

GRANITE  
VALLEY  
MEDICAL  
OFFICE

# Medical Offices in Premier Trafficked location Directly Across the Street from Banner Del Webb



14506 W GRANITE VALLEY DR | SUN CITY WEST, AZ 85375

OWNED BY

LEASING BY

HEALTHCARE  
REALTY

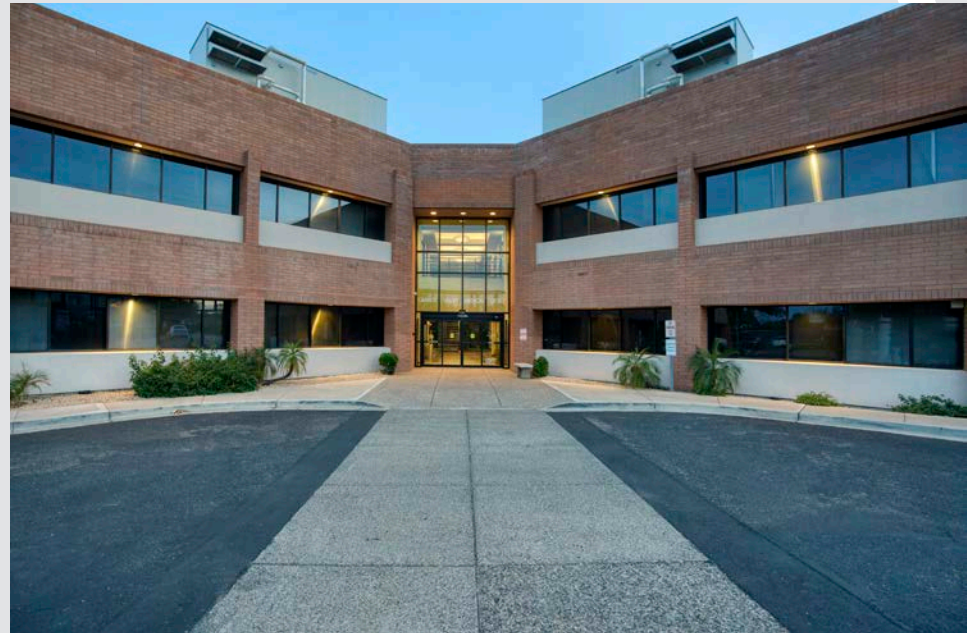
 **Kidder  
Mathews**

# GRANITE VALLEY MEDICAL OFFICE



## Medical Office Spaces Available on Campus at Banner Del E. Webb

ADDRESS	14506 W Granite Valley Dr Sun City West, AZ 85375
SIZE	39,671 SF
STORIES	2
PARKING	Ample surface parking with covered spaces available
YEAR BUILT	1990



GRANITE  
VALLEY  
MEDICAL  
OFFICE

# Property Features



## TI PACKAGES

Generous tenant improvement packages available



## UNBEATABLE LOCATION

Premier heavily trafficked location directly across the street from Banner Del E. Webb Medical Center



## HEALTHCARE SYNERGY

Services at Banner include ER, heart care, surgery, orthopedics, obstetrics, and gynecology



## ACCESS

Convenient location with proximity to Loop 303 and Grand Ave, providing access to all parts of the NW Valley



## PARKING

Ample parking ratio of 4,92/1,000 with covered spaces available for tenants



## WELL MAINTAINED

Lush landscaping and well-maintained grounds on a campus setting



GRANITE VALLEY MEDICAL OFFICE

W Granite Valley Dr

N Dachtler Dr

N Meeker Ln

## BANNER DEL E. WEBB MEDICAL CENTER

Specialties include acute medical and surgical care, critical care, orthopedic surgery, cardiology, obstetrics and gynecology

Nationally recognized for excellent stroke care

Easily accessible with a strategic location along W Meeker Blvd, and close to the 303 freeway

# The connection your employees need and your patients deserve.

## 5 min

DRIVE TO LOOP 303 ACCESS

## 3 min

WALK TO BANNER DEL E WEBB HOSPITAL

## 2 min

DRIVE TO NEARBY RETAIL & AMENITIES

## 1 min

DRIVE TO US 60



**GRANITE  
VALLEY  
MEDICAL  
OFFICE**

**For additional leasing information, contact**

**RACHAEL THOMPSON**

Senior Vice President

602.513.5122

[rachael.thompson@kidder.com](mailto:rachael.thompson@kidder.com)

**PERRY GABUZZI, CCIM**

Senior Vice President

602.513.5116

[perry.gabuzzi@kidder.com](mailto:perry.gabuzzi@kidder.com)

OWNED BY



**HEALTHCARE  
REALTY**

LEASING BY

 **Kidder  
Mathews**

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.