


PHOENICIAN MEDICAL PLAZA

2222-2228 W NORTHERN AVE | PHOENIX, AZ 85021


PROPERTY OVERVIEW


- ▶ Onsite property management, security and ownership
- ▶ Prominent monument signage available
- ▶ Excellent visibility fronting Northern Ave, a major arterial street
- ▶ Direct access to I-17 freeway
- ▶ Close to established retail and dining
- ▶ 6 minutes from CORE Institute Specialty Hospital & 9 minutes from HonorHealth John C. Lincoln Medical Center


PROPERTY HIGHLIGHTS


 **TYPE**
Four building, multi-tenant medical office campus

 **YEAR OF CONSTRUCTION**
1984, refurbished 2022

 **RATE**
\$13.00 NNN

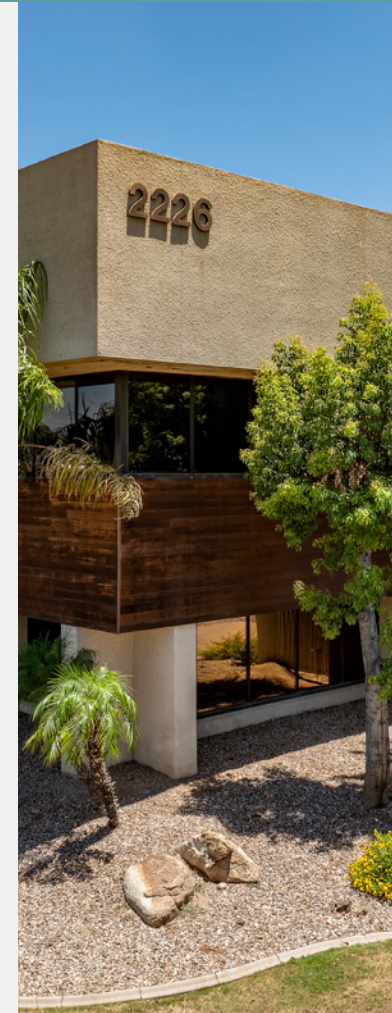
 **OPERATING EXPENSES**
\$9.87 SF, inclusive of electric, janitorial, and all NNN expenses.

 **PARKING RATIO**
4:1,000 SF
Covered, reserved available

 **ELEVATORS**
Elevators with air-conditioned cabs

AVAILABILITIES

SUITE	SIZE	LINKS
C-130	±1,686 SF	CONCEPTUAL PLAN AS-BUILT PLAN
C-140	±3,448 SF	CONCEPTUAL PLAN AS-BUILT PLAN
C-130/140	±5,135 SF	CONTIGUOUS CONCEPTUAL PLAN
D-100	±3,443 SF	CONCEPTUAL PLAN
D-110	±1,747 SF	CONCEPTUAL PLAN
D-240	±2,983 SF	SPACE PLAN
D-250	±760 SF	SPACE PLAN
D-265	±2,146 SF	SPACE PLAN



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