

PARADISE VALLEY PROFESSIONAL CAMPUS

AZ REGENERATIVE
MEDICINE

G

FOR LEASE

16620 NORTH 40TH STREET | PHOENIX, AZ 85032





PARADISE VALLEY PROFESSIONAL CAMPUS

Paradise Valley Professional Campus is a nine building medical/office campus strategically located adjacent to the 136 bed Abrazo Scottsdale campus.

LOCATED ADJACENT
TO THE 136-BED
ABRAZO SCOTTSDALE
CAMPUS HOSPITAL

NINE (9) STANDALONE
MEDICAL/OFFICE
BUILDINGS

56,282 RSF

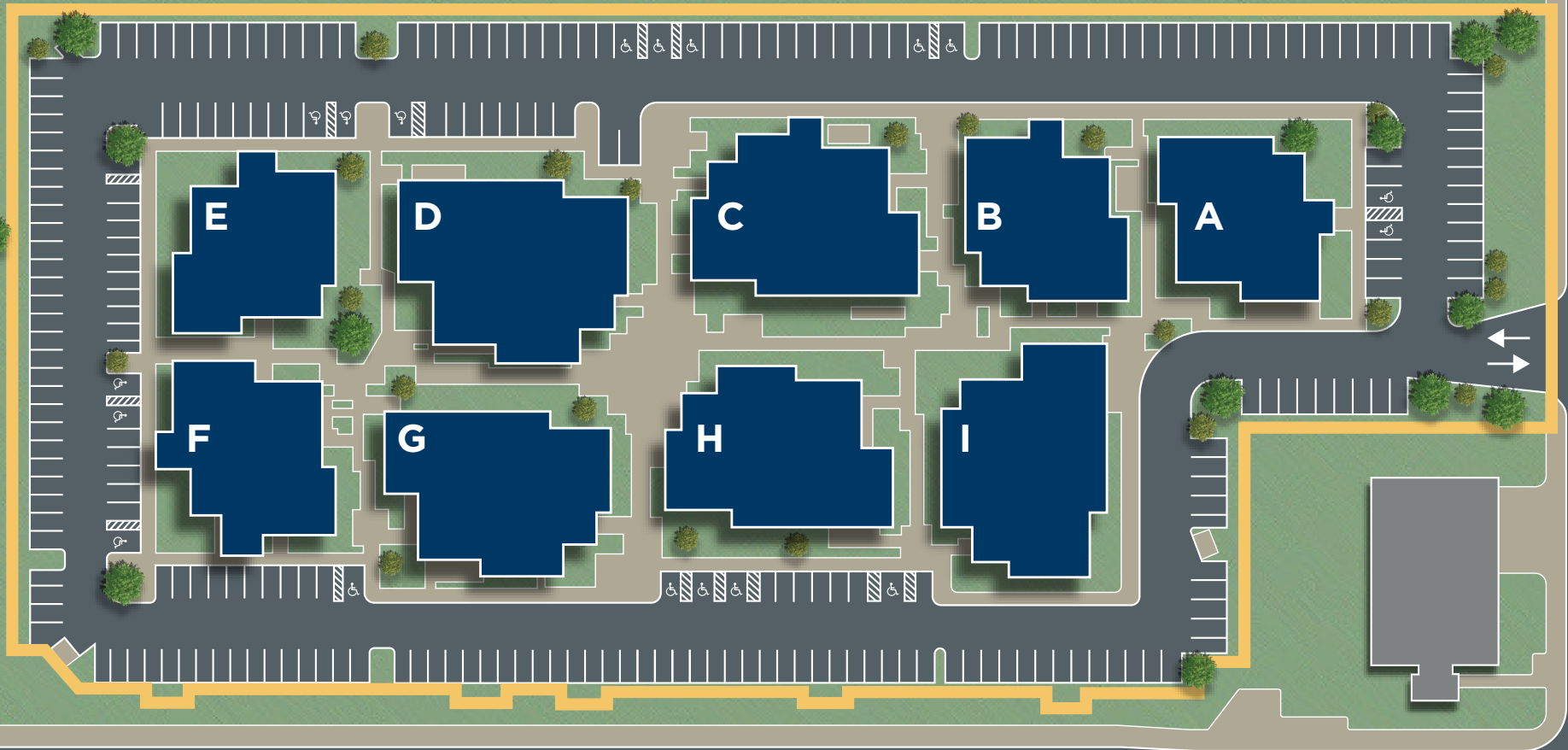
YEAR BUILT: 1984

SHARED COURTYARDS
FEATURING LANDSCAPING
AND TRANQUIL WATER
FEATURE

255 PARKING SPACES
(68 COVERED)
4.5:1000 SF RATIO

NO HOSPITAL USE
RESTRICTIONS

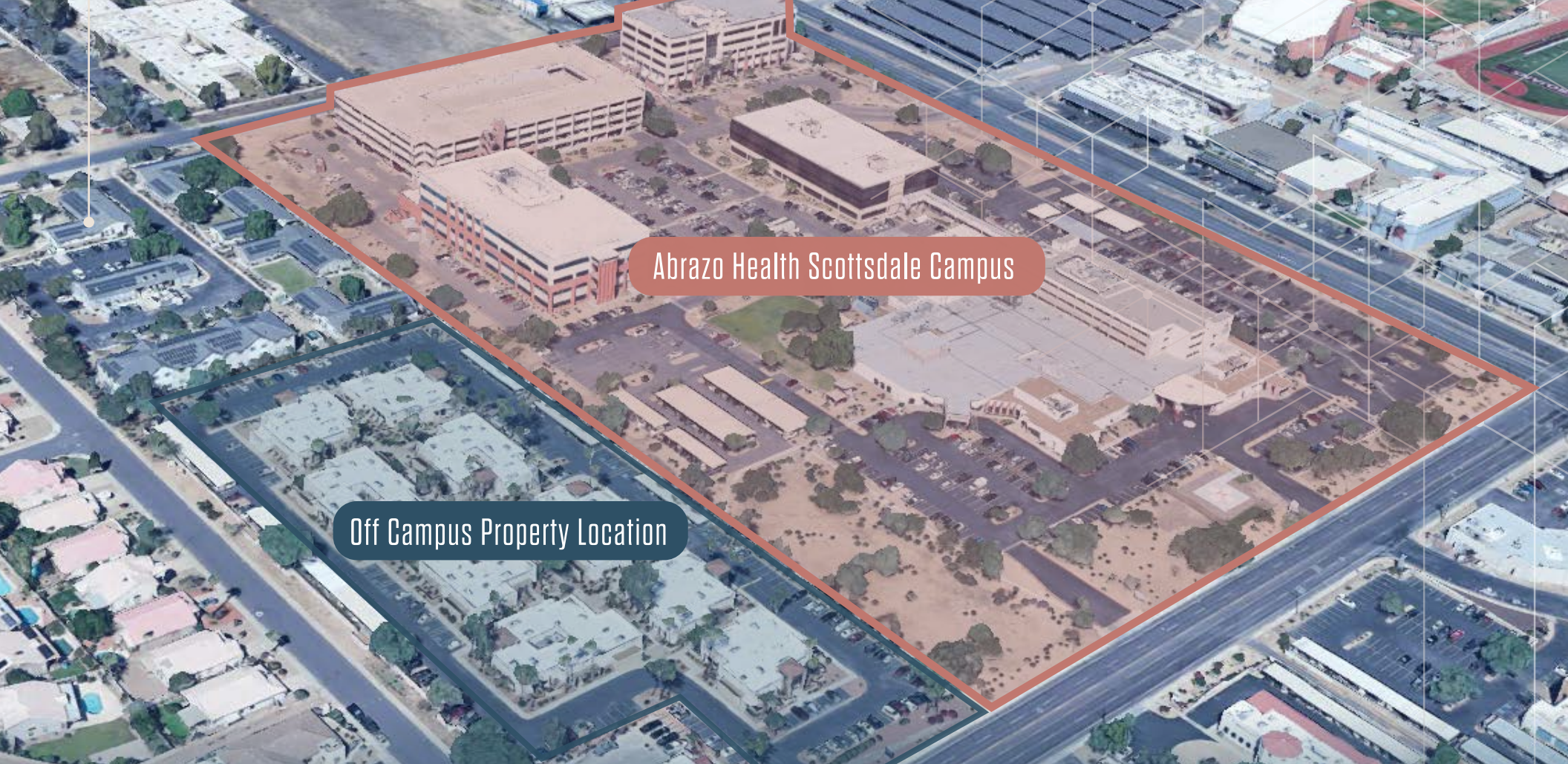
CAMPUS SITE PLAN



E EDNA AVE

N 40TH ST

N 38TH WAY



Abrazo Health Scottsdale Campus

Off Campus Property Location

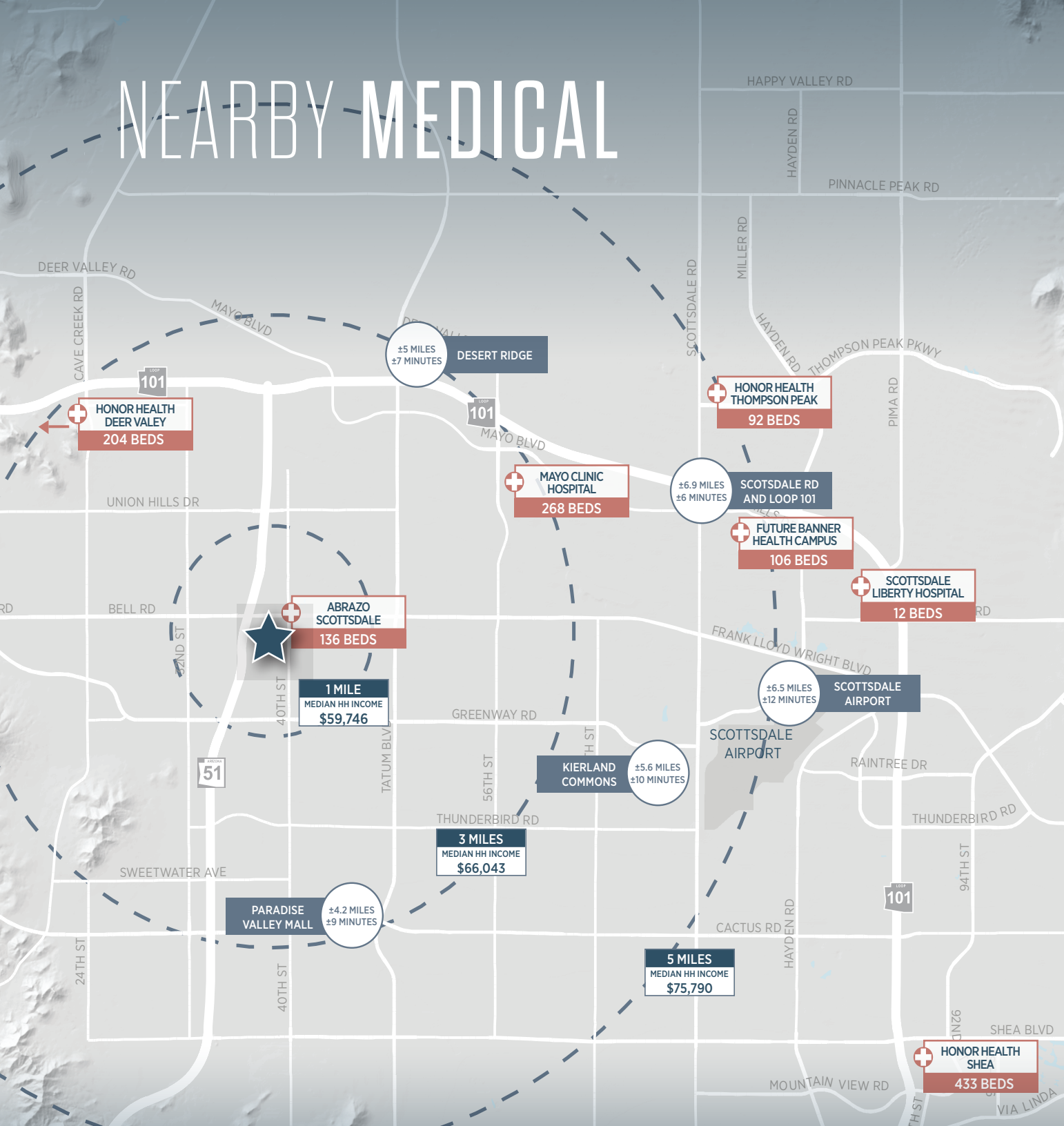
MARKET OVERVIEW

Strategically positioned adjacent to Abrazo Health Scottsdale, a full-service acute care hospital renowned for 24/7 emergency care, advanced surgical capabilities, minimally invasive and robot-assisted procedures, orthopedic, cardiac and women's health services, this property delivers unparalleled visibility and patient access **without needing hospital privileges.**

Abrazo Health Scottsdale includes a medical staff of over 600 affiliated physicians and achieved over \$349 MM gross patient revenue.

Abrazo Health Scottsdale is an accredited Chest Pain Center and offers Da Vinci Robotic Surgery.

NEARBY MEDICAL



PARADISE VALLEY PROFESSIONAL CAMPUS

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