



PROPERTY OVERVIEW



BUILDING SIZE:

±50,040 RSF



AVAILABLE:

Suite 204: ±3,141 SF
Suite 220: ±2,925 SF



PARKING:

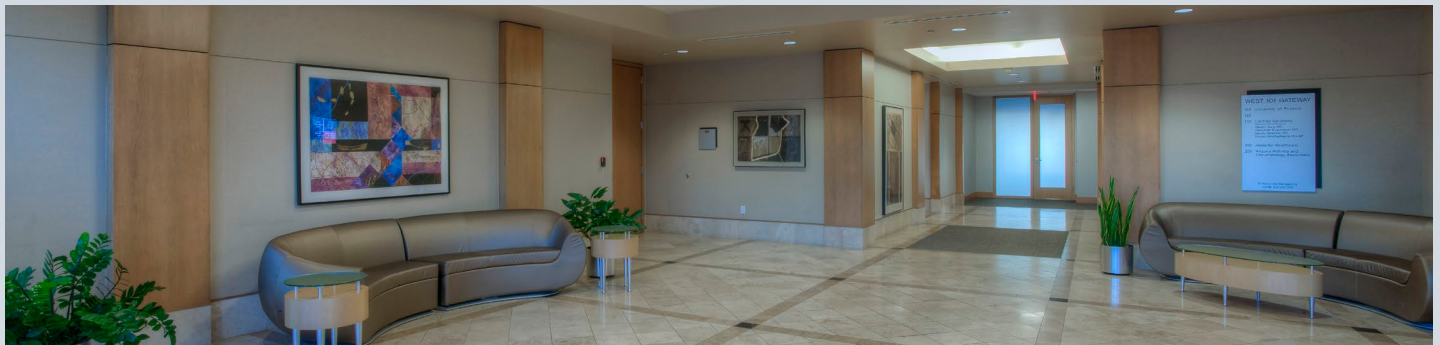
Ample parking - covered and surface available

HIGHLIGHTS

- Unparalleled freeway visibility with ±110,000 VPD on the Loop – 101
- Freeway pylon signage and building signage available
- Immediate access to I – 10 and Loop 101 freeways Professionally managed and maintained
- Medical or office space available

Centrally located between three hospital systems

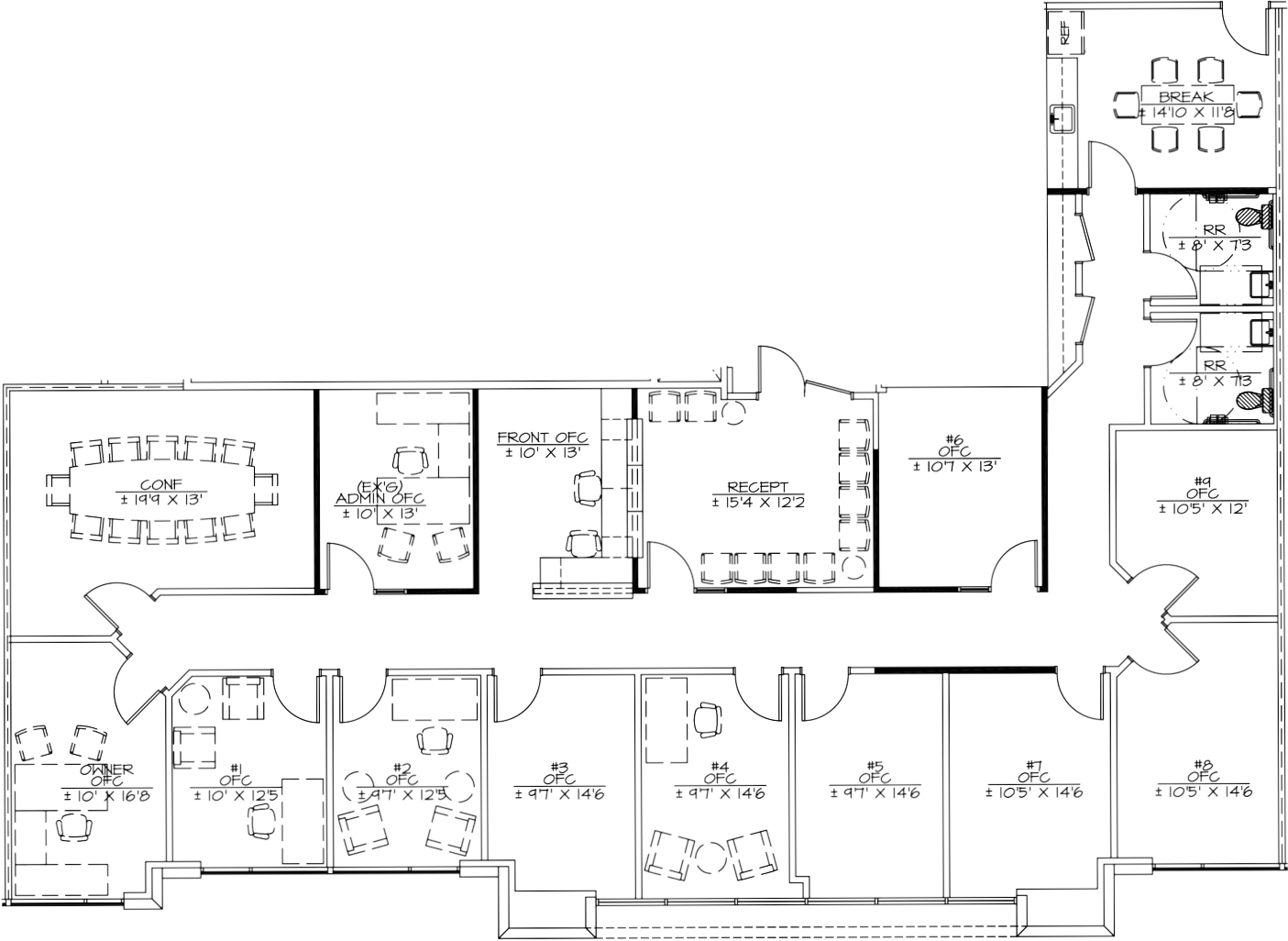
- Banner Estrella Medical Center | 317 Beds | 1 Mile
- Abrazo West Campus | 188 Beds | 5.7 Miles
- Dignity St. Joseph's Westgate Medical Center | 23 Beds | 6.4 Miles



FLOORPLAN | SUITE 204

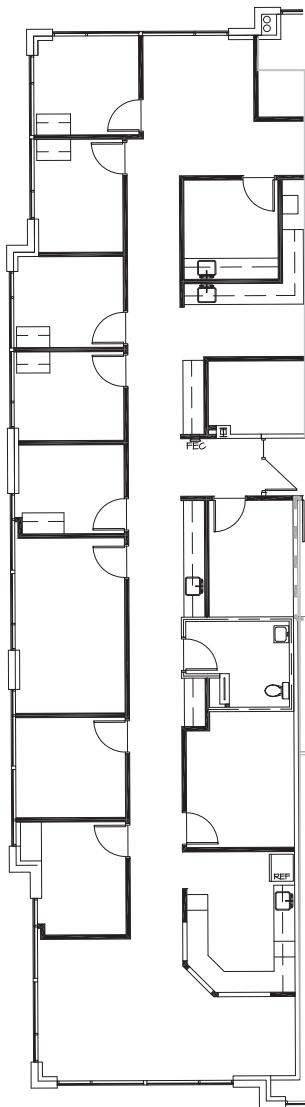


±3,141 SF

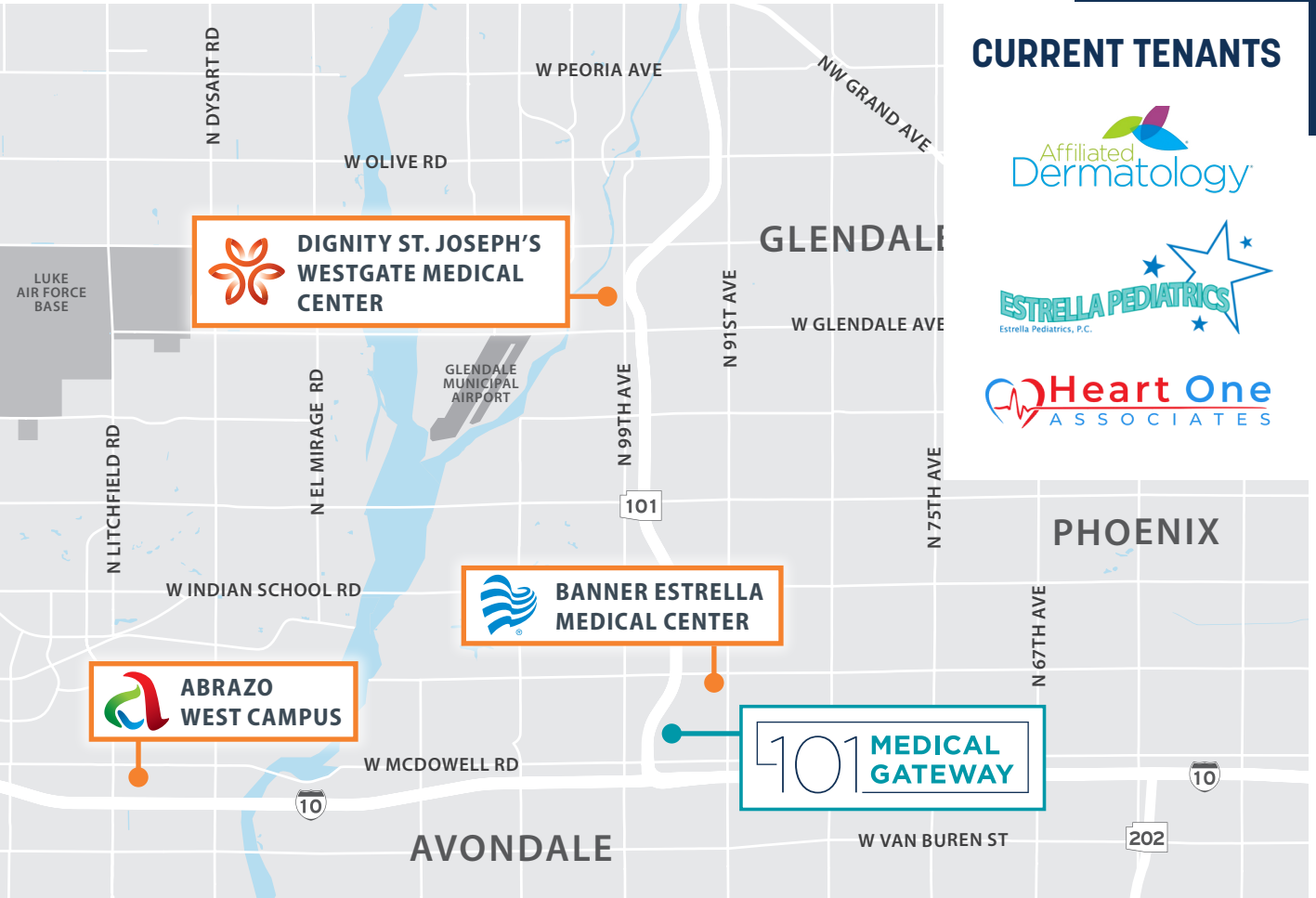


FLOORPLAN | SUITE 220

±2,925 SF



VIEW VIRTUAL TOUR



CURRENT TENANTS

Affiliated
Dermatology

ESTRELLA PEDIATRICS
Estrella Pediatrics, P.C.

Heart One
ASSOCIATES



Medical Leasing:

Kevin Smigiel

602.550.9295

kevin.smigiel@transwestern.com

Kathleen Morgan

602.809.1048

kathleen.morgan@transwestern.com

Vince Femiano

602.791.3310

vince.femiano@transwestern.com

Andrew Olivet

602.370.2685

andrew.olivet@transwestern.com

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Transwestern has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2026 Transwestern