

For Lease

6520 N 7TH AVE

PHOENIX, AZ 85013



±1,200 SF Medical Office Available For Lease

For information contact

ZACK HARRIS

602.513.5121

zack.harris@kidder.com

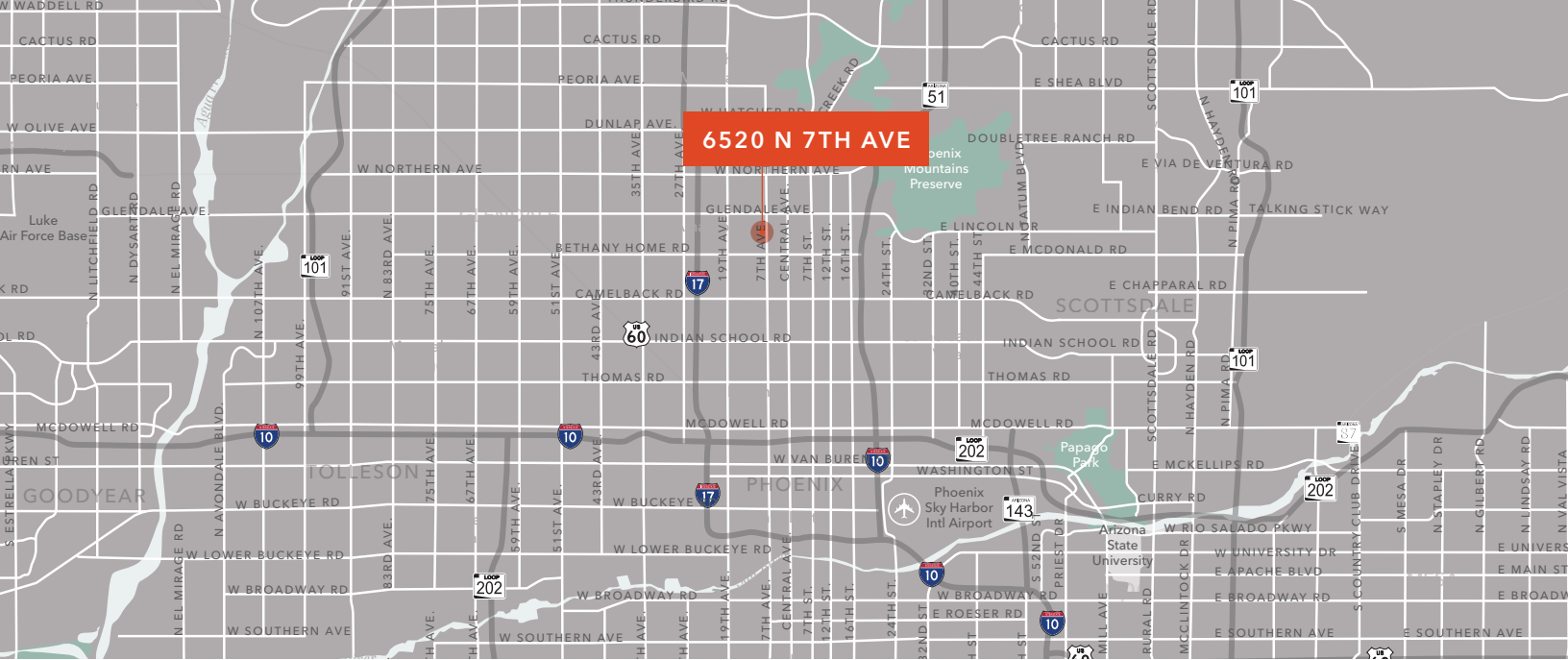
MICHAEL DUPUY

602.513.5123

michael.dupuy@kidder.com



**Kidder
Mathews**



Property Highlights

Two-story, 13,976 square foot multi-tenant building

Suite 4: 1,200 SF available for lease

\$29.00/SF Modified Gross lease rate

Three exam rooms, one office, one restroom, reception, and entry/waiting area

6.2/1000 parking ratio with twenty (20) covered reserved spaces available

High visibility on the hard corner of 7th Ave and Maryland Ave

Less than 2 miles away from Abrazo Central Campus without on-campus use restrictions



6520 N 7th Ave

6520 N 7th Ave is a centrally located, 2-story medical building on the NEC of Maryland Ave and 7th Ave in Phoenix with convenient access to four area hospitals including Abrazo Central Campus, St. Joseph's Hospital & Medical Center - Dignity Health, Carl T. Hayden VA Hospital, and HonorHealth John C. Lincoln Hospital. The building provides Tenants ingress/egress on both 7th Ave and Maryland Ave and is centrally located in North Central Phoenix, which offers an array of amenities including shops and restaurants within close proximity as well as favorable demographics.



Strategic Location



33,621
VEHICLES PER DAY



\$139,799
AVERAGE HH INCOME



3 MIN
DRIVE TIME TO ABRAZO
CENTRAL CAMPUS



FOUR
NEARBY HOSPITALS



15 MIN
FROM SKY HARBOR AIRPORT



I-17
ACCESS LOCATED
2.2 MILES AWAY



3 MIN

TO ABRAZO
CENTRAL CAMPUS

3 MIN

TO RETAIL AMENITIES

5 MIN

TO I-17 ACCESS

7 MIN

TO SR-51 ACCESS

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km Kidder
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