

3003 NORTH
THIRD ST

3003 N 3rd Street | Phoenix, AZ 85012

AVAILABLE FOR LEASE
Central Phoenix Medical Center



OPPORTUNITY



Three-Story Building



Total Building
91,293 SF
Suites Ranging From
1,939 SF - 70,000 SF



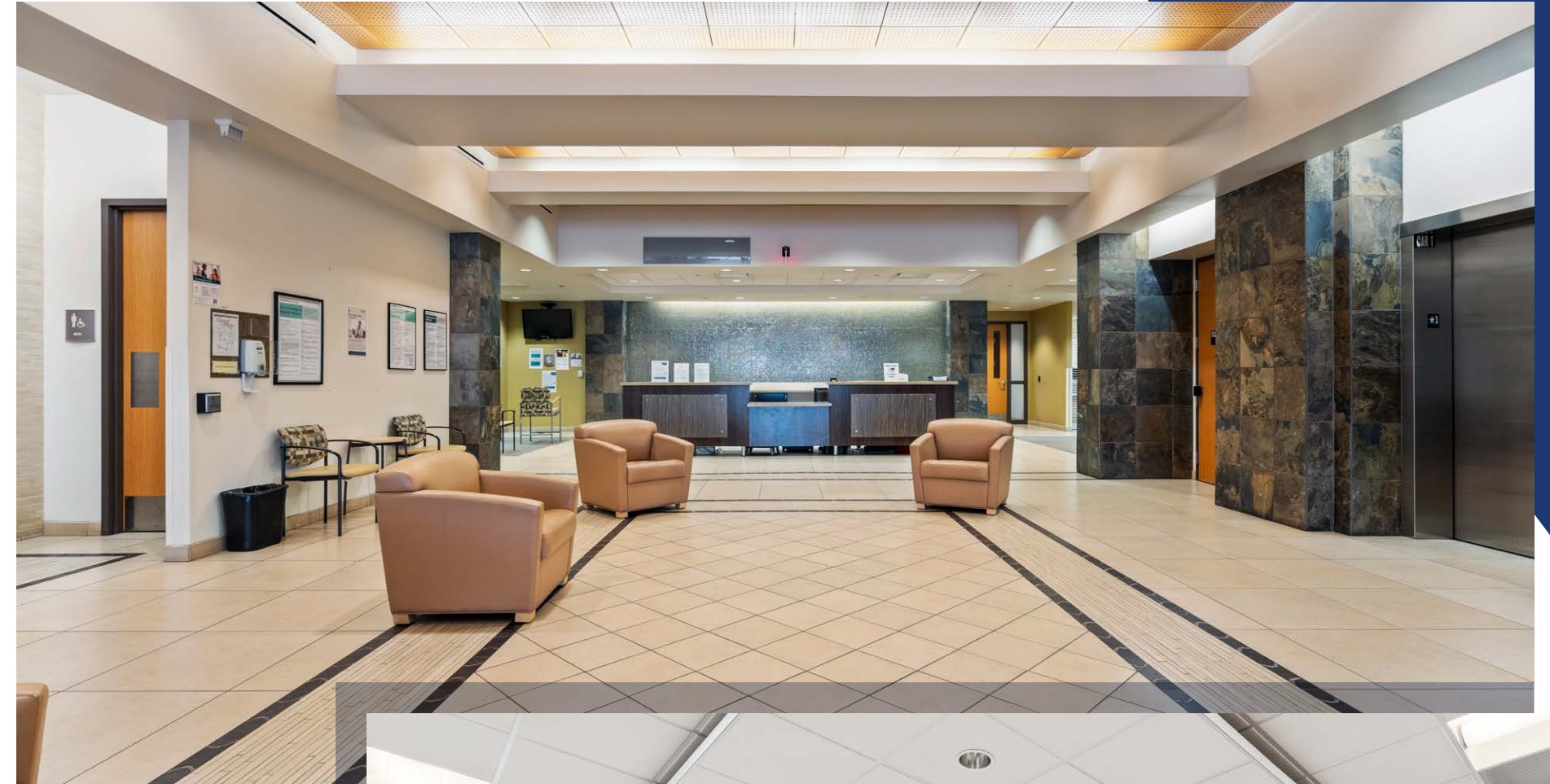
Specialty Built for
Evernorth (Cigna)
in 2012



Existing Office/Medical Buildout
Including a Surgery Center with
Four Operating Rooms & Urgent Care
(Additional information on page 5)



5.25 per 1,000
Parking Ratio (All Surfaced Parked)
(Of Which 1.2 per 1,000 is Covered)





Located in the Center of Major Hospitals, Healthcare Providers, Healthcare Educational Facilities, and Phoenix Biomedical Campus

Easy Access to Major Freeways (I-10, I-17, SR51)

Walking Distance to Light Rail

Strategically positioned near prominent new developments, including Barrow Neuroplex, Valleywise Health, Banner – University Medical Center Phoenix, and Creighton University's Health Sciences Campus

Existing Medical Buildout:

- Urgent Care (7 exam rooms & admin offices)
- Surgery Center (4 operating rooms, 19 beds, 7 exam rooms)
- Lab/Radiology (mammogram, ultrasound, x-ray)
- Four Specialty Clinics (2 exam rooms & admin offices)
- Podiatry (7 exam rooms & admin offices)
- Ophthalmology (9 eye exam rooms & admin offices)



Neighboring Healthcare Systems



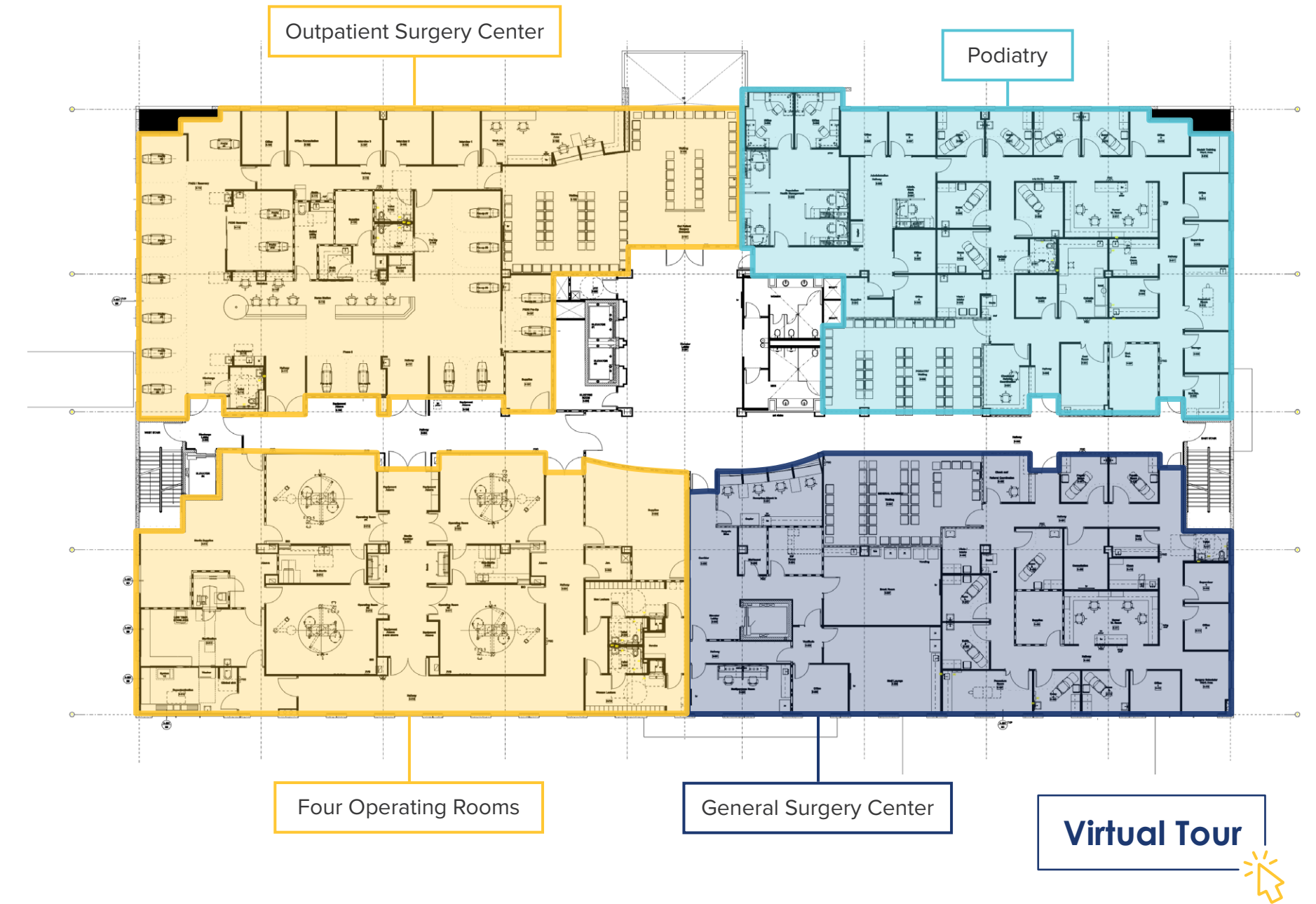
FIRST FLOOR

29,297 SF



SECOND FLOOR

29,967 SF



THIRD FLOOR

SERVICE LINES



The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets.

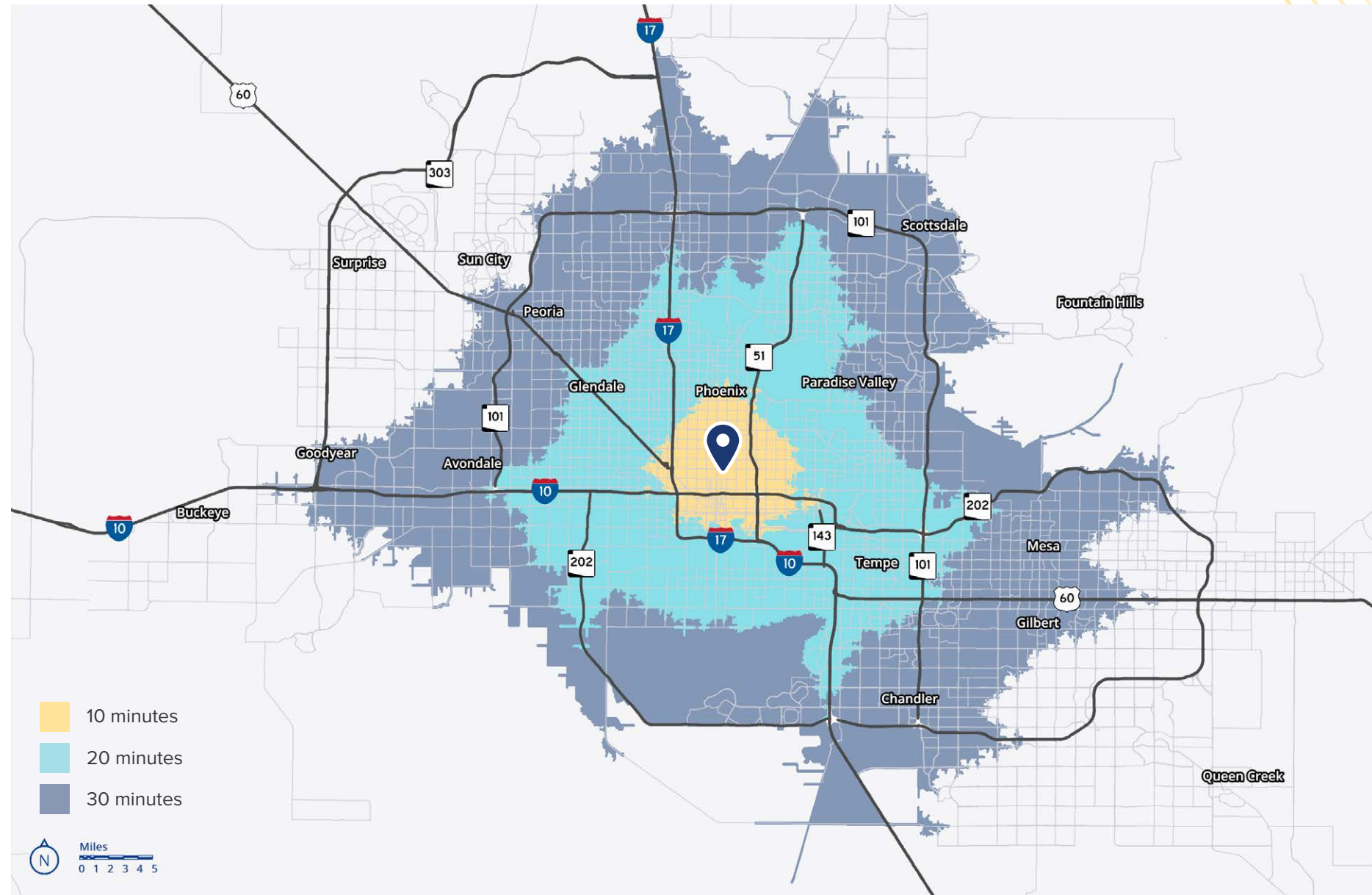
The following data is representative of the zip codes in close proximity.

Service Line	5 Year Growth	10 Year Growth
Psychiatry	21.3%	32.2%
Vascular	19.7%	40.9%
Cardiology	18.5%	36.2%
Ophthalmology	18.1%	37.3%
Physical Therapy/Rehabilitation	17.9%	45.0%
Podiatry	17.0%	37.4%
Orthopedics	15.8%	36.3%
Lab	15.8%	31.0%
Nephrology	14.2%	27.5%
Radiology	10.8%	22.5%
Oncology	10.6%	23.5%
Neurology	9.3%	19.7%
Dermatology	9.2%	19.1%
Gastroenterology	8.9%	18.1%
General Surgery	8.6%	19.0%
Urology	7.9%	19.2%
Cosmetic Procedures	7.1%	15.6%

*Highlighted service lines were operating from the building



LOCAL DRIVE TIMES



Area Demographics

	10 Minutes	20 Minutes	30 Minutes
Population	265,262	1,520,145	3,183,108
Households	115,266	574,947	1,210,402
Median Household Income	\$65,947	\$70,379	\$81,067
Average HH Annual Healthcare Expenditures	\$6,153	\$6,425	\$7,340



A large, modern, multi-story office building with a light beige facade and dark window frames. The building has several levels of windows, some with dark horizontal louvers. The name "EVERNORTH Care" is prominently displayed in large, dark, sans-serif letters on the upper part of the building's facade. The building is surrounded by a landscaped area with gravel, small green shrubs, and a few trees. A paved parking lot is visible in the foreground. The sky is clear and blue.

EVERNORTH Care

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