

# McDowell Medical & Professional Plaza

1301 E. McDowell Road, Phoenix, AZ 85006

## PROPERTY OVERVIEW

TOTAL BUILDING SIZE:	29,900 SF
AVAILABLE SF:	2,000 - 25,780 SF
ASKING RENT:	\$27.00/SF
LEASE TYPE OFFICE/MEDICAL:	FSG/MG
TI ALLOWANCE:	NEGOTIABLE
PARKING STRUCTURE:	4/1,000
YEAR BUILT / BUILDING CLASS:	1986 / B
APN:	116-22-025A
ZONING:	C-2



## SUMMARY

McDowell Professional Plaza is a two-story, multi-tenant medical and office building located in the Central Phoenix medical district. The building is immediately adjacent to Banner-University Medical Center, which is the largest hospital in Arizona, while also being within 1-2 miles of Phoenix Children's Hospital, Dignity Health's St. Joseph's Medical Center and the 30-acre Downtown Phoenix Bioscience Core which is home to medical research facilities and U of A's downtown medical school.

The building has historically been occupied by local office and medical tenants, including two which recently remodeled their premises. Currently, the building is physically occupied by only one tenant (approximately 4,500 SF) making this building an excellent opportunity for a single-tenant or several larger users.

The ownership is willing to contribute TI allowances, renovate common areas to suit tenant needs and modernize the building entrances and locations. Both building-top and monument signage are also available.



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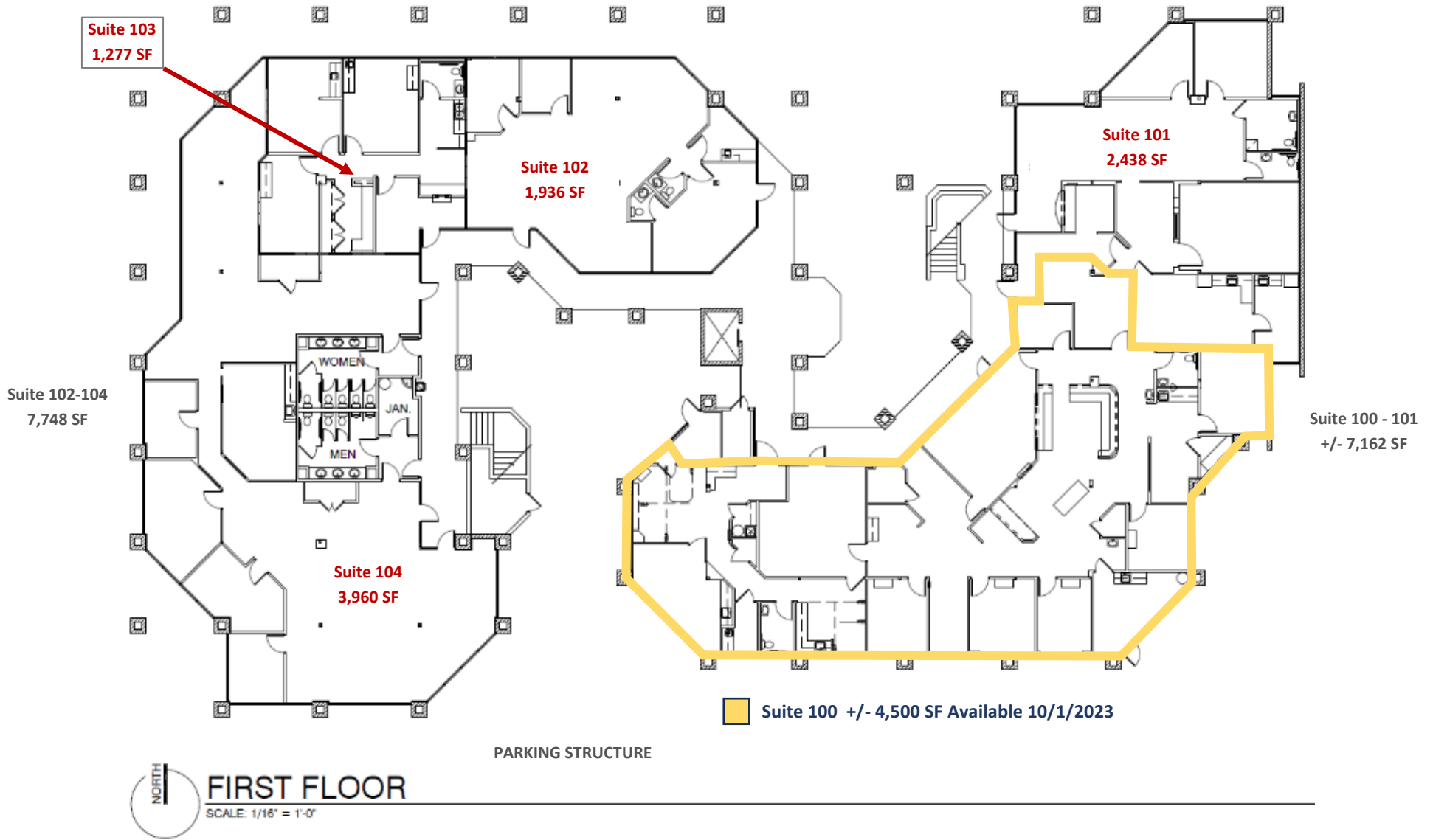
## ADDITIONAL HIGHLIGHTS

- ATTACHED 3-STORY GARAGE WITH 4/1,000 SF PARKING RATIO, AMPLE COVERED PARKING AS WELL AS ADDITIONAL STREET PARKING.
- BUILDING HAS TWO COURTYARDS, AN ELEVATOR AND CONTROLLED AFTER-HOURS ACCESS.
- AGGRESSIVE TENANT IMPROVEMENT PACKAGES AND COMMON AREA RENOVATIONS TAILORED TO TENANTS.
- ADDITIONAL ENTRANCE LOCATIONS DIRECTLY ON MCDOWELL AND 13<sup>TH</sup> STREET ARE POSSIBLE.
- BUILDING-TOP AND MONUMENT SIGNAGE IS AVAILABLE.
- HEATING / COOLING IS BY NEWER AC PACKAGE UNITS WHICH ARE INDIVIDUALLY CONTROLLED.

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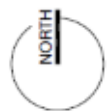
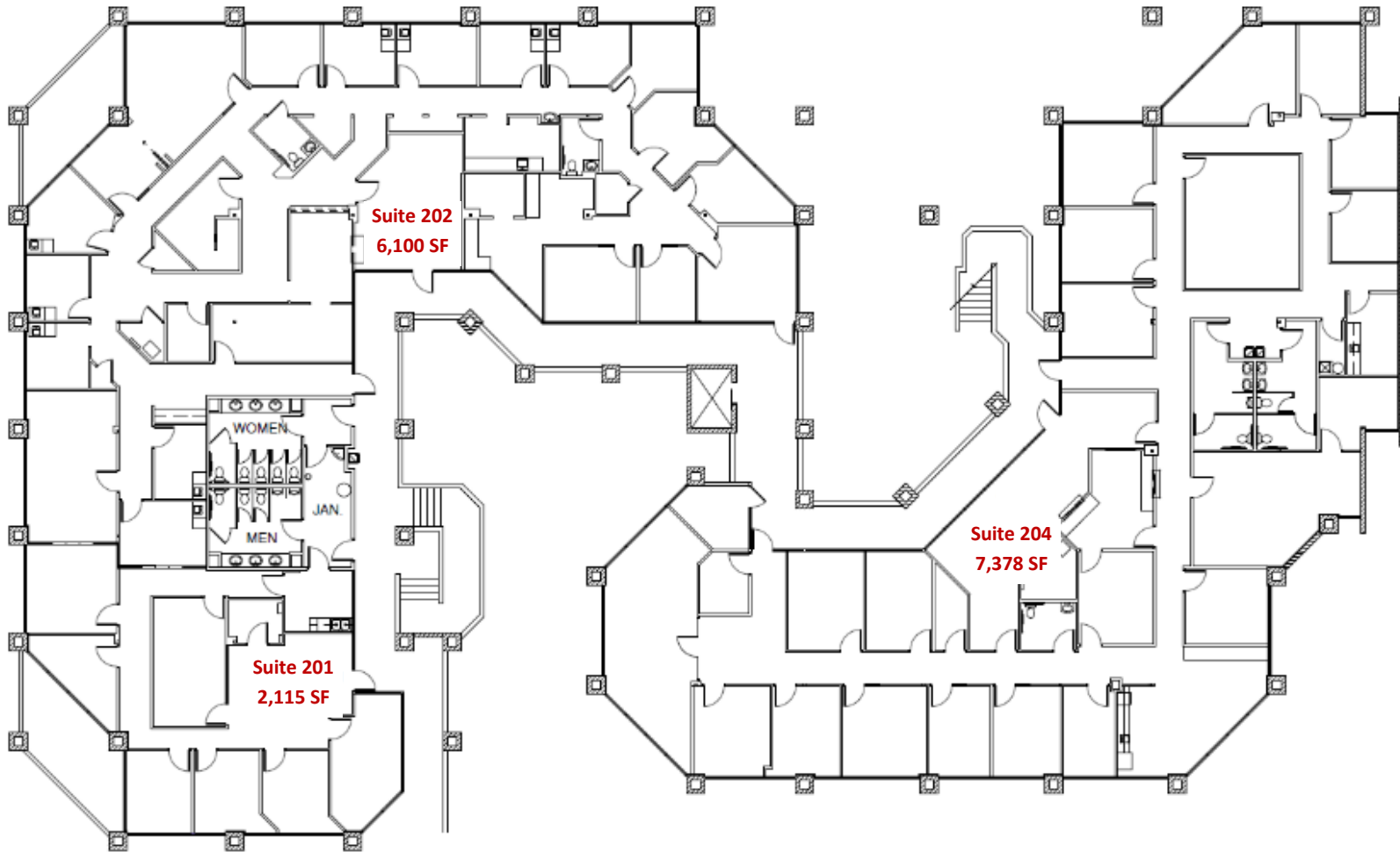
## 1<sup>ST</sup> FLOOR OVERVIEW – 14,910 SF



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2<sup>ND</sup> FLOOR OVERVIEW – 15,593 SF



SECOND FLOOR

SCALE: 1/16" = 1'-0"

PARKING STRUCTURE