

MEDICAL SUITE • FOR SUBLEASE



7205 S 51ST AVE • LAVEEN VILLAGE, AZ

NEW MEDICAL OFFICE BUILDING NEXT TO
DIGNITY HOSPITAL CAMPUS





24-HOUR, CONTROLLED
ACCESS

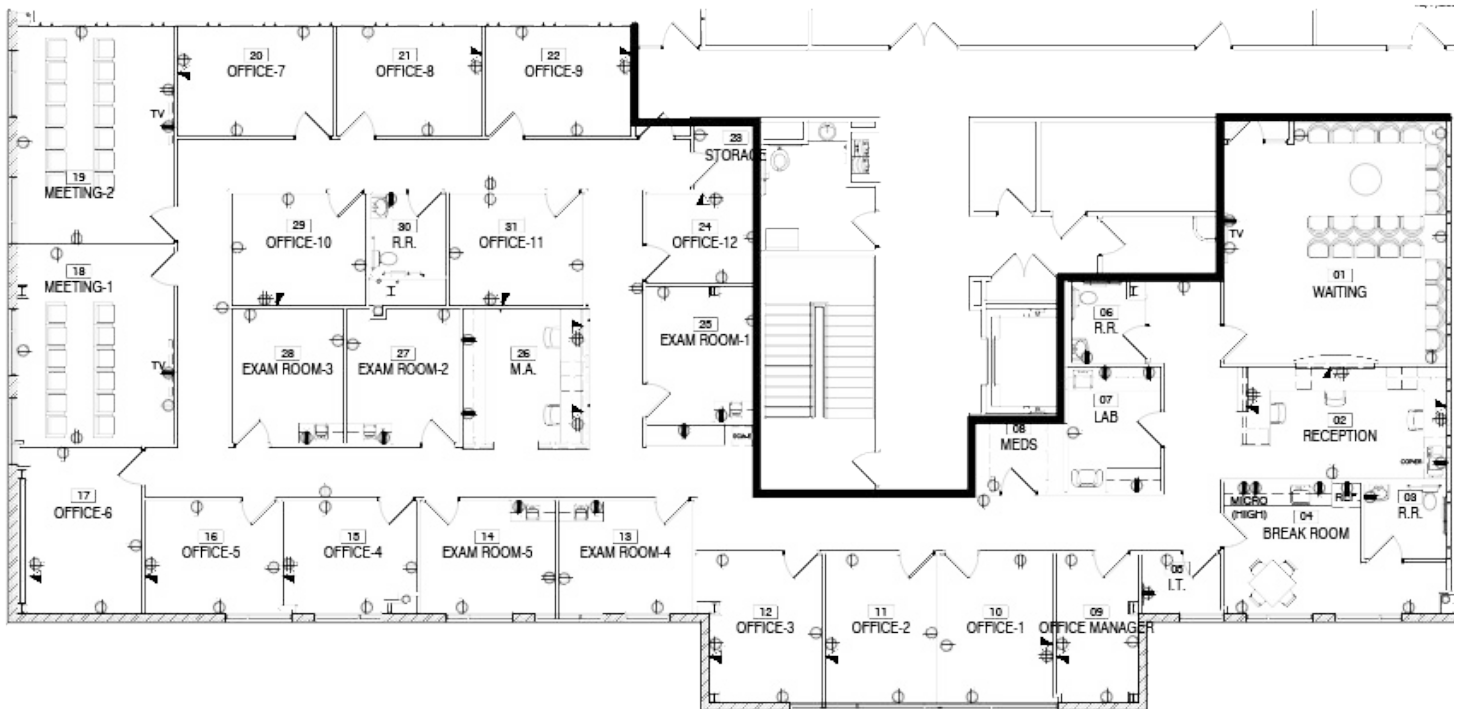


SECURITY SYSTEM
AVAILABLE



WHEELCHAIR ACCESSIBLE

Suite 203 · 5 Wet Exam rooms · 13 Exam Rooms/Offices · ±6,159 SF
Call For Pricing

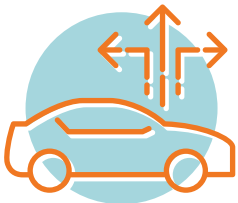




1.6 MILLION PEOPLE LIVE IN THE WEST VALLEY. **62% OF THE WEST VALLEY POPULATION** IS WORKFORCE AGE.



40% OF PHOENIX RESIDENTS LIVE **WEST OF I-17**. PHOENIX, THE STATE'S LARGEST CITY, HAS A POPULATION OF 1.5 MILLION.



69% OF THE WEST VALLEY WORKFORCE COMMUTES OUTSIDE OF THE REGION TO WORK IN OTHER PARTS OF MARICOPA COUNTY.



37% OF HEALTHCARE WORKERS IN MARICOPA COUNTY **LIVE IN THE WEST VALLEY** YET ONLY **21% OF THE JOBS** ARE LOCATED HERE.



34% OF THE PROFESSIONAL FINANCE AND INSURANCE WORKERS IN MARICOPA COUNTY **LIVE IN THE WEST VALLEY**, YET ONLY **12% OF THE JOBS** ARE LOCATED HERE.

Adjacent HOSPITAL



Dignity Health Arizona General Hospital is a full-service health care facility. The 39,000 square foot hospital has 16 inpatient rooms, two state-of-the-art operating rooms, an emergency room, a high-tech laboratory and a full radiology suite.

Dignity Health Arizona General Hospital provides West Valley residents with 24/7 access to emergency medical care and the hospital is capable of inpatient and outpatient surgical procedures.

The next closest hospital to Dignity Health Arizona General Hospital is 8 miles east.



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 **TRANSWESTERN** REAL ESTATE SERVICES

Leasing Information:

KEVIN SMIGIEL

602.265.5502

kevin.smigiel@transwestern.com

ANDREW OLIVET

602.370.2685

andrew.olivet@transwestern.com

2501 E Camelback Rd, Ste 1
Phoenix, AZ 85016

transwestern.com

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