



40,967+ VEHICLES  
Average Daily Traffic

1802 E THOMAS RD

# *±15,510 SF Freestanding Office/Medical Building Available for Lease*

1802 E THOMAS RD | PHOENIX, AZ 85016

*Represented by*

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## Property Highlights

One-story, 15,510 square foot exterior-loaded building available for lease

Parking ratio of 4.9/1,000 (76 parking stalls, 30 of which are covered/reserved)

Monument signage and opportunity for building signage on Thomas Rd with 38,723 VPD

Close proximity to SR-51 with full diamond interchange on Thomas

Zoning R-5, City of Phoenix

APN 119-34-005

±49,037 SF lot size (±1.13 AC)

Call for lease rate

1200 AMPS power and Fiber optics to building

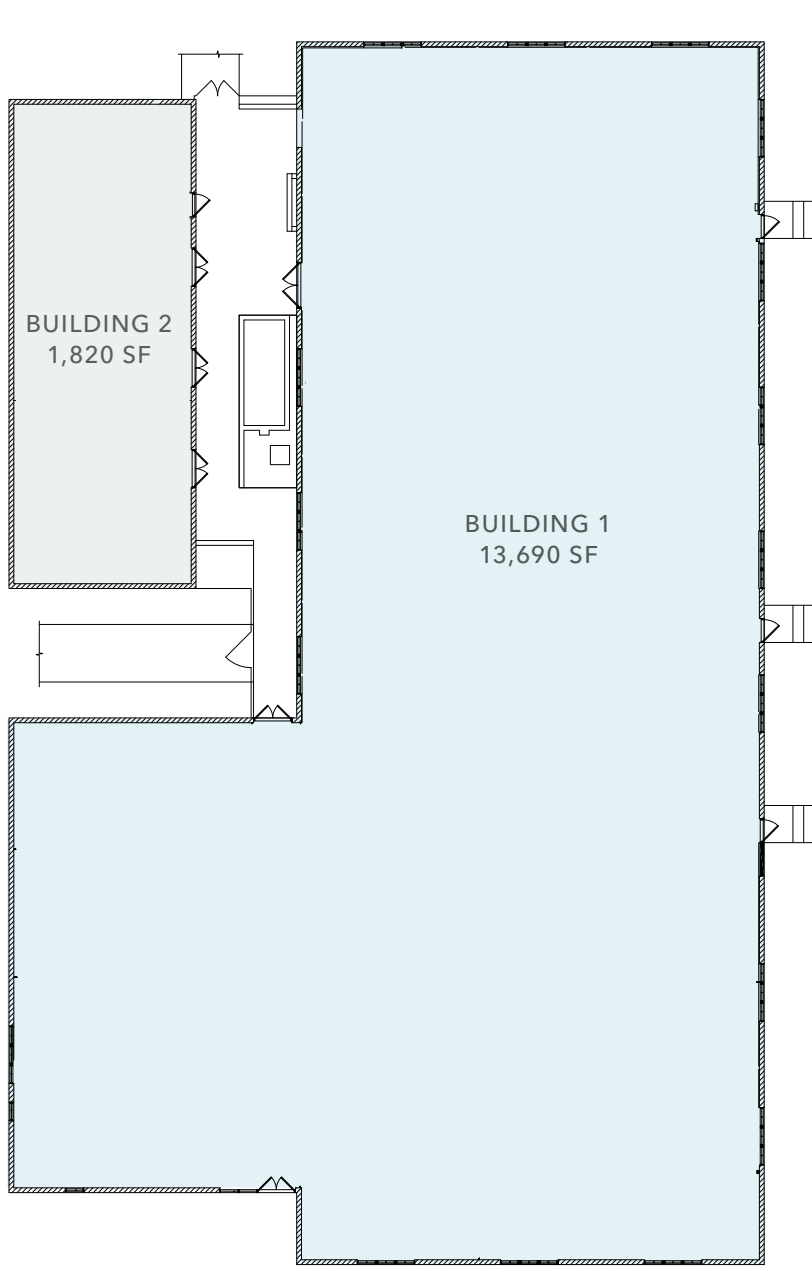


## 1802 E Thomas Rd

1802 E Thomas Rd is medical/office building within minutes to State Route 51 providing quick access to all parts of the valley.

With monument signage frontage on Thomas Rd and the building's close proximity to the adjacent Phoenix Children's Hospital Main Campus and Abrazo Heart Hospital, this 15,510 square foot building is the perfect location for any office or medical user looking for a presence in Phoenix.

## Floor Plan



*15,510 SF*

AVAILABLE

*Leasing by*

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AVAILABLE FOR LEASE

KIDDER MATHEWS



1802 E THOMAS RD

*Strategically Located*

*ADJACENT*

TO PHOENIX CHILDREN'S MAIN CAMPUS

*1 MIN*

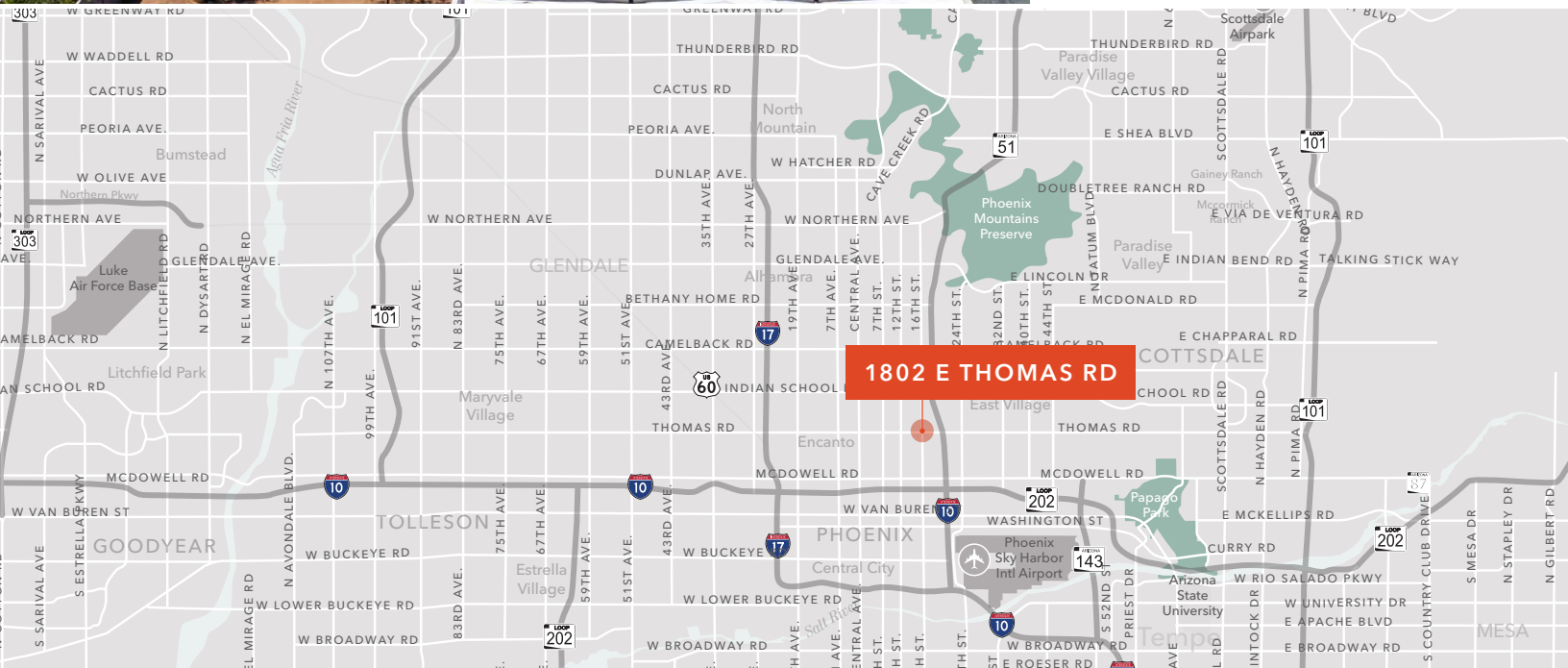
TO ABRAZO HEART HOSPITAL

*2 MIN*

TO STATE ROUTE 51 ACCESS

*8 MIN*

TO DOWNTOWN PHOENIX





*1 MIN*

TO PHOENIX CHILDREN'S  
MAIN CAMPUS

*1 MIN*

TO ABRAZO HEART  
HOSPITAL

*6 MIN*

TO BANNER UNIVERSITY  
MEDICAL CENTER

*6 MIN*

TO DIGNITY ST JOSEPH'S  
MEDICAL CENTER

*For leasing information contact*

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