EXCEPTIONAL MEDICAL OFFICE SPACE FOR LEASE

Building B

ARROWHEAD ORCHARDS

BUILDING A
6320 WEST UNION HILLS DRIVE GLENDALE, AZ 85308

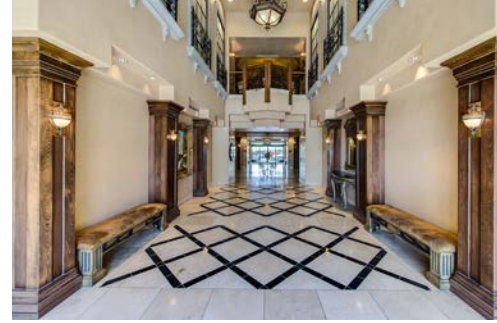TRANSWESTERN   REAL ESTATE SERVICES

LOCATION FEATURES

- Located adjacent to Abrazo Arrowhead Campus, a 217 licensed bed hospital that specializes in heart and vascular care, bone and joint care, emergency care and more

- Within 5 miles to Banner Thunderbird Medical Center, a 561 licensed bed hospital that specializes in cancer treatment, diabetes and endocrinology, gynecology and more

- Less than 1.5 miles to the Loop 101 freeway

- Within a mile to abundant retail and dining amenities

- Approximately 288,486 residents within a 5–mile radius with an estimated population increase of 6.7% by 2020. (Source: CoStar).

AVAILABILITIES - LEASE RATE $39.00 MG

- Bldg A: Suite 110 - ±1,719 RSF
- Bldg A: Suite 180 - ±1,970 RSF
- Bldg A: Suite 250/255 - ±2,394 RSF (Divisible to ±1,582 RSF)
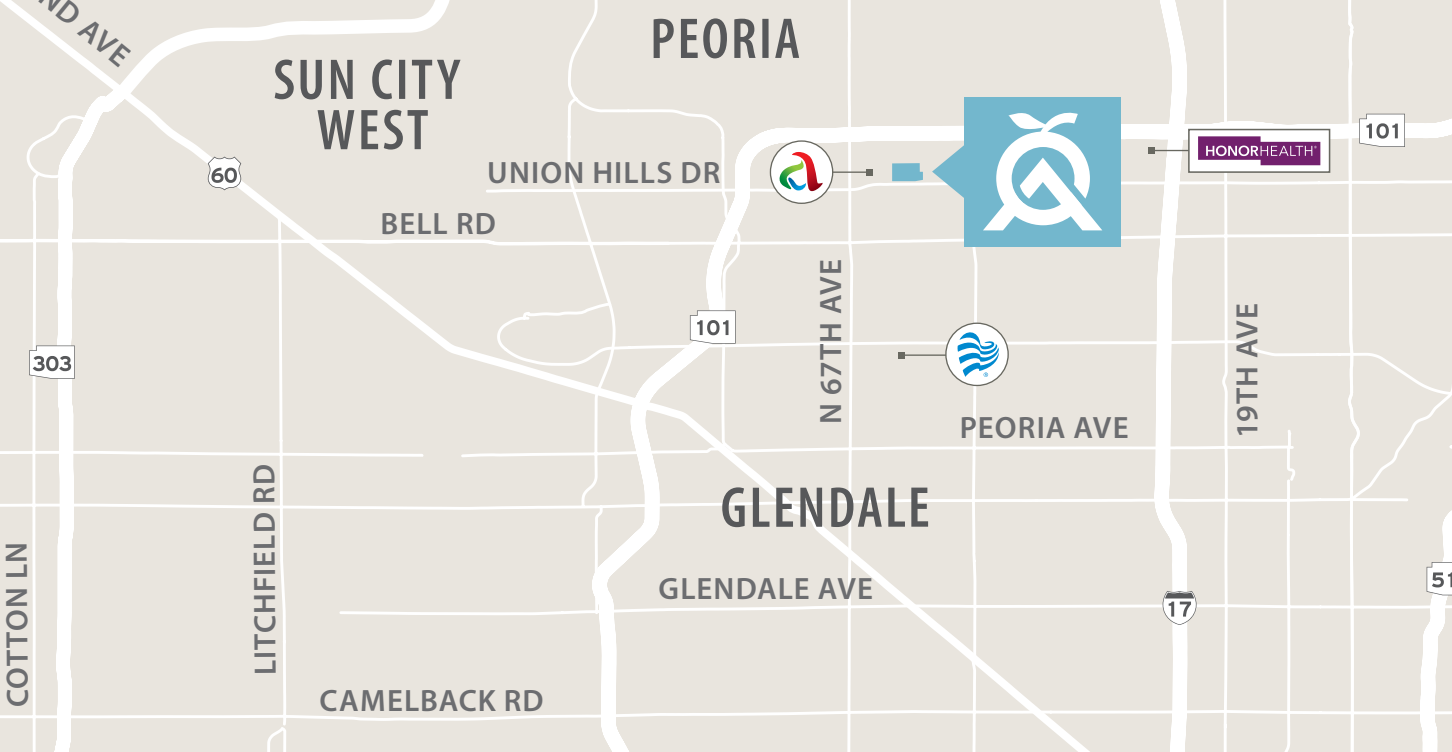- Bldg B: Suite 1600 - ±4,729 RSF

TENANT MIX INCLUDES

- Primary Care
- Imaging
- Blood Draw Laboratory
- Pediatric Ophthalmology
- Oncology
- Orthopedics
- Physical Therapy
- ENT
- Phlebology
- Allergy & Dermatology
- Hormone Therapy
- Pediatric Dentist
- Sleep Center

HIGHLIGHTS

- No ground lease restrictions
- 3 Class "A" medical office buildings with high-end finishes
- Visibility on Union Hills Drive with great signage opportunity
- Generous TI Allowance
- On-site property management
- Secure after hours key card access
- Abundant surface and covered parking - 5:1,000 ratio
- Strong, stable ownership

ARROWHEAD ORCHARDS

ABRAZO ARROWHEAD CAMPUS

A
B
C

UNION HILLS DR

N 67TH AVE

PEORIA

SUN CITY WEST

UNION HILLS DR

BELL RD

GLENDALE

GLENDALE AVE

CAMELBACK RD

PEORIA AVE

COTTON LN

LITCHFIELD RD

N 67TH AVE

19TH AVE

HONORHEALTH

60

303

101

17

51

Leasing Information:

Kevin Smigiel
602.265.5502
kevin.smigiel@transwestern.com

Vince Femiano
602.954.7559
vince.femiano@transwestern.com

Kate Morris
602.296.6369
kate.morris@transwestern.com

2501 E Camelback Rd, Ste 1
Phoenix, AZ 85016
transwestern.com

TRANSWESTERN REAL ESTATE SERVICES