



BILTMORE

Wellness Center

1707 E Highland Rd · Phoenix, Arizona 85016

Medical Office Building · For Lease

For Leasing Information, Please Contact:

±62,515 SF

TOTAL MEDICAL OFFICE SPACE

Divisible Suites

FLEXIBLE LAYOUTS

±4.50/1,000*

SURFACE AND COVERED

SR-51

DIRECT ACCESS

ARIZONAMOB.COM



AARON KUHL

Medical Office Brokers

602.525.1491 · Aaron@arizonamob.com

MICHAEL MORTON

Medical Office Brokers

480.323.0714 · Michael@arizonamob.com

REECE ELLERTSON

Medical Office Brokers

602.399.0043 · Reece@arizonamob.com

*Parking ratio includes on-site parking and parking immediately adjacent to the property.



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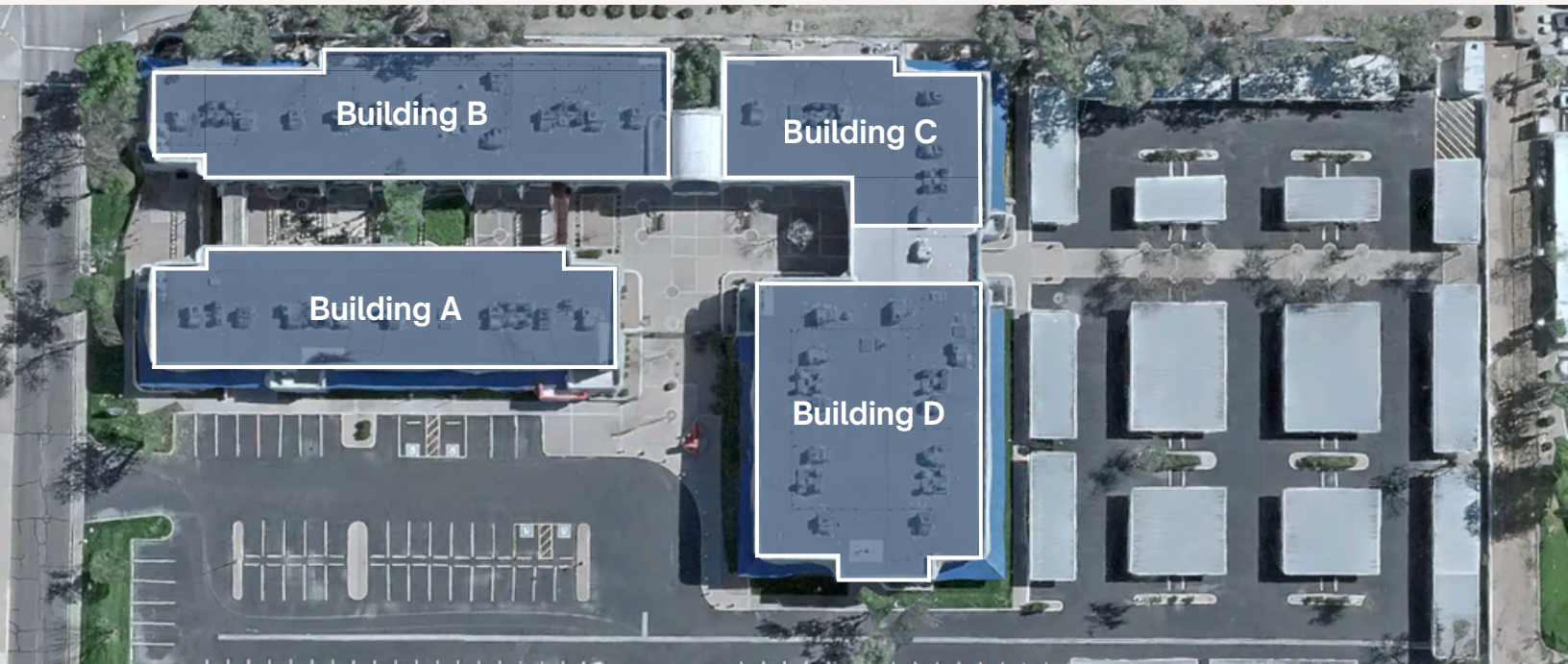
Biltmore Wellness Center is a premier medical office campus in Phoenix's highly sought-after Biltmore Corridor. Conveniently located near SR-51, Camelback Road, and major healthcare institutions, the campus offers excellent accessibility for providers and patients alike. Features include covered reserved parking, gurney-accessible elevators, and an established healthcare environment ideal for a wide range of medical and wellness users.

Building A Floor 1 - 9,072 RSF, Floor 2 - 7,306 RSF

Building B Floor 1 - 8,261 RSF, Floor 2 - 7,745 RSF

Building C Floor 1 - 5,905 RSF, Floor 2 - 5,900 RSF

Building D Floor 1 - 11,027 RSF, Floor 2 - 9,208 RSF





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Located in the heart of Phoenix's prestigious Biltmore medical corridor, Biltmore Wellness Center offers healthcare providers a premier practice location with convenient access to SR-51, Camelback Road, and some of the Valley's leading healthcare institutions. The campus is surrounded by affluent neighborhoods, major employment centers, and a strong patient base, making it an ideal setting for medical, wellness, and specialty healthcare practices.

DEMOGRAPHICS

\$110,468

AVERAGE HOUSEHOLD INCOME
WITHIN 3 MILE RADIUS

\$1,417

AVERAGE HOUSEHOLD
HEALTHCARE SPENDING
WITHIN 3 MILE RADIUS

398,120

POPULATION
WITHIN 5 MILE RADIUS

DRIVE TIMES

1 min	SR-51
12 min	Dignity Health St. Joseph's Hospital
2 min	Camelback Esplanade
2 min	Biltmore Fashion Park





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