

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



AHWATUKEE
FOOTHILLS
HEALTH CENTER

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

AHWATUKEE FOOTHILLS HEALTH CENTER



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For additional leasing information, contact

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