

**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
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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

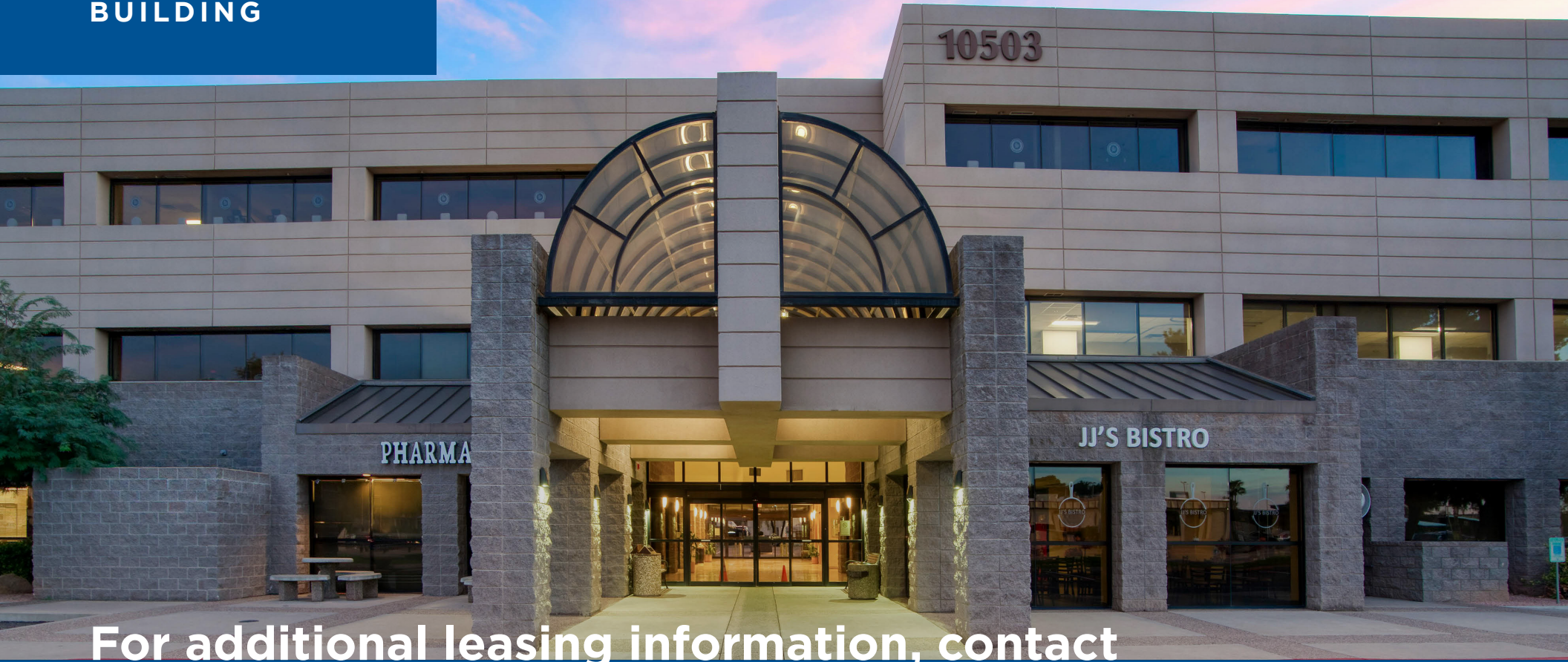
5 min

DRIVE TO LOOP 101 ACCESS

6 min

DRIVE TO RETAIL AND DINING AMENITIES

**BOSWELL WEST
MEDICAL OFFICE
BUILDING**



For additional leasing information, contact

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