

FOR LEASE – MEDICAL / OFFICE SPACE



# ARCADIA GATEWAY MEDICAL CAMPUS

690 N COFCO CENTER CT  
PHOENIX, AZ 85008

ARIZONAMOB.COM

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## PROPERTY SUMMARY

ARCADIA GATEWAY MEDICAL CAMPUS  
690 N COFCO CENTER COURT  
PHOENIX, AZ 85008

BUILDING SIZE

77,386SF

SUITE SIZES

1,674 – 40,000 SF

PARKING RATIO

4.02/ 1,000 SF

ZONING

C-2 PHOENIX

LEASE RATE

\$25/SF, NNN

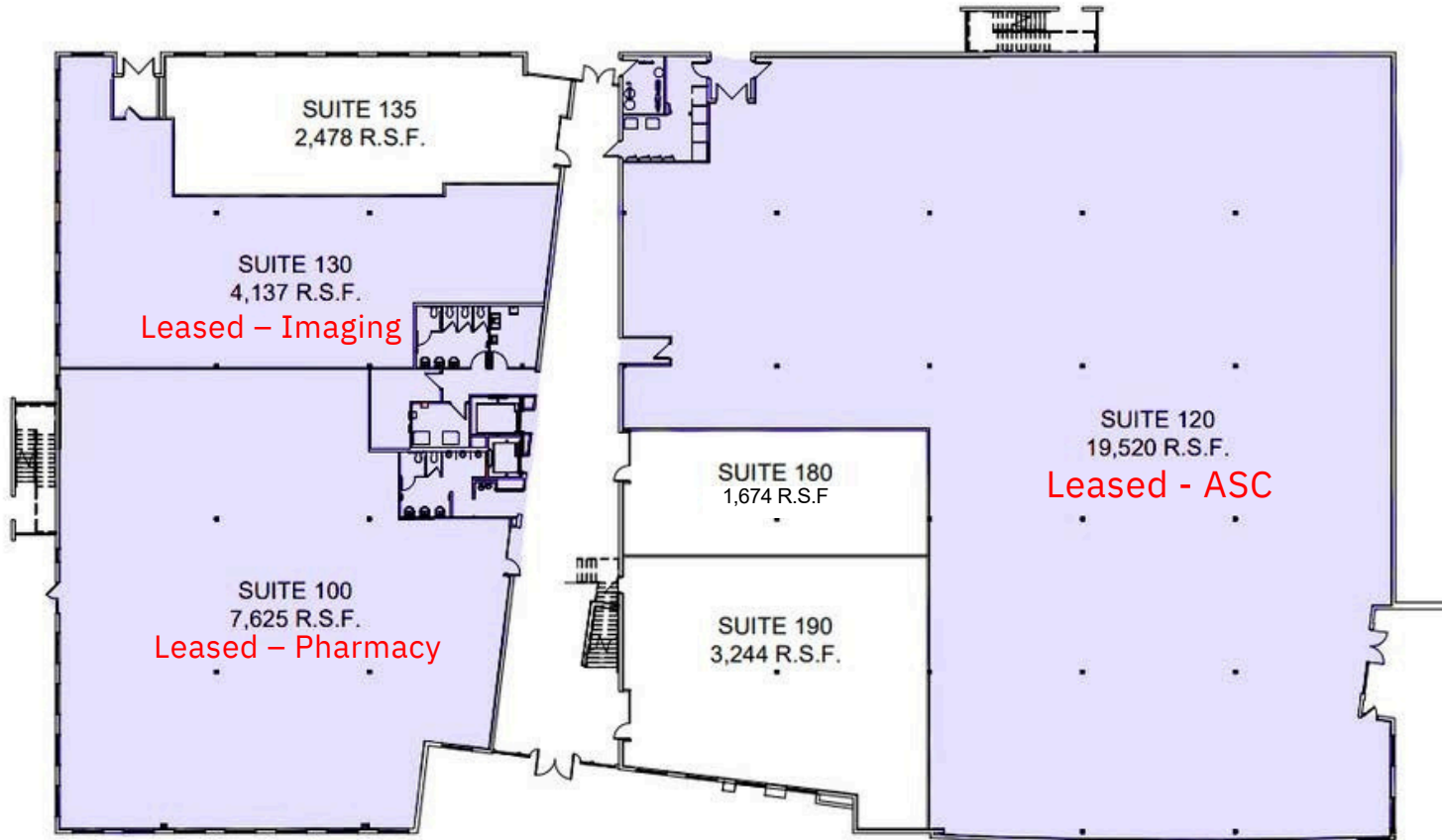


- INDIVIDUAL SUITE SIZES STARTING AT 2,500 SQUARE FEET
- CONVENIENTLY LOCATED DIRECTLY OFF 202 FREEWAY
- ABUNDANT COVERED PARKING
- BUILDING SIGNAGE AVAILABLE
- EXISTING ORTHOPEDIC ASC, PHARMACY
- FUTURE IMAGING COMING LATE 2026

# FIRST FLOOR PLAN

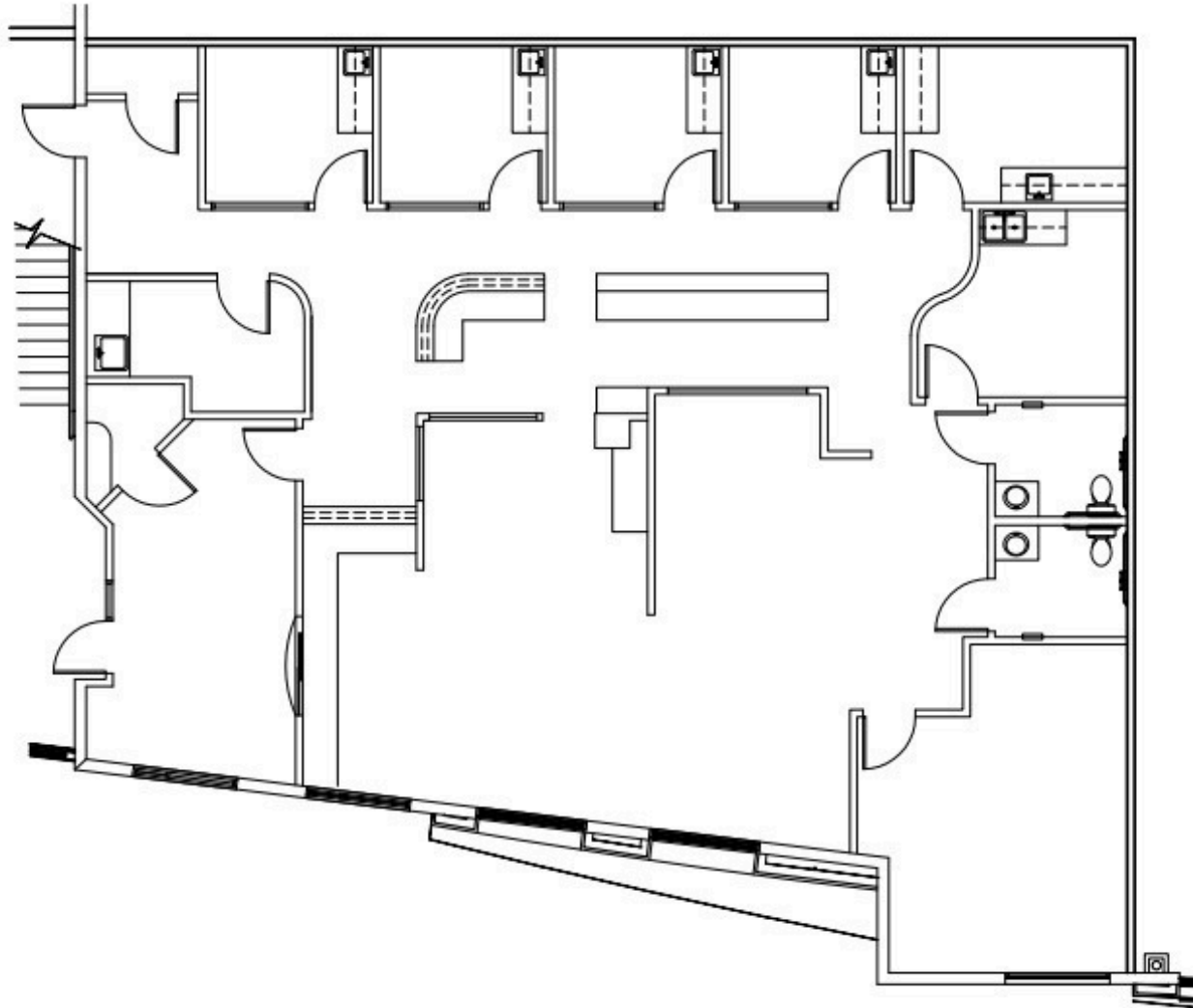
ARCADIA GATEWAY MEDICAL CAMPUS  
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- Built Out Medical Spec Suites
- Available Direct Lobby Access



NOT TO SCALE

# SUITE 190 - AS BUILT FLOOR PLAN (3,244 SF)



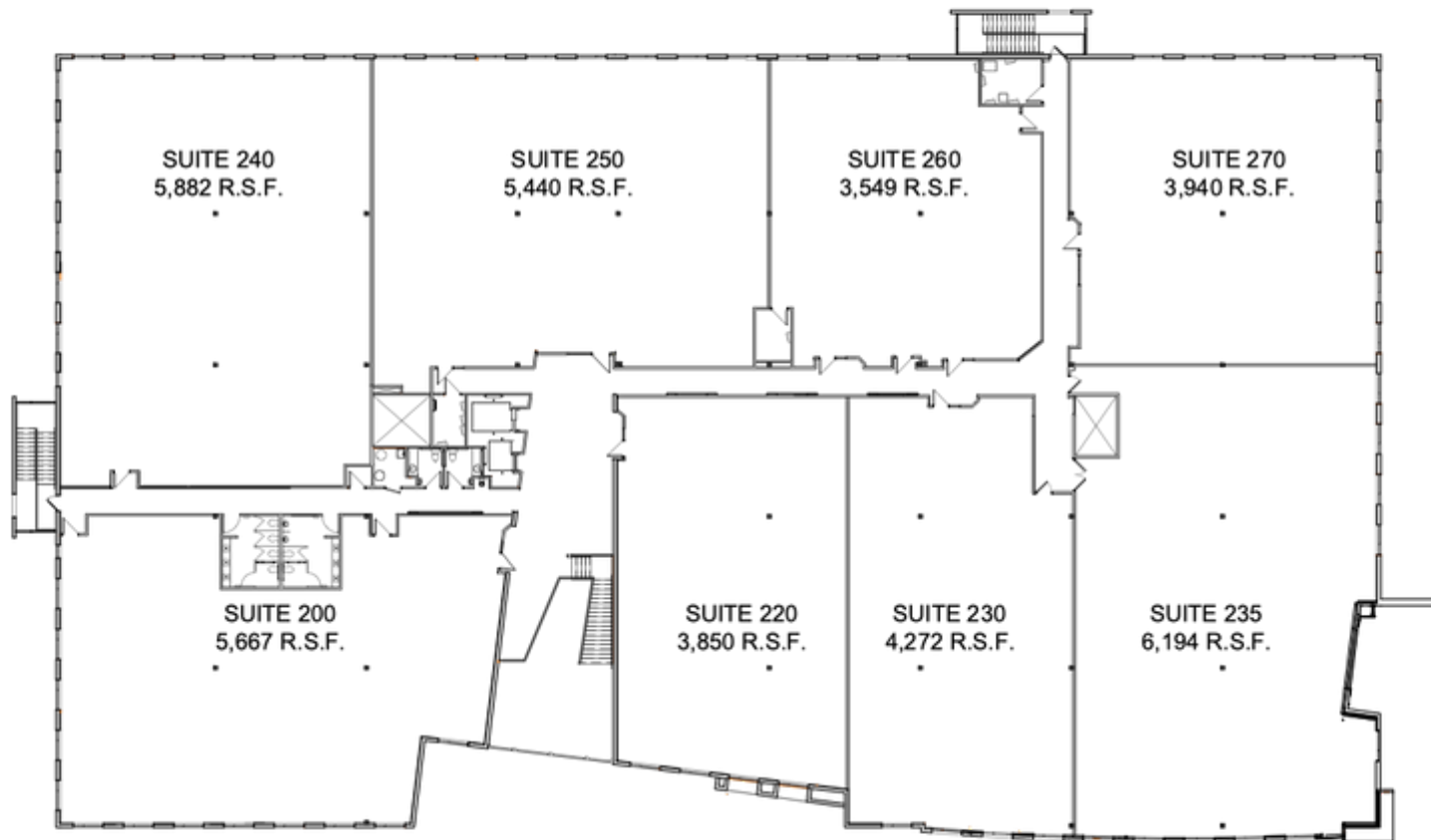
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# SECOND FLOOR PLAN

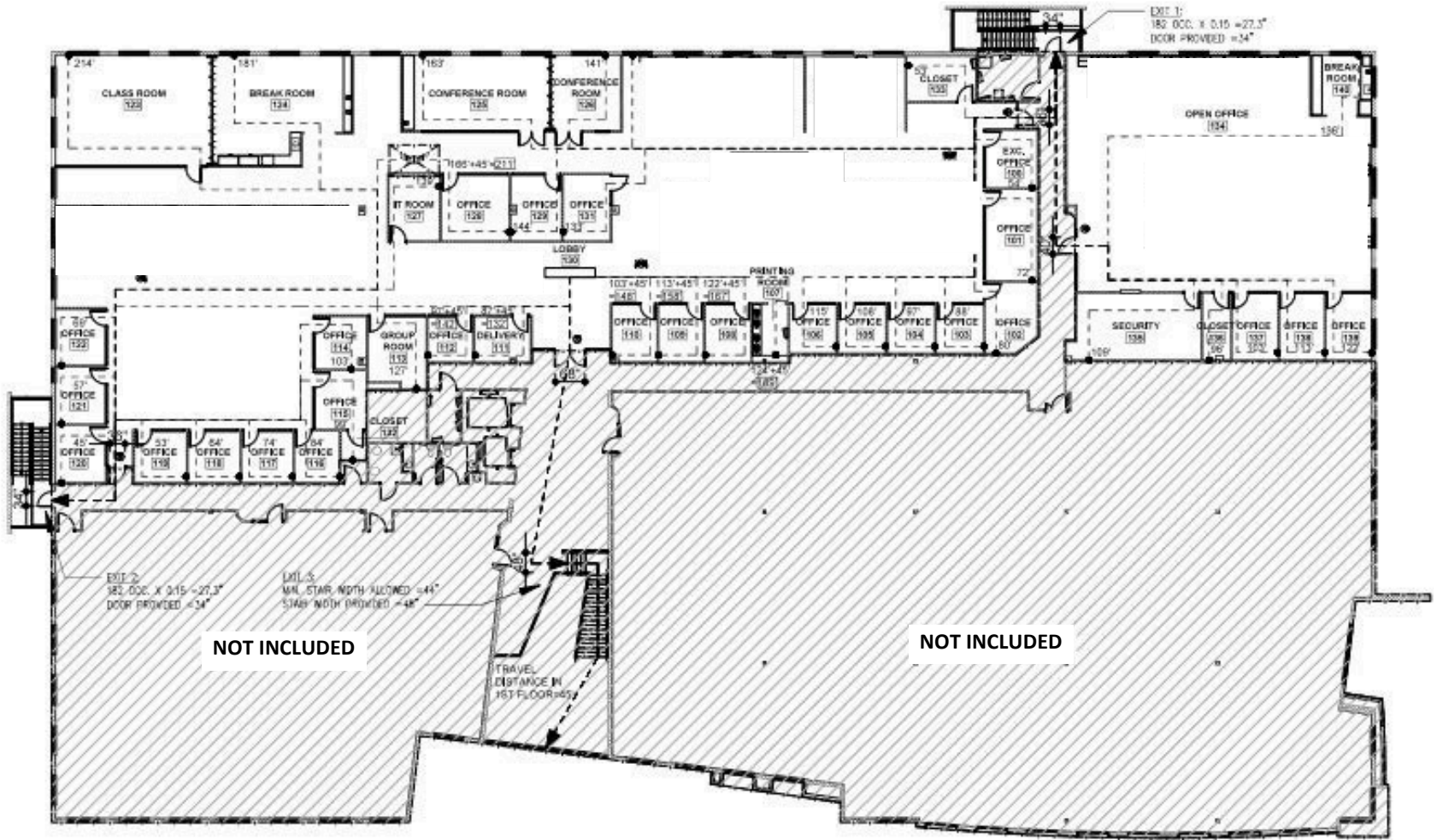
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Full Floor Available  
+/- 40,000 SF



NOT TO SCALE

# SUITES 240, 250, 260 - AS BUILT FLOOR PLAN (14,871 SF)



NOT TO SCALE



# LOCATION HIGHLIGHTS

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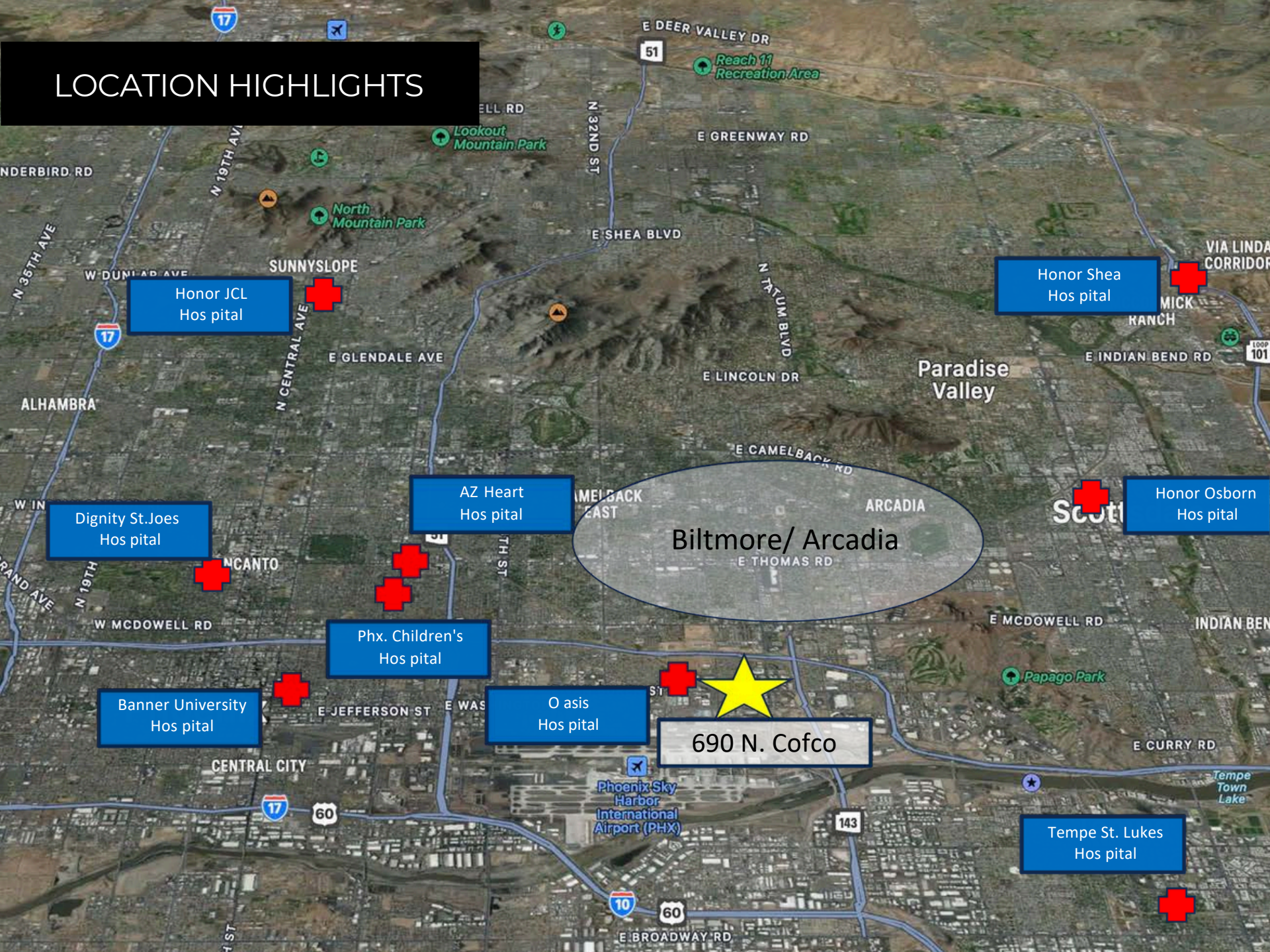
## MARKET SUMMARY

Arcadia Gateway Medical Campus offers an ideal location for medical office tenants, conveniently situated near several major hospitals in the Phoenix area. Its proximity to leading healthcare facilities like Abrazo Heart Hospital, Phoenix Children's Hospital, and Banner University Medical Center ensures easy access for both patients and medical professionals. This prime location, combined with modern amenities and ample parking, makes it a highly desirable option for healthcare providers looking to expand their services in a centralized thriving medical hub. The building's strategic positioning in this healthcare corridor enhances its appeal to both tenants and visitors alike.

## TRAVEL TIME TO ARCADIA GATEWAY MEDICAL CENTER

HOSPITAL	DISTANCE	TIME
ABRAZO ARIZONA HEART HOSPITAL	4.6 M	8 Minutes
PHOENIX CHILDREN'S HOSPITAL	4.6 M	8 Minutes
BANNER UNIVERSITY MEDICAL CENTER	4.6 M	10 Minutes
TEMPE ST. LUKES HOSPITAL	5.9 M	12 Minutes
HONORHEALTH OSBORNE	6.3 M	13 Minutes
DIGNITY HEALTH – ST. JOES	7.3 M	14 Minutes
JOHN C. LINCOLN NORTH MOUNTAIN	14 M	22 Minutes
HONOR HEALTH SHEA	17 M	27 Minutes

# LOCATION HIGHLIGHTS



Honor JCL  
Hos pital

Honor Shea  
Hos pital

Dignity St.Joes  
Hos pital

AZ Heart  
Hos pital

Honor Osborn  
Hos pital

Phx. Children's  
Hos pital

Banner University  
Hos pital

O asis  
Hos pital

690 N. Cofco

Tempe St. Lukes  
Hos pital

Biltmore/ Arcadia

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HEALTHCARE PARTNERS

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