



# Grunow Memorial Medical Center

FOR LEASE | 926 E. McDowell Road, Phoenix | AZ

**\$24.00** / SF Full Service

**Primary Contact:**

Alexandra J. Loye  
Senior Vice President  
D: +1 602 222 5169  
M: +1 602 625 4220  
[alexandra.loye@colliers.com](mailto:alexandra.loye@colliers.com)

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## Specifications

Building Size:	±51,465 RSF
Availability:	<ul style="list-style-type: none"> <li>Suite 133 ±2,250 RSF</li> <li>Suite 135 ±1,590 RSF</li> </ul>
Total Acreage:	±2.4 Acres
Tenant Improvements:	<b>Generous Allowance Offered for Qualified Tenants</b>
Operating Expenses:	Base Year
Parking:	5.6:1,000 SF, 109 Covered Reserved at \$25 per month

## 926 E. McDowell Road, Phoenix | AZ

### FEATURES

- Beautiful historic medical building with Spanish Colonial Revival style architecture
- Located in the Central Phoenix medical services hub, Grunow is located within a 10-mile radius of 27 hospitals and medical centers.
- Serene interior courtyards with fountains for tenants' use.
- Directly adjacent to Banner University Medical Center, the State's largest hospital, a 733 bed acute care hospital with a Level 1 Trauma Center
- High visibility monument signage available for tenants on busy E. McDowell Road
- Excellent healthcare tenant synergy including: Dialysis center, ENT, otology, OB/GYN, family practice, internal medicine, podiatry, neurology, dental, and Sonora Quest Labs.

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[www.colliers.com/arizona](http://www.colliers.com/arizona)

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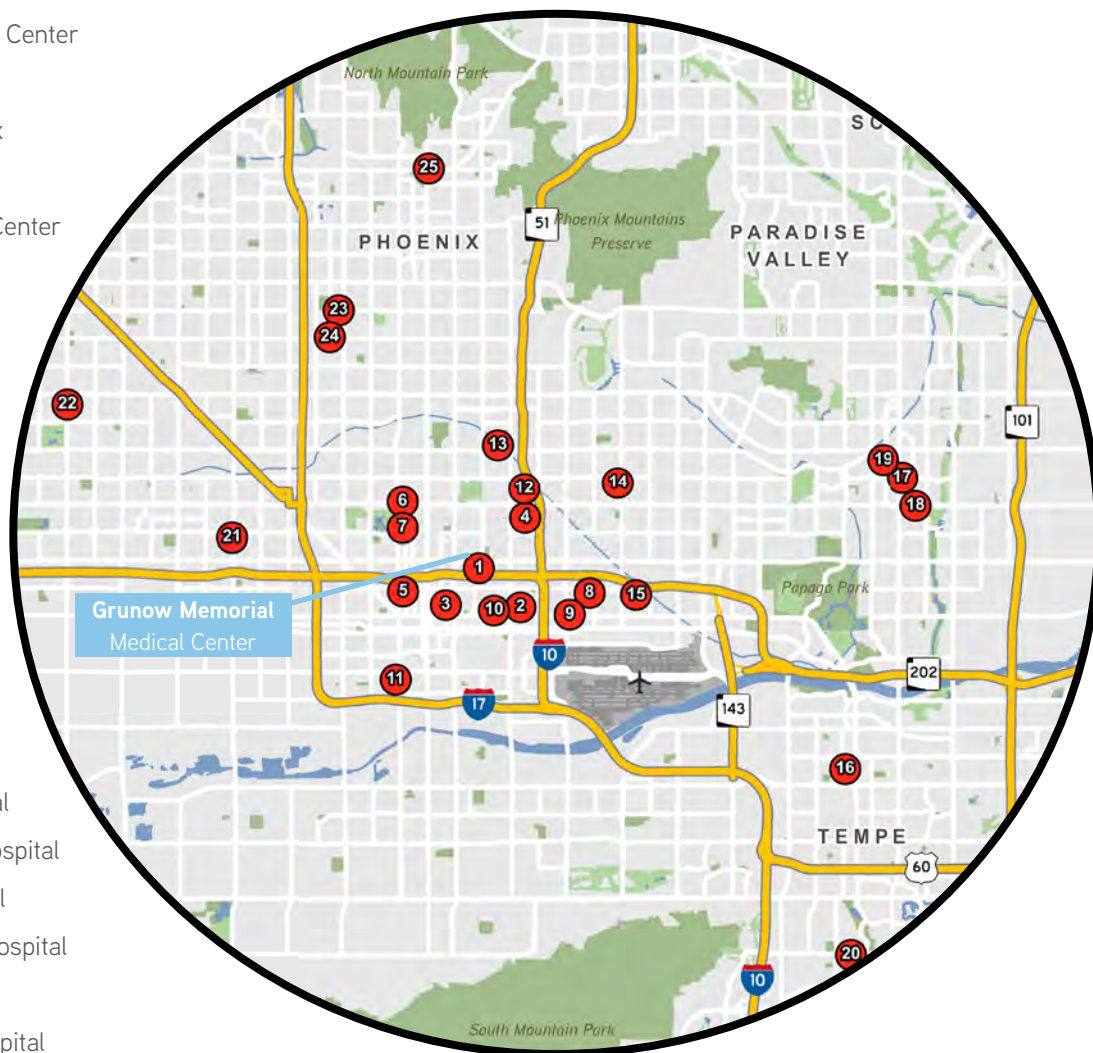


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## Hospitals Within A 1-Mile Radius

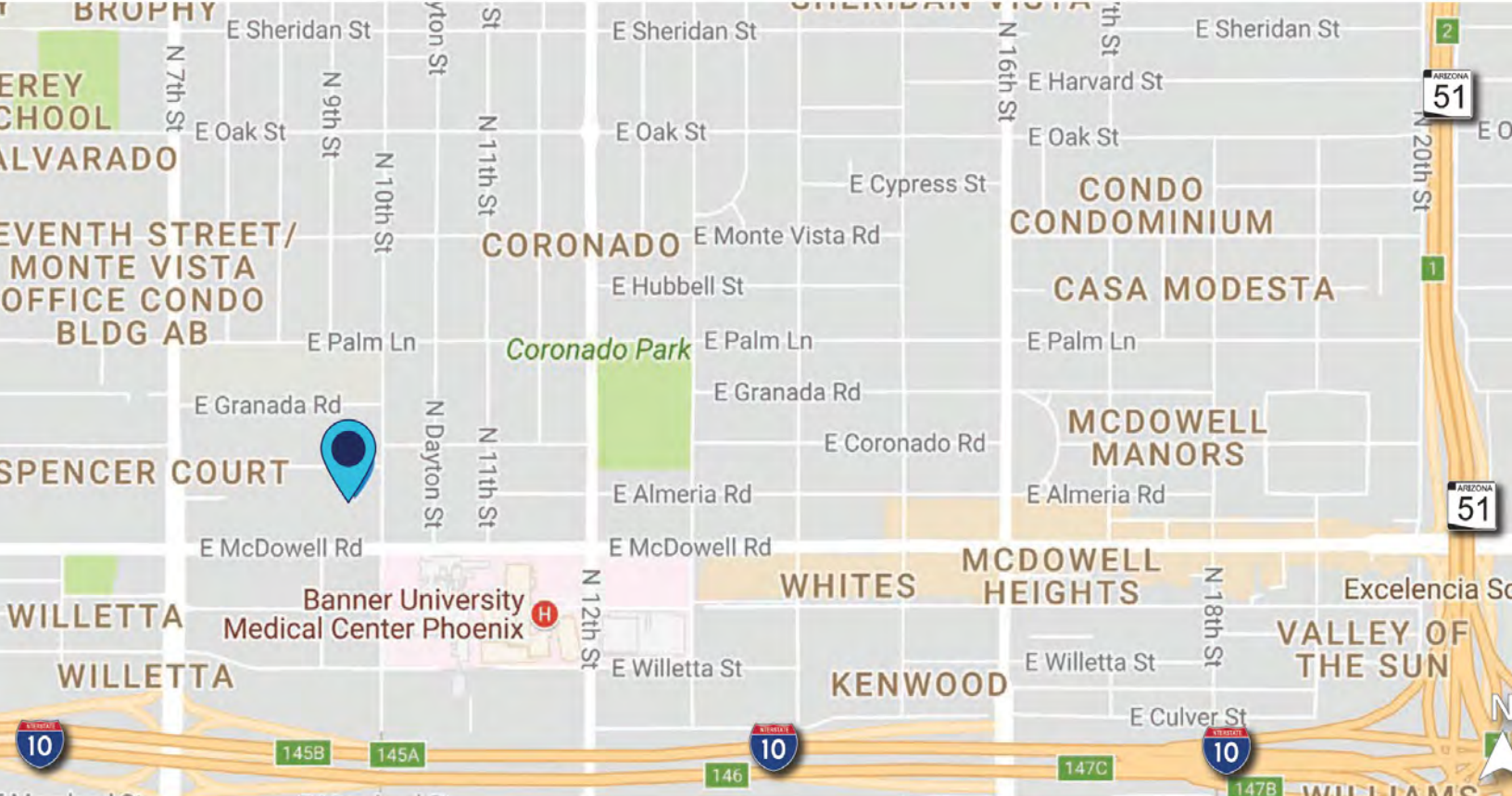
1. Banner University Medical Center
2. St. Luke's Medical Center
3. The University of Arizona Cancer Center
4. Phoenix Children's Hospital
5. Select Specialty Hospital-Phoenix
6. Barrow Neurological Institute
7. St. Joseph's Hospital & Medical Center
8. Maricopa Integrated Health
9. Arizona State Hospital
10. St. Luke's Behavioral Hospital
11. Phoenix Memorial Hospital
12. Abrazo Arizona Heart Hospital
13. Phoenix Indian Medical Center
14. Valley Hospital
15. OASIS Hospital
16. Tempe St. Luke's Hospital
17. HonorHealth Scottsdale Osborn Medical Center
18. Banner Behavioral Health Hospital
19. Greenbaum Surgical Specialty Hospital
20. Aurora Behavioral Health Hospital
21. Dignity Health Arizona General Hospital
22. MIHS Maryvale Campus
23. The CORE Institute Specialty Hospital
24. Abrazo Phoenix Baptist Hospital
25. HonorHealth John C. Lincoln Medical Center



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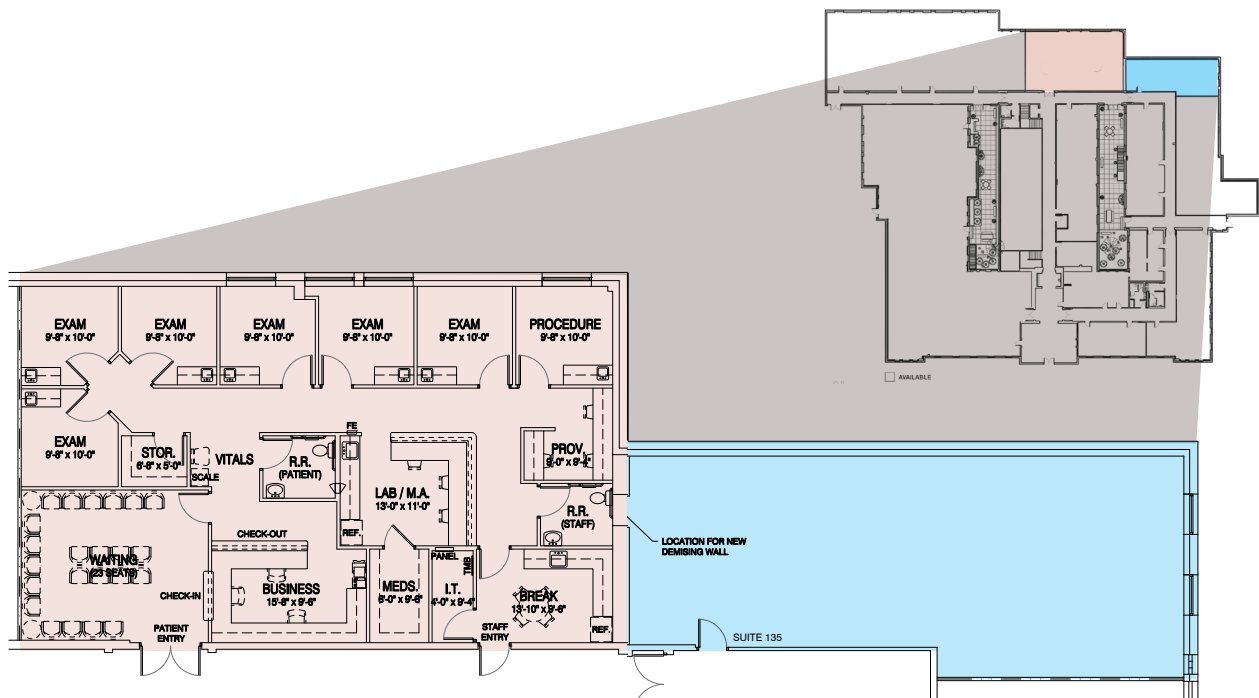
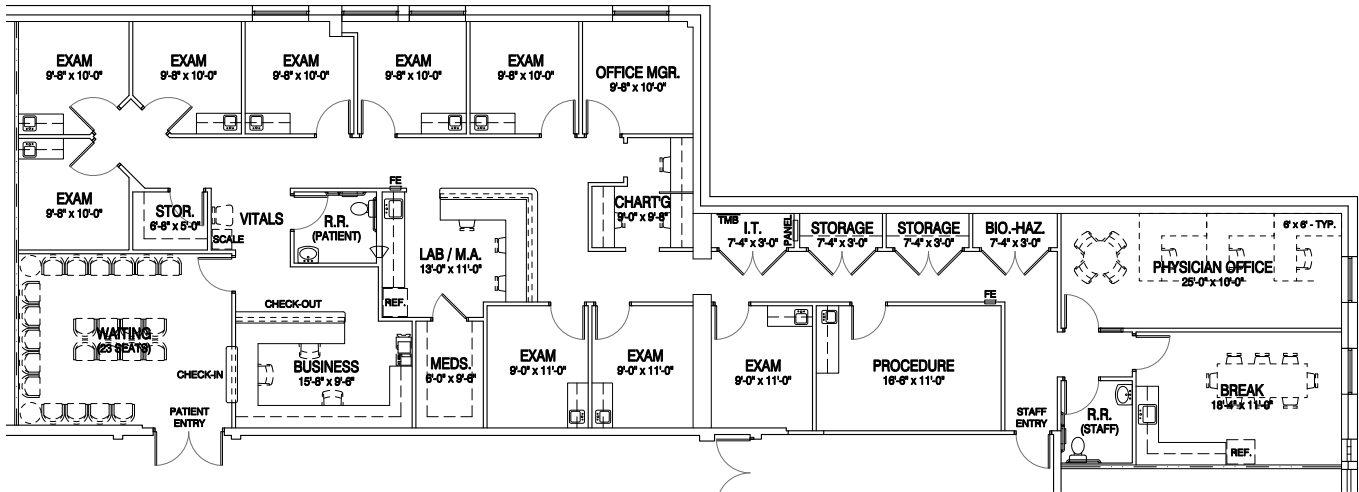
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## First Floor

### Suite 133 & 135: ±3,840 RSF - Conceptual Plan



Suite 133: ±2,250 RSF  
Conceptual Plan

Suite 135: ±1,590 RSF

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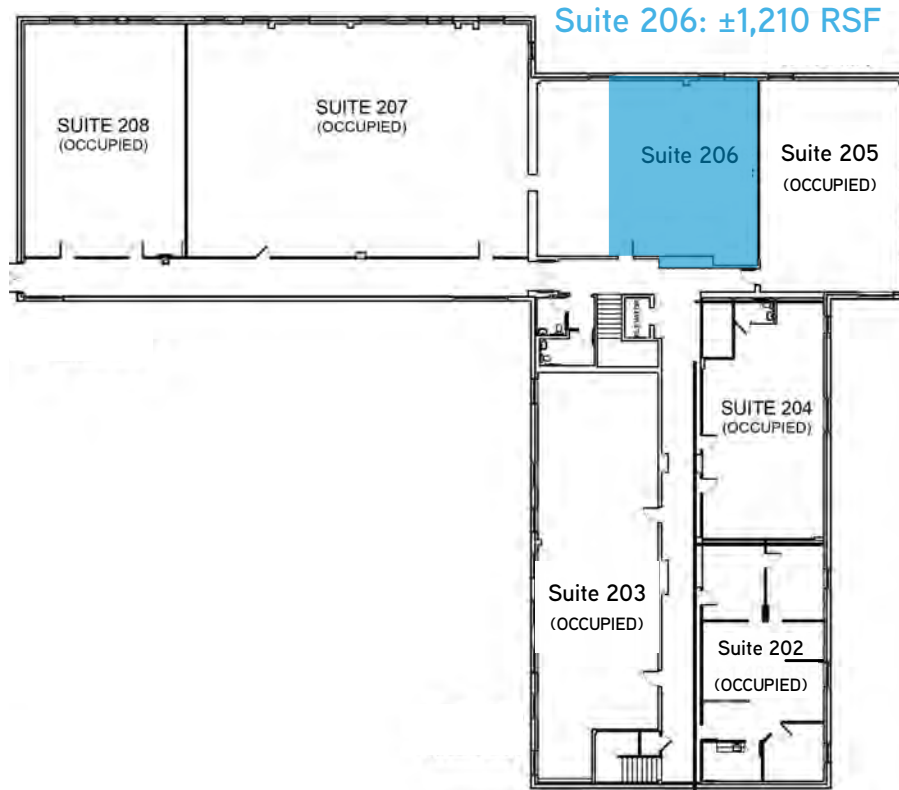
[alexandra.loye@colliers.com](mailto:alexandra.loye@colliers.com)

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## Second Floor



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Colliers International

2390 East Camelback Road | Suite 100

Phoenix, AZ 85016 | United States

P: +1 602 222 5000

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