group to provide its patients with state-of-the-art patient services including care of the poor and disenfranchised.

# AMENITIES MAP

21300 N. JOHN WAYNE PARKWAY  
 MARICOPA, AZ 85139



## Contact


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13,068  
 within 1 mile

  
 POPULATION

45,556  
 within 3 miles

48,182  
 within 5 miles



62,945 VPD  
 at John Wayne Parkway  
 and Smith Enke Rd.



35 minute  
 drive to Phoenix  
 Sky Harbor  
 International Airport

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