

AHWATUKEE  
FOOTHILLS  
HEALTH CENTER

# Medical Office Suites for Lease in Ahwatukee's Established Healthcare Corridor



4545 E CHANDLER BLVD | PHOENIX, AZ 85048

OWNED BY

HEALTHCARE  
REALTY

LEASING BY

 **Kidder  
Mathews**



# AHWATUKEE FOOTHILLS HEALTH CENTER



## 3-Story Medical Office Building with Established Healthcare Tenancy

**ADDRESS** 4545 E Chandler Blvd,  
Phoenix, AZ 85048

**SIZE** 46,239 SF

**BUILT** 1997

**STORIES** 3

**PARKING** Ample surface parking  
and covered parking  
available at 4.8/1,000



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# Property Features



## ADJACENT TO DIGNITY HEALTH

Dignity Health Arizona General ER is a fully-equipped, 24-hour emergency room



## AMPLE PARKING

Ample parking for patients and staff with covered reserved physician parking



## EASILY ACCESSIBLE

Immediate access to I-10 and Loop 202 for regional connectivity



## HEALTHCARE SYNERGY

Urgent care on site with a strong, diverse tenant mix of established health-care practices



## GENEROUS T.I. PACKAGES

National ownership group with generous T.I. packages available



## 2ND GENERATION MEDICAL SUITES

Efficient floorplans to maximize patient flow and minimize operating costs



# Strong Area Demographics Supporting Long-term Healthcare Demand



43,820

VPD ON E CHANDLER BLVD



\$122,36

5-MILE AVERAGE HH INCOME



140,162

5-MILE POPULATION



3 min

DRIVE TIME TO LOOP 202

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**For additional leasing information, contact**

**RACHAEL THOMPSON**  
Senior Vice President  
602.513.5122  
rachael.thompson@kidder.com

**PERRY GABUZZI, CCIM**  
Executive Vice President  
602.513.5116  
perry.gabuzzi@kidder.com

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