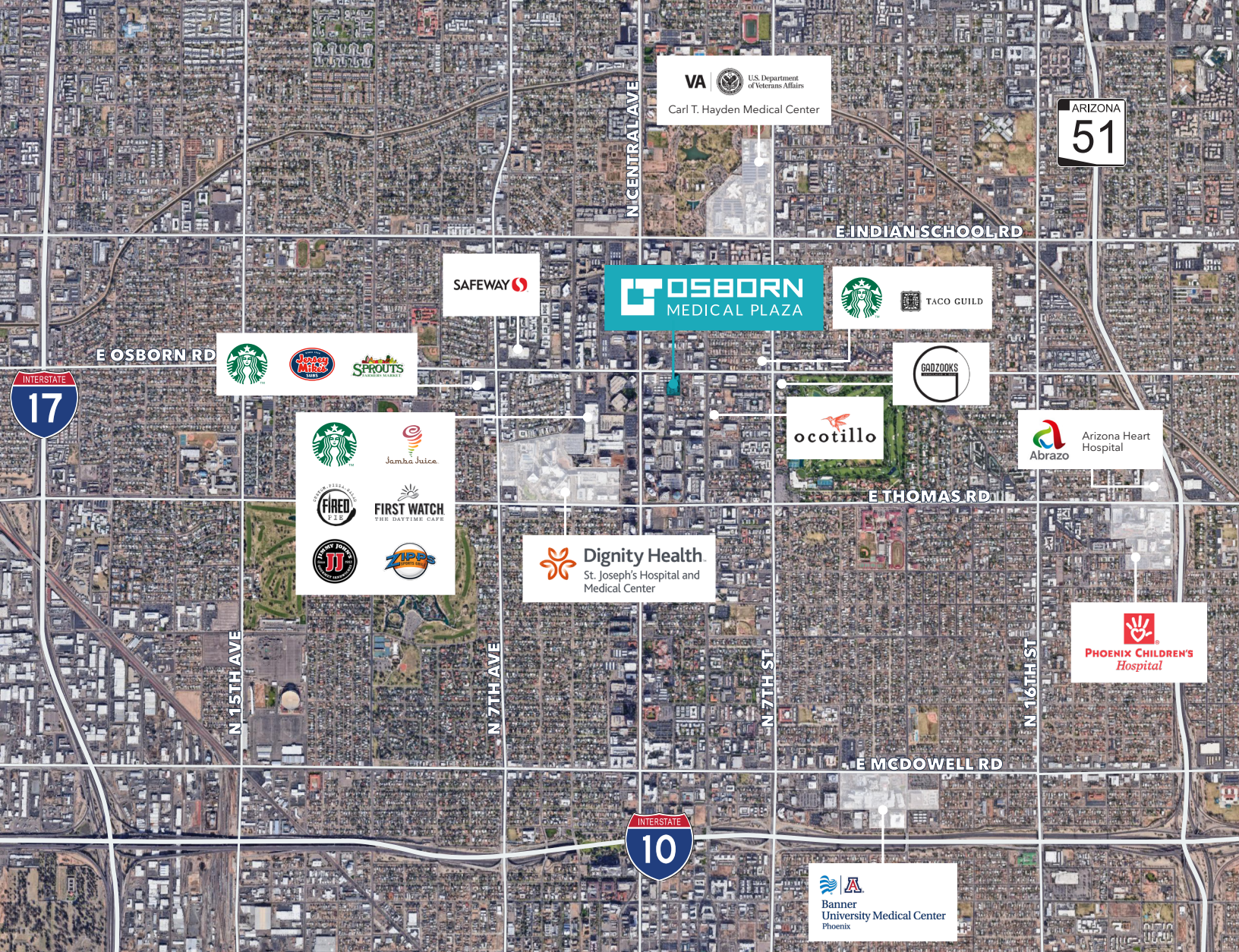




FOR LEASING INFORMATION CONTACT

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3320 N 2ND ST, PHOENIX, AZ



15,276 SF Ambulatory Surgery Center for Lease

OWNED BY



REPRESENTED BY

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rachael.thompson@kidder.com

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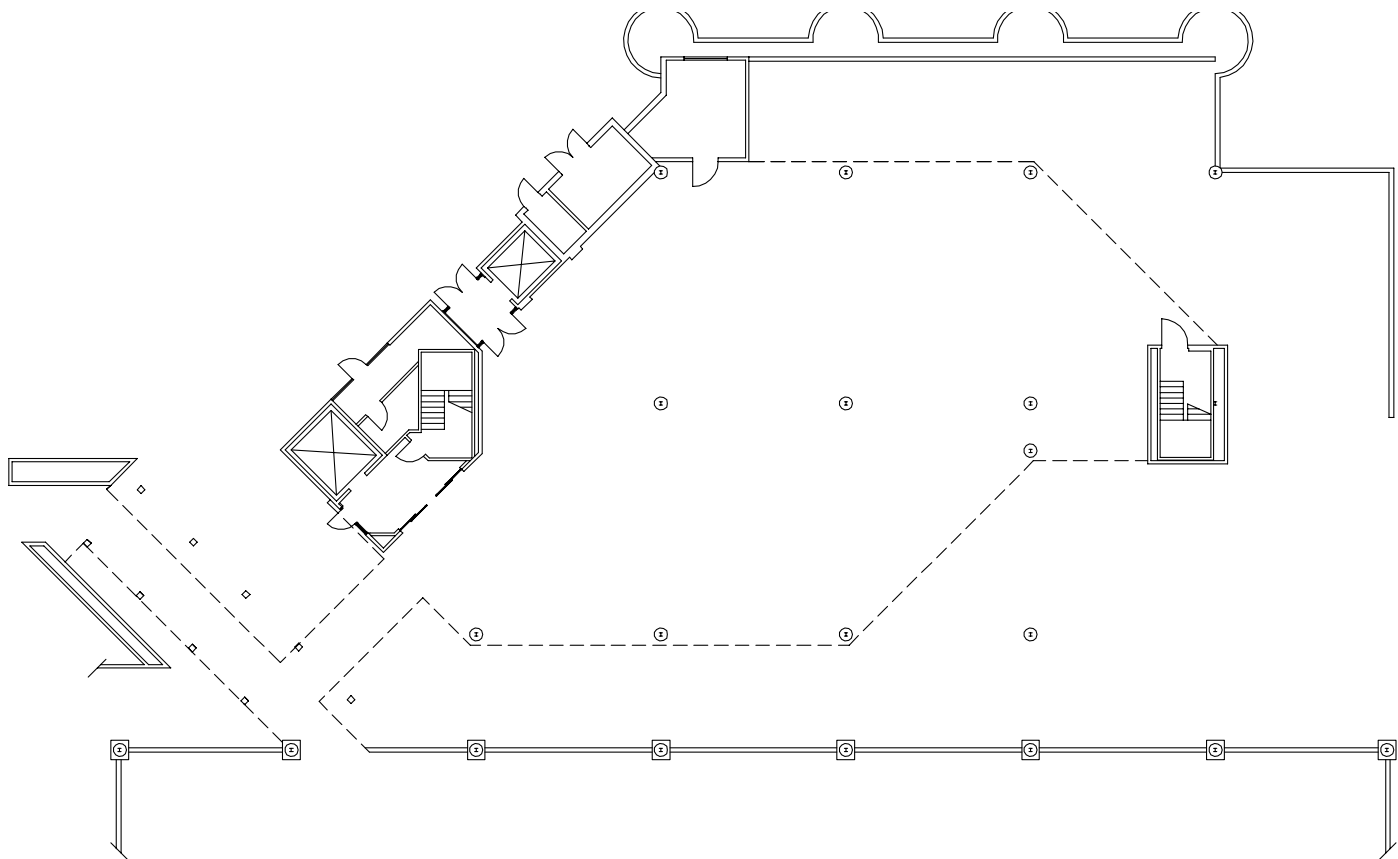




Freestanding Ambulatory Surgery Center

15,276 SF

Garage Level

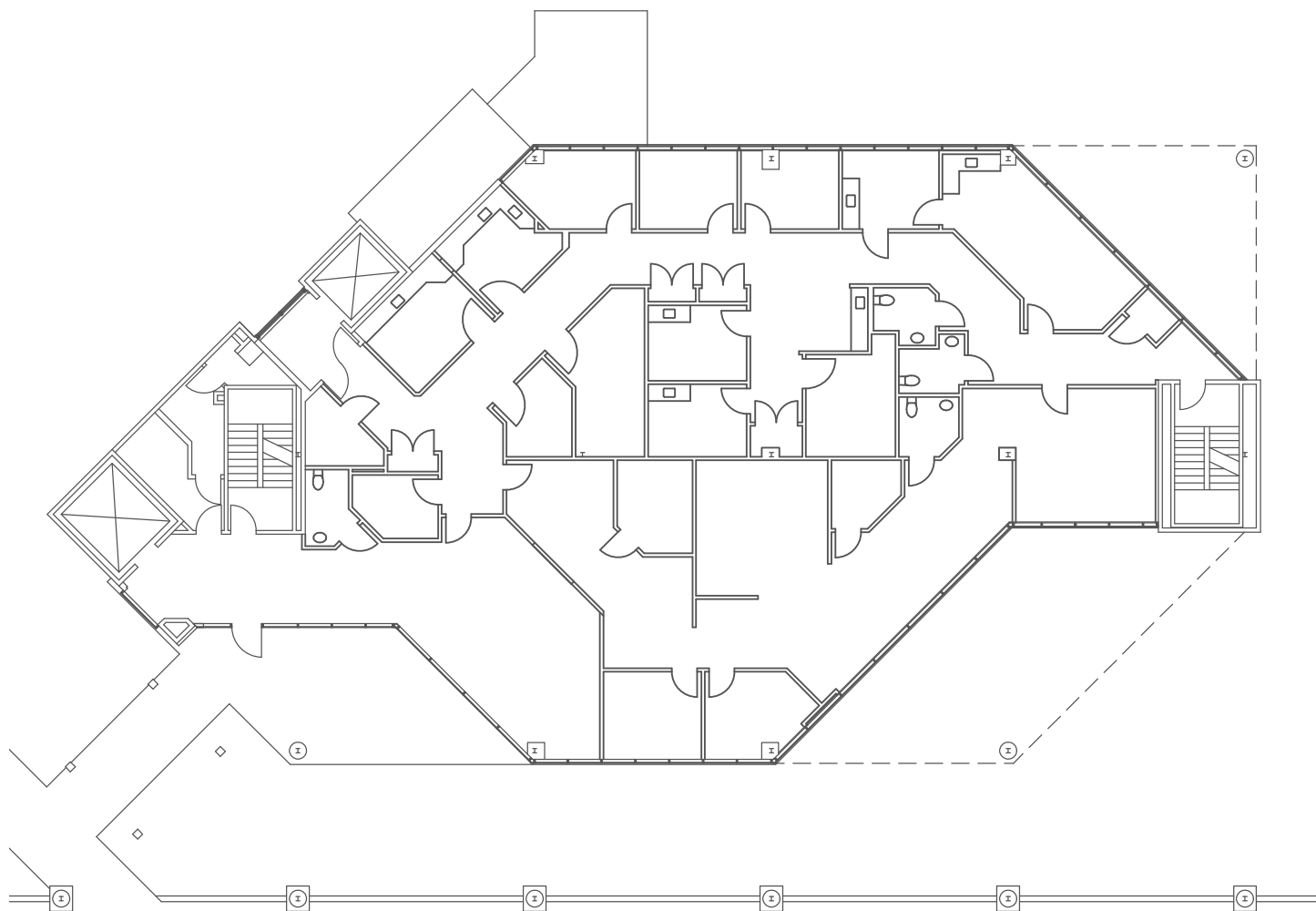




Freestanding Ambulatory Surgery Center

15,276 SF

First Floor

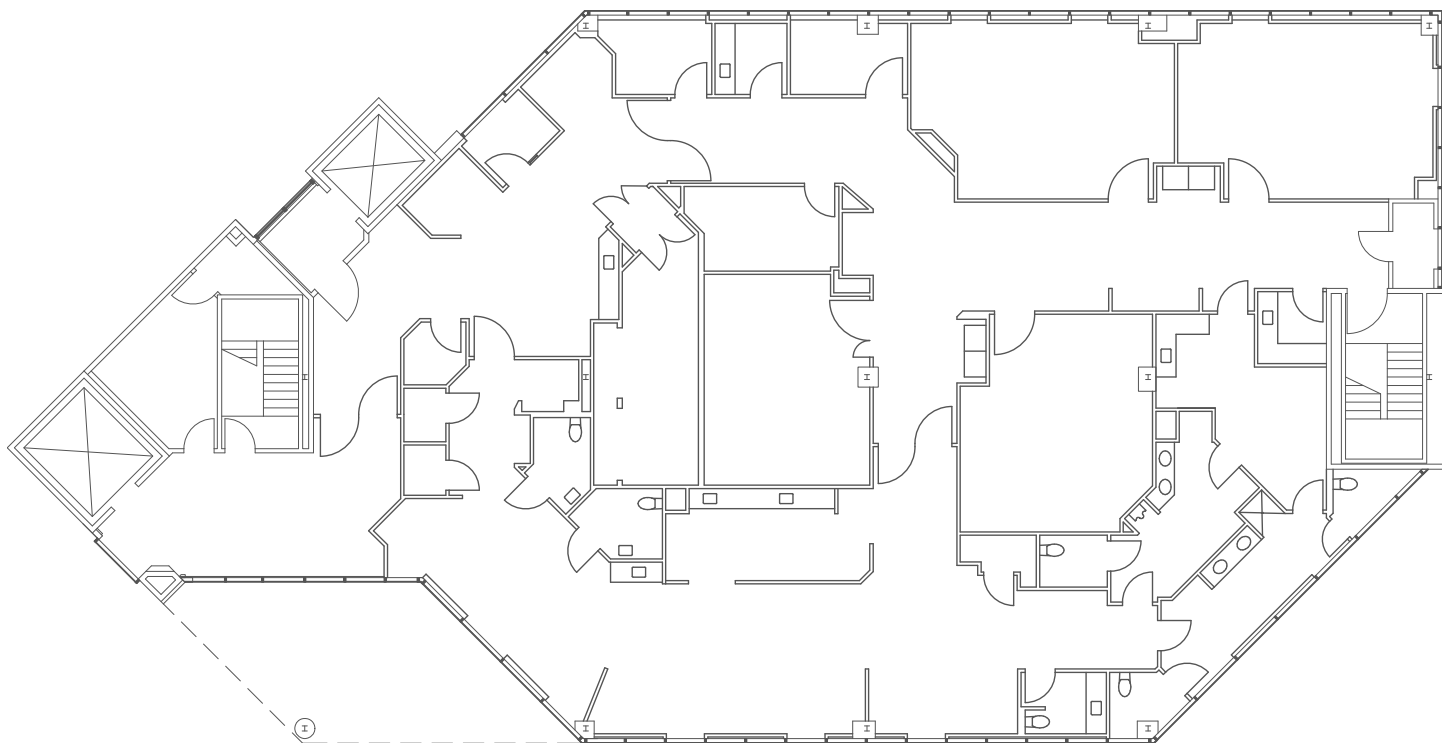




Freestanding Ambulatory Surgery Center

15,276 SF

Second Floor





Freestanding Ambulatory Surgery Center

15,276 SF



**53,057 SF MEDICAL
OFFICE BUILDING
(3330)**

**15,276 SF
SURGERY CENTER
(3320)**

191,923

Population



RETAIL

within close
proximity



22,113

Traffic count



MIDTOWN PHOENIX

Two medical offices totaling $\pm 64,085$ SF in a prime midtown location, just minutes to St. Joseph's Medical Center, VA Carl T. Hayden Medical Center, Phoenix Children's Hospital and Banner University Medical Center.

5 MIN

to I-10 access

6 MIN

to SR-51 access

8 MIN

to I-17 access

3320 Building: $\pm 15,276$ SF

3330 Building: $\pm 53,057$ SF

15,276 freestanding surgery center available





PROPERTY HIGHLIGHTS

Excellent central location in Midtown, with retail and restaurants close by

Generous TI packages available

Easily accessible covered patient drop-off and pick-up

On-site parking garage and direct building access on three levels

Within walking distance to the Central Ave & Osborn light rail station

Professional building management on site

Shared conference room on-site for tenant use recently added