

**BOSWELL WEST  
MEDICAL OFFICE  
BUILDING**

**Medical Office Suites on  
Banner Boswell Campus**



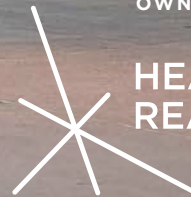
10503 W THUNDERBIRD BLVD | SUN CITY, AZ 85351

OWNED BY

**HEALTHCARE  
REALTY**

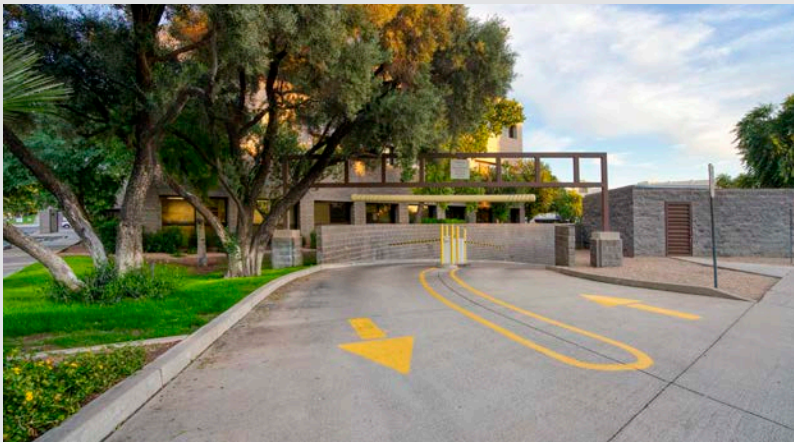
LEASING BY

**km Kidder  
Mathews**



# BOSWELL WEST MEDICAL OFFICE BUILDING

ADDRESS	10503 W Thunderbird Blvd., Sun City, AZ 85351
LEASE RATE	\$31.00/SF Full Service
SIZE	65,115 SF
STORIES	3
PARKING	Covered & Surface Stalls (5.44/1,000 SF)



## BOSWELL WEST MEDICAL OFFICE BUILDING

# Property Features



### ON-SITE LAB

With additional on-site amenities including a pharmacy and cafe



### IMMEDIATE OCCUPANCY

Move-in ready suites with full medical build out



### HEALTHCARE SYNERGY

Specialties at Banner include cardiac services, neurosciences, orthopedic services, rehabilitation and radiation



### ACCESS

Conveniently located near US-60 and Loop 101 access



### PARKING

Abundant parking ratio of 5.9/1,000 with underground parking available



### UNBEATABLE LOCATION

On campus at Banner Boswell Medical Center



**BOSWELL WEST  
MEDICAL OFFICE  
BUILDING**



## **BANNER BOSWELL CAMPUS**

505 bed hospital specializing in elderly diseases and care

Nationally recognized Heart Center

Undergoing construction to add a new emergency room and patient tower

# On Campus at Banner Boswell Medical Center.

**1 min**

DRIVE TO US-60 ACCESS (GRAND AVENUE)

**2 min**

WALK TO BANNER BOSWELL MEDICAL CENTER

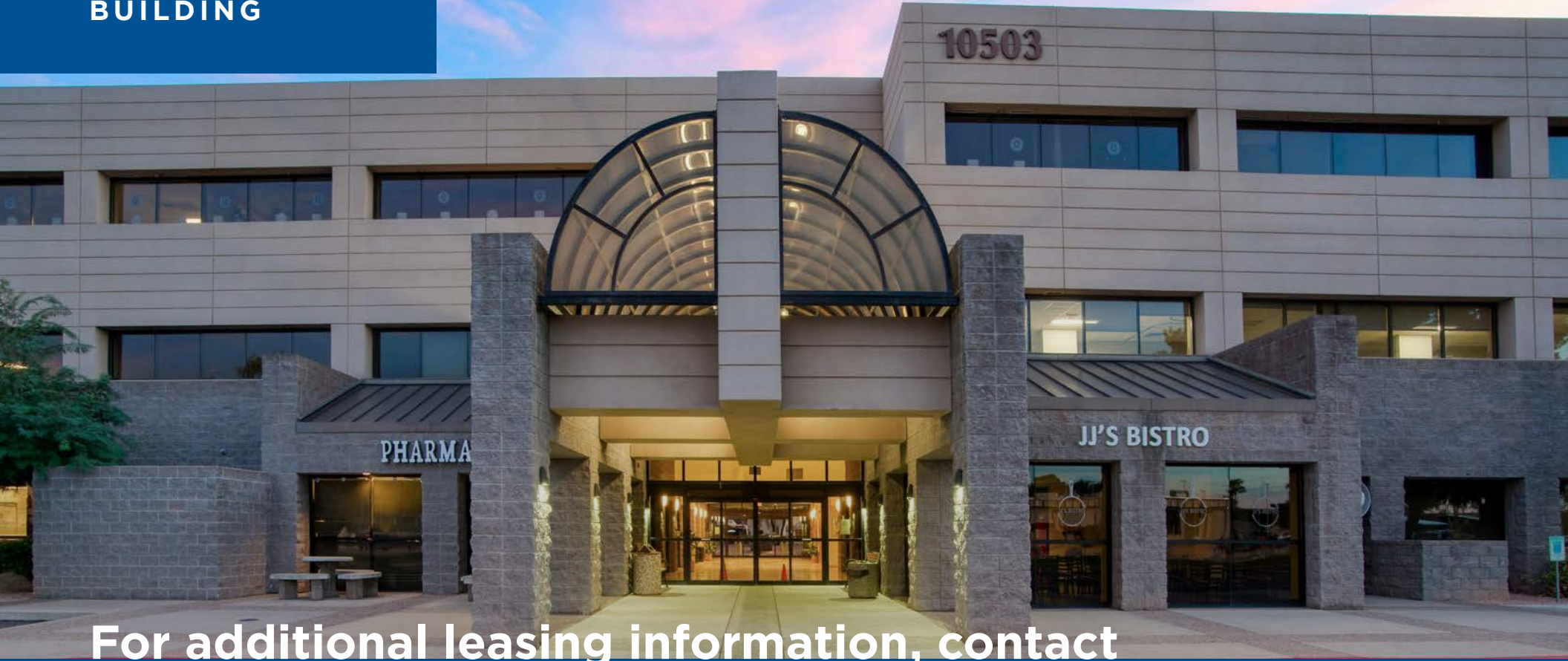
**5 min**

DRIVE TO LOOP 101 ACCESS

**6 min**

DRIVE TO RETAIL AND DINING AMENITIES

**BOSWELL WEST  
MEDICAL OFFICE  
BUILDING**



**For additional leasing information, contact**

**RACHAEL THOMPSON**

Senior Vice President

602.513.5122

rachael.thompson@kidder.com

**PERRY GABUZZI, CCIM**

Senior Vice President

602.513.5116

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.