



**ESTRELLA**  
HEALTH CENTER



## MEDICAL SPACE FOR LEASE

9250 WEST THOMAS ROAD  
PHOENIX, AZ 85037



TRANSWESTERN REAL ESTATE SERVICES







## LOCATION FEATURES

- Located within the Algodon Medical Office Park - A 138-acre master planned campus dedicated to medical services and resources for people committed to providing excellence in healthcare.
- Across from Banner Estrella Medical Center, a 317-bed hospital with services including heart care, emergency services, general surgery, weight loss surgery, medical imaging, orthopedic surgery and a maternity program.
- Approximately 345,213 residents within a 5-mile radius, with an estimated 7.7% increase through 2020. (Source: CoStar)





## PROPERTY FEATURES

<b>BUILDING SIZE:</b>	±80,814 RSF
<b>AVAILABILITY:</b>	Suite 320: ±6,755 SF ( <i>Available 1/1/2026</i> ) Suite 375: ±5,206 SF
<b>LEASE RATE:</b>	\$38.00 SF, Modified Gross Net Electric & Janitorial
<b>TI's</b>	Negotiable
<b>PARKING:</b>	Abundant surface and covered parking available

## HIGHLIGHTS

- Across from Banner Estrella Medical Center with no ground lease requirements
- Monument signage available
- State-of-the-Art medical office building with 2-gurney accessible elevators
- Immediate access to I-10 and Loop 101 freeways
- Secure after-hours key card access
- Creative, well-capitalized ownership
- Professionally managed and maintained
- Strong and stable ownership

## TENANT MIX

- Class C Surgery Center
- Pain Management
- Dialysis
- Cardiology
- Hematology and Oncology
- General Surgery
- ENT
- Perinatal
- Veterans Health Clinic
- Physical Therapy







## Leasing Information:

**Vince Femiano**

602.954.7559

[vince.femiano@transwestern.com](mailto:vince.femiano@transwestern.com)

**Kate Morris**

602.296.6369

[kate.morris@transwestern.com](mailto:kate.morris@transwestern.com)

**Kevin Smigiel**

602.265.5502

[kevin.smigiel@transwestern.com](mailto:kevin.smigiel@transwestern.com)

**TRANSWESTERN** REAL ESTATE SERVICES

**2501 E Camelback Rd, Ste 1**

Phoenix, AZ 85016

[transwestern.com](http://transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.