



OSBORN
MEDICAL PLAZA

3320 N 2ND ST, PHOENIX, AZ



15,276 SF Ambulatory Surgery Center for Lease

OWNED BY



REPRESENTED BY

Rachael Thompson
602.513.5122
rachael.thompson@kidder.com

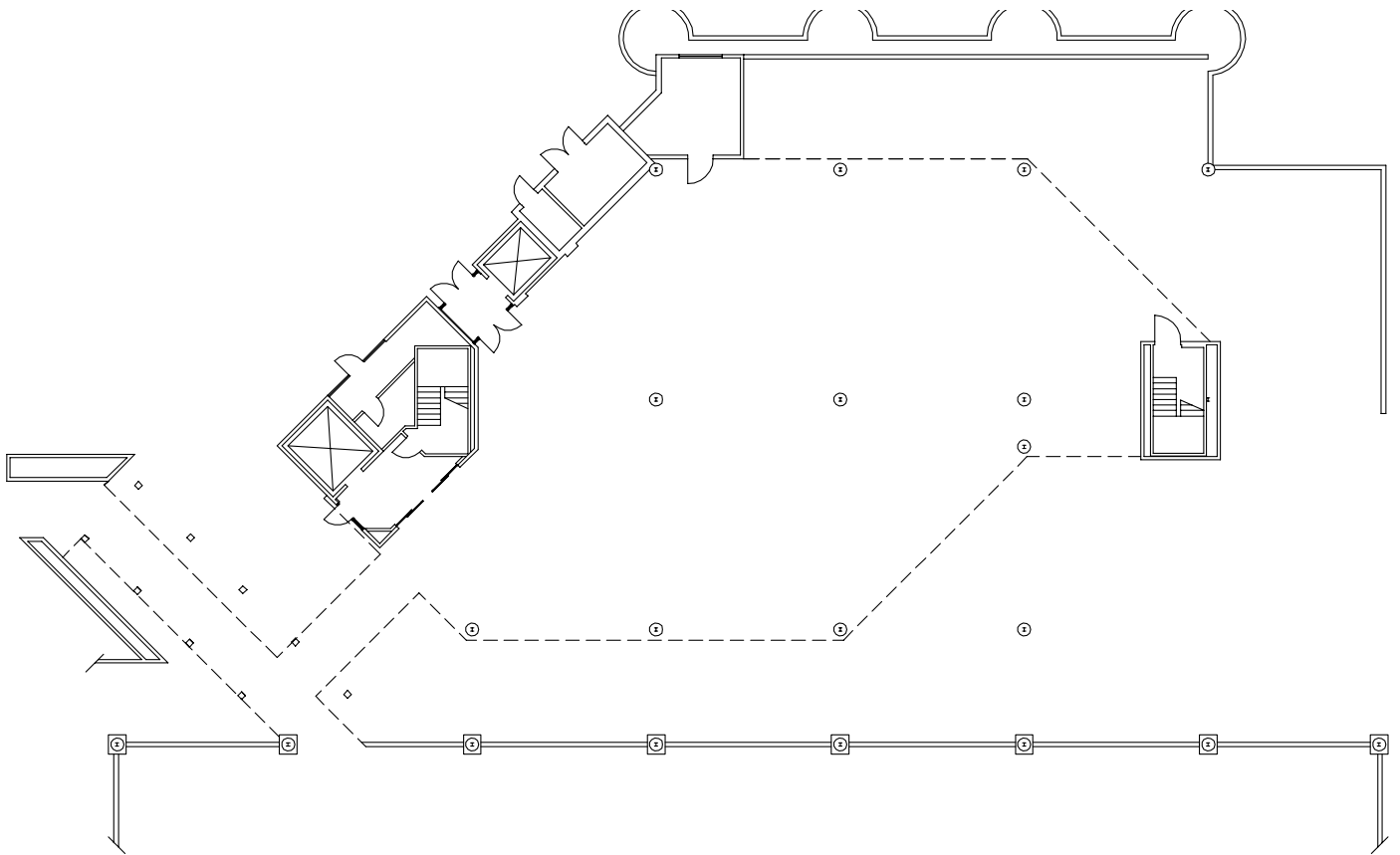
Perry Gabuzzi, CCIM
602.513.5116
perry.gabuzzi@kidder.com



Freestanding Ambulatory Surgery Center

15,276 SF

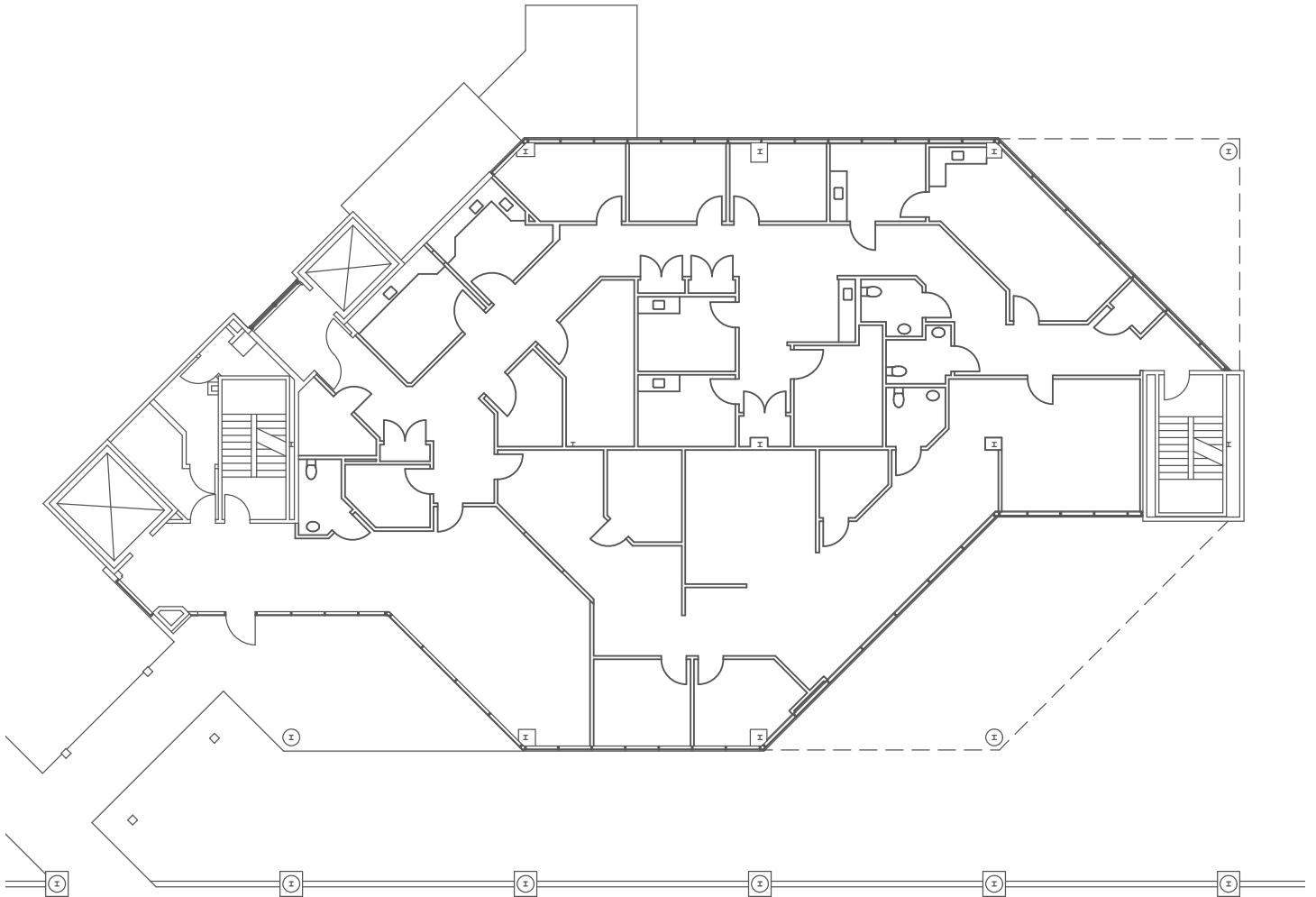
Garage Level



Freestanding Ambulatory Surgery Center

15,276 SF

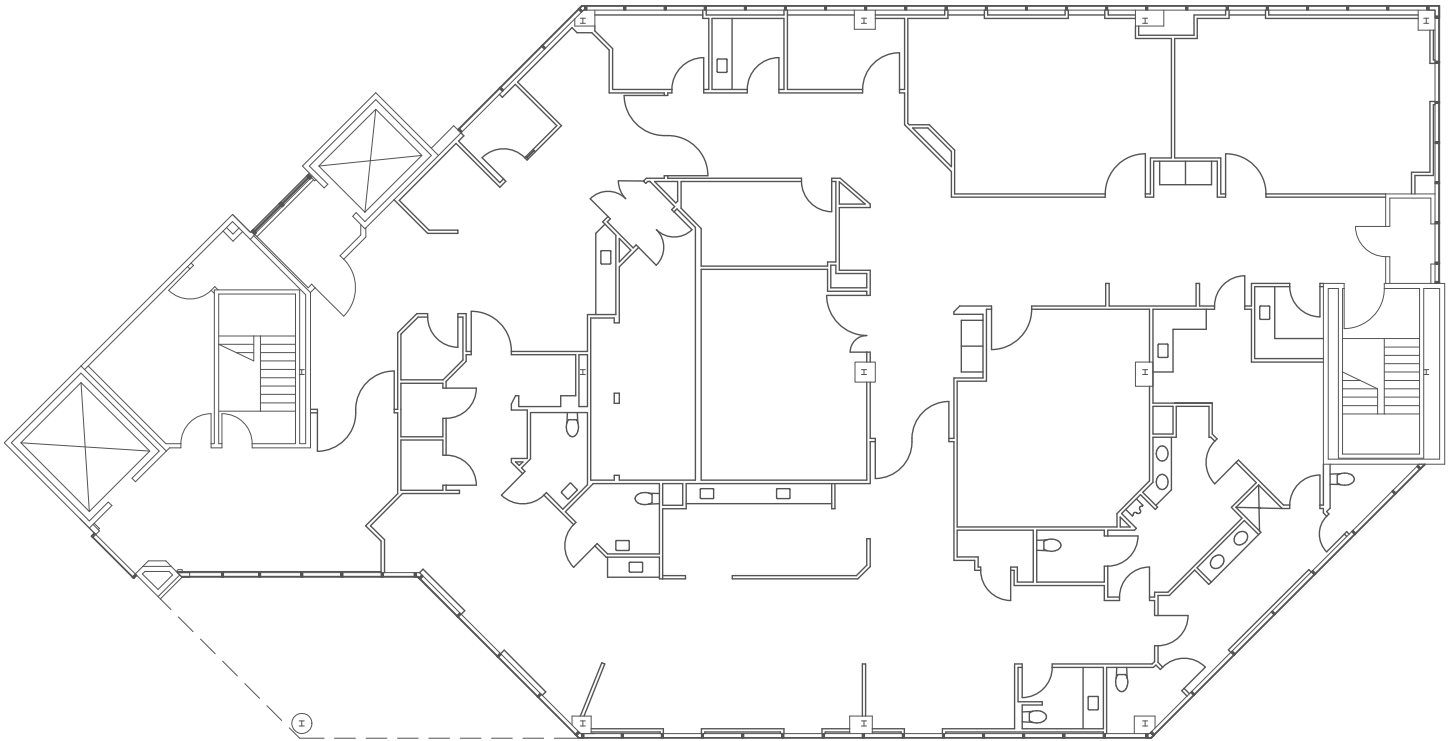
First Floor



Freestanding Ambulatory Surgery Center

15,276 SF

Second Floor





Freestanding Ambulatory Surgery Center

15,276 SF



E OSBORN RD



**53,057 SF MEDICAL
OFFICE BUILDING
(3330)**

N 2ND ST

**15,276 SF
SURGERY CENTER
(3320)**

191,923

Population



RETAIL

within close
proximity



22,113

Traffic count



\$30.00 NNN lease rate

3320 Building: ±15,276 SF

3330 Building: ±53,057 SF

15,276 freestanding surgery center available

MIDTOWN PHOENIX

Two medical offices totaling ±64,085 SF in a prime midtown location, just minutes to St. Joseph's Medical Center, VA Carl T. Hayden Medical Center, Phoenix Children's Hospital and Banner University Medical Center.

5 MIN

to I-10 access

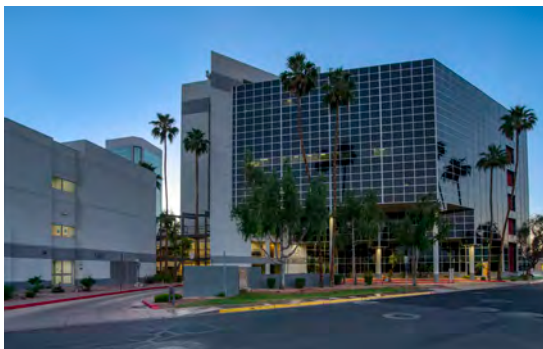
6 MIN

to SR-51 access

8 MIN

to I-17 access





PROPERTY HIGHLIGHTS

Excellent central location in Midtown, with retail and restaurants close by

Generous TI packages available

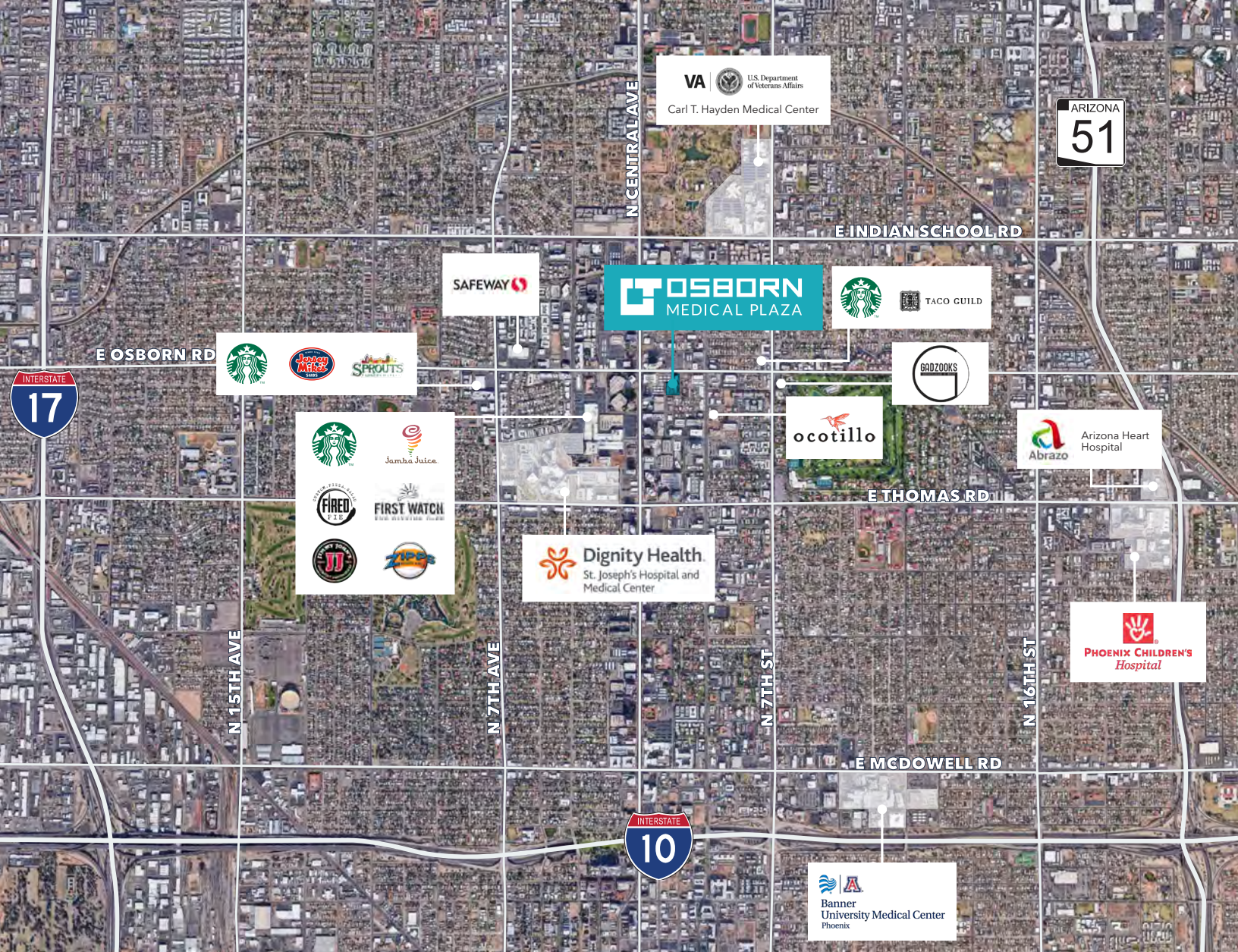
Easily accessible covered patient drop-off and pick-up

On-site parking garage and direct building access on three levels

Within walking distance to the Central Ave & Osborn light rail station

Professional building management on site

Common area improvements recently completed: new signage, paint, flooring, and restrooms



FOR LEASING INFORMATION CONTACT

Rachael Thompson
602.513.5122 | rachael.thompson@kidder.com

Perry Gabuzzi, ccim
602.513.5116 | perry.gabuzzi@kidder.com

kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

