

For Sale, Lease, BTS or Joint Venture



*±60,000 SF Planned Medical Office Building
Available for Sale, Lease, Built-To-Suit,
or Joint Venture*



MCDOWELL
MEDICAL PLAZA I

WEST VALLEY
MEDICAL PLAZA

W MCDOWELL RD



S/SWC 107TH AVENUE & MCDOWELL RD. IN AVONDALE, AZ

KIDDER.COM



ESTRELLA VIEW MEDICAL CENTER



Kidder Mathews is pleased to present ±60,000 SF Medical Office Building located on the Interstate 10 just west of 107th Avenue in the West Valley's "Healthcare Corridor".

±60,000 SF Medical Office Building (divisible to 5,000 SF) available for lease or sale

±30,000 SF floor plates

\$4.0M sales price

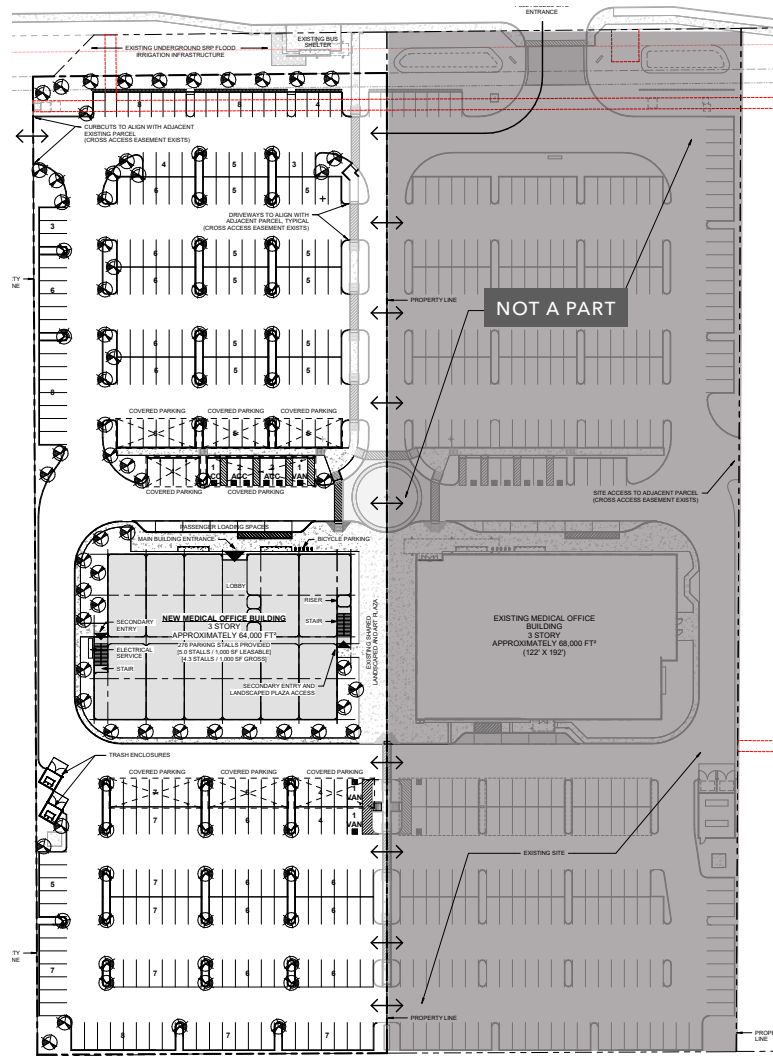
Interstate 10 frontage with pylon, building, and monument signage available

Great opportunity for a full-building user, built-to-suit or joint venture

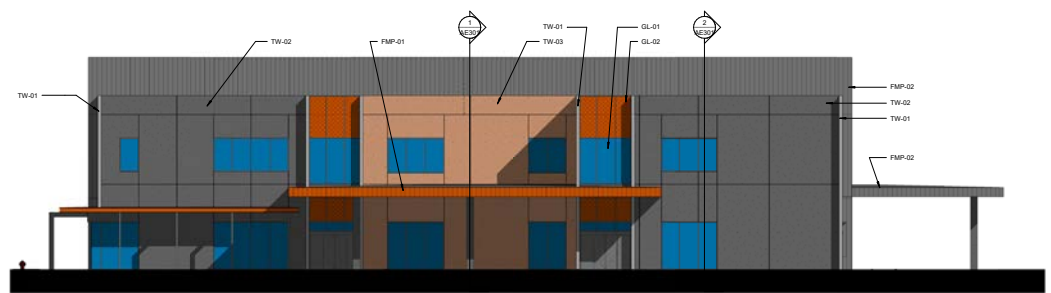
Fully leased medical office building adjacent to the Property with great healthcare synergy

±4.59 AC land site zoned PAD

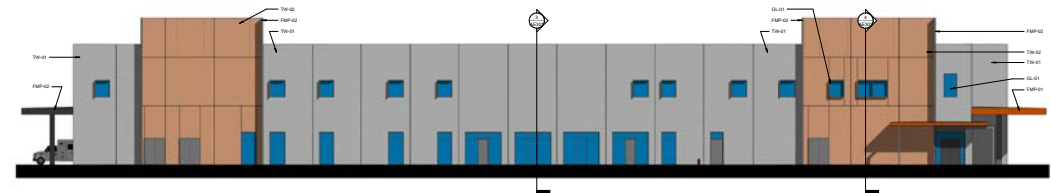
Building Plan



Approved North Building Elevation



Approved East Building Elevation



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Site Aerials



HIGHLY- ACCESSIBLE LOCATION

Less than one mile to I-10 access with a full diamond interchange on 107th Avenue

Frontage on Interstate 10 and McDowell Road

Vibrant neighboring retail (Main Event, Portillo's, First Watch, Barrio Queen, Nationwide Vision)

Adjacent to ClearSky Rehabilitation Hospital and McDowell Medical Plaza

Located between Banner Estrella Medical Center and Abrazo West Campus

1 MIN
TO INTERSTATE 10

4 MIN
TO LOOP 101



ESTRELLA VIEW MEDICAL CENTER

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