

Auwiana Medical/Professional Offices

SWC Reems & Mountain View Blvd. | Surprise, AZ 85374

**PRE-CONSTRUCTION
INCENTIVES AVAILABLE**



BONNIE HALLEY, CCIM
602 222 5100 DIR
bonnie.halley@colliers.com

MELISSA MARKS
602 222 5053 DIR
melissa.marks@colliers.com



COLLIERS INTERNATIONAL
2390 E. Camelback Rd. Ste. 100
Phoenix, AZ 85016
www.colliers.com/arizona

COLLIERS INTERNATIONAL
8360 E. Raintree Dr. Ste. 130
Scottsdale, AZ 85260

BRIAN GLEASON
602 222 5061 DIR
brian.gleason@colliers.com

PHILIP WURTH, CCIM
480 655 3310 DIR
philip.wurth@colliers.com
www.evoffices.com

Auwiana | FOR SALE OR LEASE



\$19.00 - \$22.50 NNN
LEASE RATE



1 & 2-Story
BUILDINGS



5.13/1,000
PARKING



6 Buildings
5-SINGLE STORY
1-2 STORY



±52,000 SF
PROJECT SIZE



C-2
ZONING



2020
DELIVERY

\$195 - \$225 PSF
SALE PRICE

PARKING RATIO:

5.13/1,000 - 267 Stalls -
Covered Reserved Available
Monument and Building
Signage Available

SIGNAGE:

AREA:
TI'S:

5.08 Acres
\$45.00 PSF

DEMOGRAPHICS



POPULATION

1 MILE 10,249
3 MILES 90,128
5 MILES 195,036



TRAFFIC
COUNTS

56,531 VPD
Reems Rd. and Grand Ave.



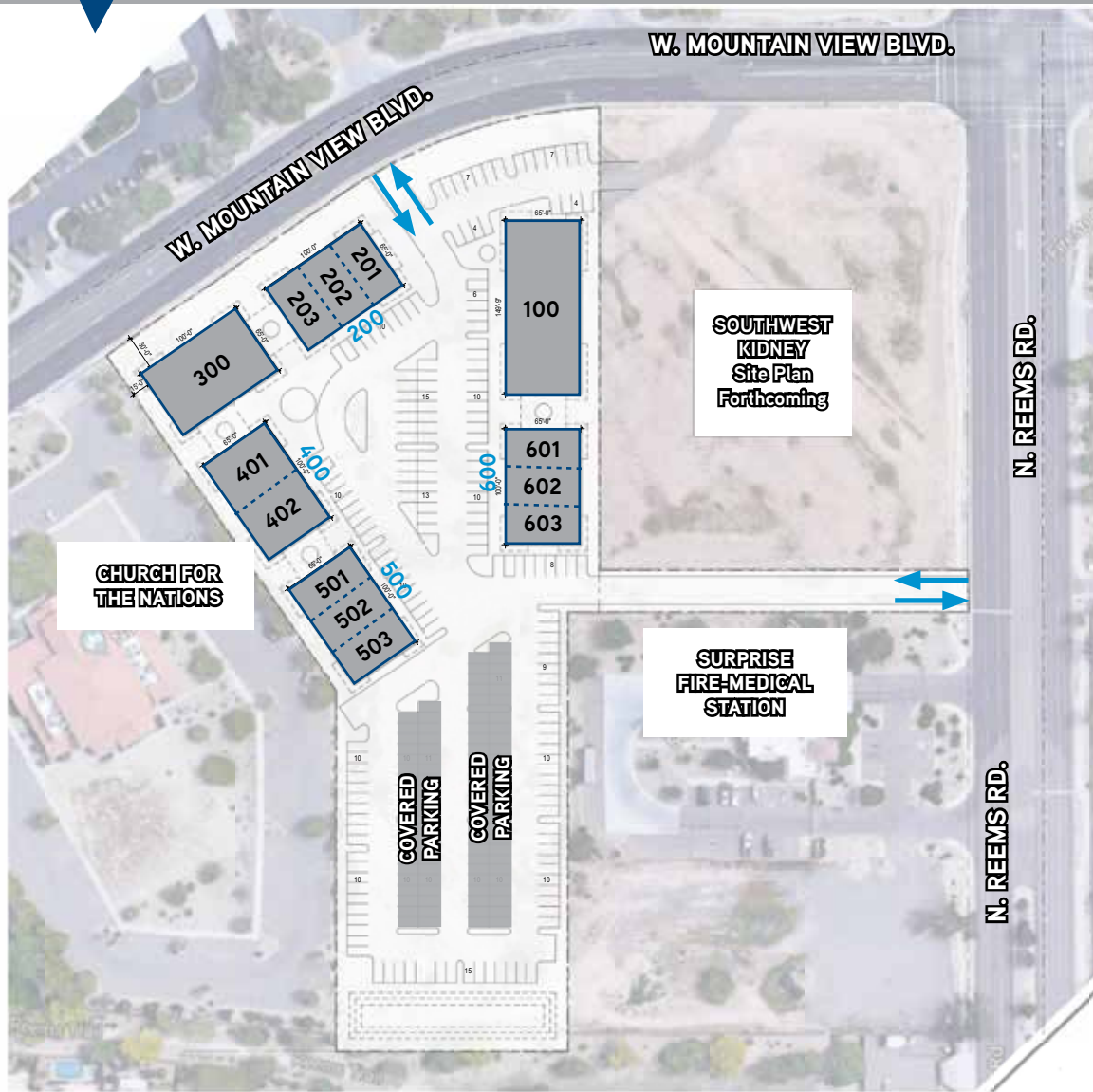
AVERAGE
AGE

1 MILE 57.60
3 MILES 53.70
5 MILES 45.40



5 MINUTE
drive to Del E. Webb
Medical Center

Auwiana | SITE PLAN AND DEMOGRAPHICS



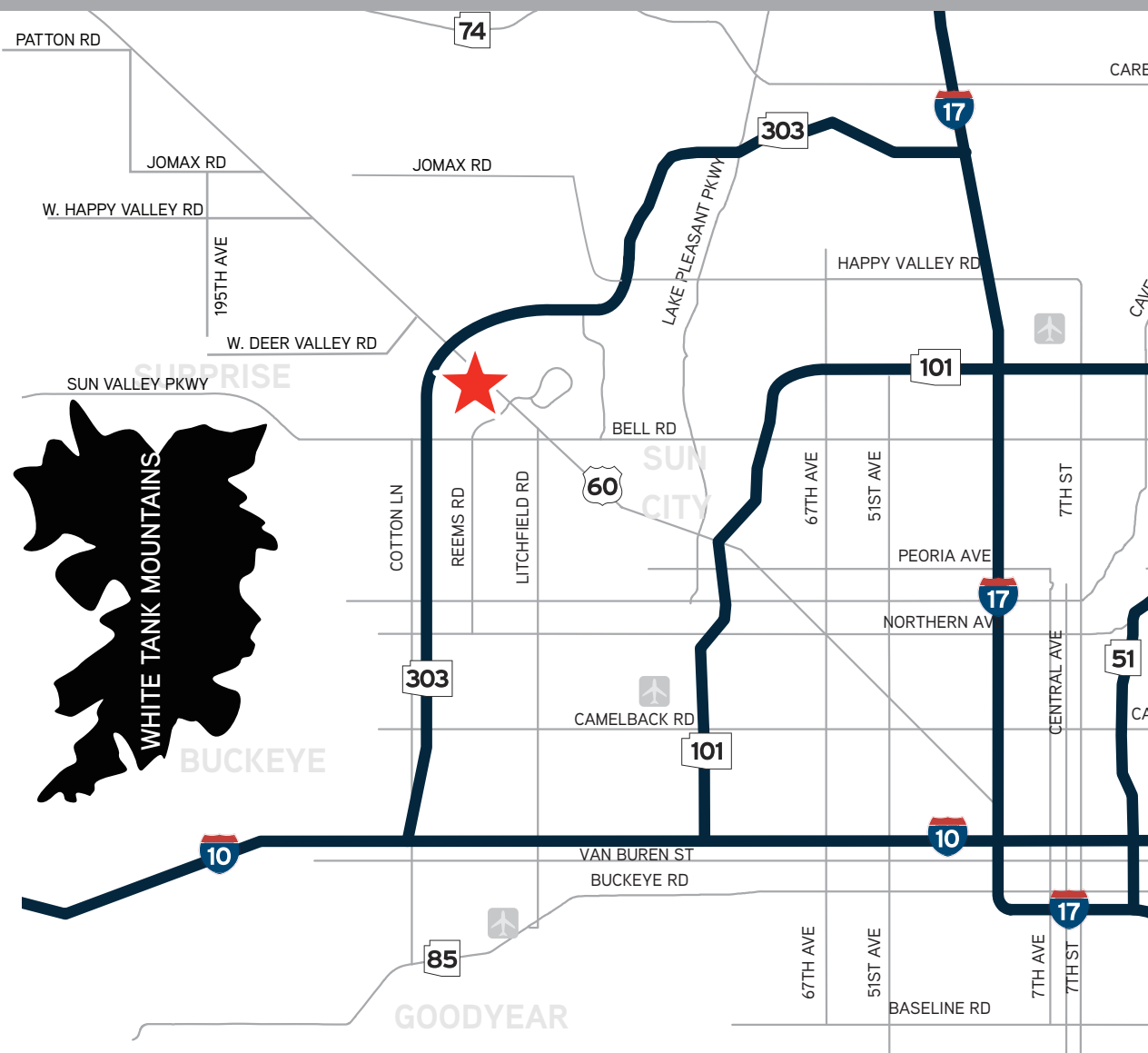
SUITE #'s	SF	PURCHASE PRICE	LEASE RATE
100	±19,500	Not Available	\$22.50
201	±2,160	\$225	\$22.50
202	±2,160	\$220	\$22.00
203	±2,160	\$225	\$22.50
300	±6,482	\$220	\$22.00
401	±3,241	\$210	\$20.50
402	±3,241	\$210	\$20.50
501	±2,160	\$205	\$20.00
502	±2,160	\$200	\$19.50
503	±2,160	\$200	\$19.50
601	±2,160	\$200	\$19.50
602	±2,160	\$195	\$19.00
603	±2,160	\$205	\$20.00
PROJECT SIZE:			



BONNIE HALLEY, CCIM | 602 222 5100 | bonnie.halley@colliers.com
 MELISSA MARKS | 602 222 5053 | melissa.marks@colliers.com
 BRIAN GLEASON | 602 222 5061 | brian.gleason@colliers.com
 PHILIP WURTH, CCIM | 480 655 3310 | philip.wurth@colliers.com

Auwiana | SURPRISE STATS

- **5TH:**
Fastest growing city in the Nation
- **393%:**
Population growth in the last 15 years
- **TOP 5 INDUSTRIES:**
Healthcare, Retail, Finance, Administrative, Food Services
- **LOOP 303:**
Convenient access - Just a half mile away
- **DEL WEBB:**
Close to Sun City, Sun City Grand and Sun City West = 111,489 Residents
- **HIGH HEALTH CARE NEED/DEMAND:**
Banner Boswell and Banner Del E. Webb

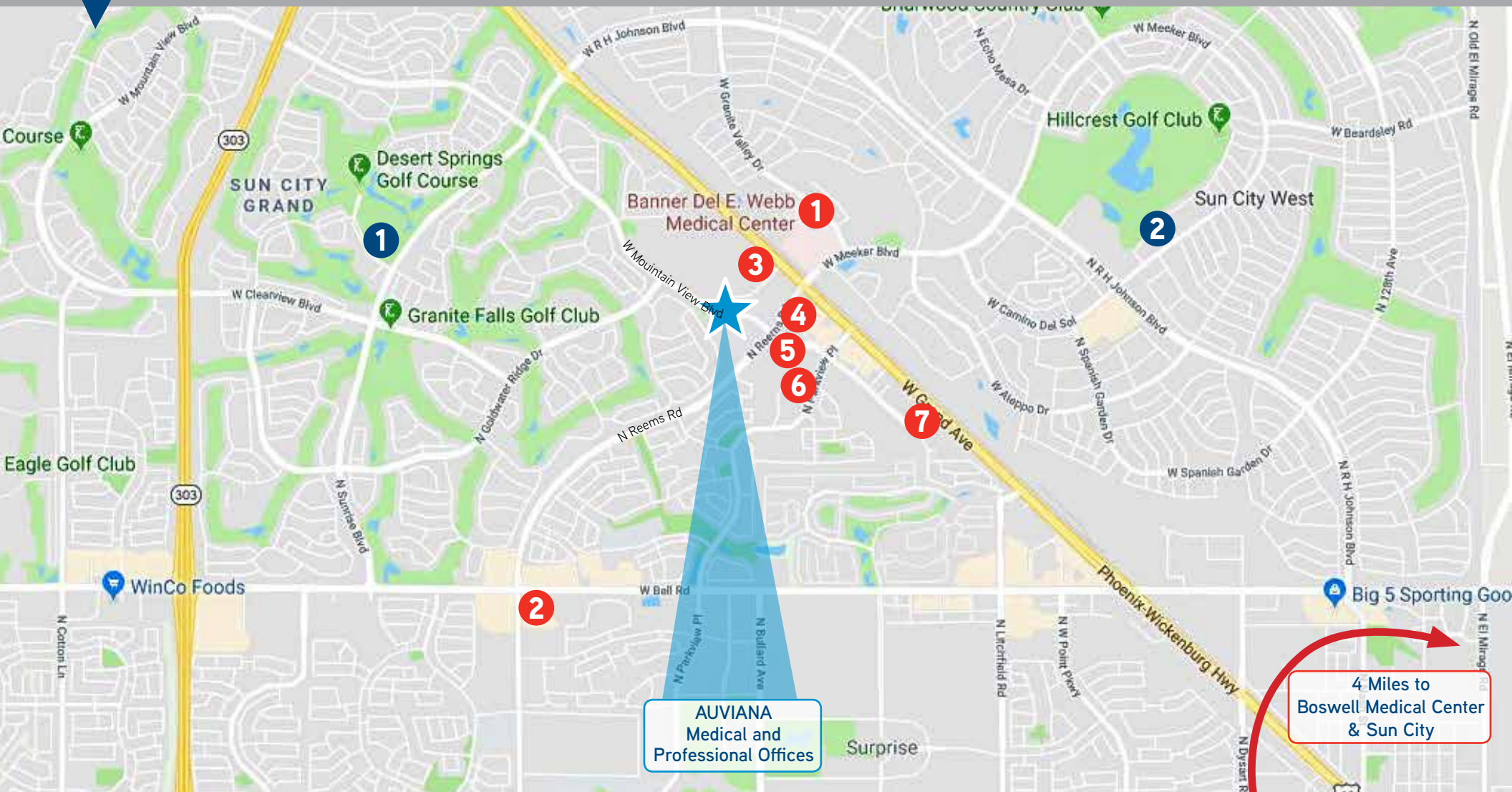


This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2019. All rights reserved.



BONNIE HALLEY, CCIM | 602 222 5100 | bonnie.halley@colliers.com
MELISSA MARKS | 602 222 5053 | melissa.marks@colliers.com
BRIAN GLEASON | 602 222 5061 | brian.gleason@colliers.com
PHILIP WURTH, CCIM | 480 655 3310 | philip.wurth@colliers.com

Auwiana | AMENITIES MAP



NEARBY MEDICAL

- | | |
|------------------------------|-----------------------------|
| 1 Del E. Webb Medical Center | 5 Medical Office Complex |
| 2 Adalante Medical Offices | 6 Rock Creek Memory Care |
| 3 Sun Health Services | 7 Dept. Of Veterans Affairs |
| 4 Sunrise Medical Center | |

NEARBY RESIDENTIAL

- 1 Sun City Grand
- 2 Sun City West