



2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com

COMMERCIAL ADVISORS



**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com



**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

Close to 5 Major Medical Centers



## CAMELBACK MEDICAL PLAZA

5040 N 15th Ave • Phoenix, AZ 85015

<b>Project</b>	45,936 SF Four-Story Medical Office Building	
<b>Availability</b>	Suite 104 - Former Pediatric Suite 3,791 RSF	
	Suite 107 (available 7/1/2012) 2,327 RSF	
	Suite 203 2,582 RSF	
	Suite 205 1,328 RSF	
	Suite 301 - SPEC SUITE 1,531 RSF	
	Suite 302 1,753 RSF	
	Suite 303 2,155 RSF	
	Suite 304 2,401 RSF	
	<u>Contiguous Options on 3rd Floor:</u>	
	• Suites 301 + 303 = 3,686 RSF	
• Suites 303 + 304 = 4,556 RSF		
• Suites 301 + 303 + 304 = 6,087 RSF		
Suite 403 1,605 RSF		
Suite 406 1,375 RSF		
<b>Lease Rate</b>	\$18.00 per RSF - Full Service	
<b>Annual Increases</b>	3%	
<b>Tenant Improvements</b>	Negotiable	
<b>Operating Expenses</b>	Base Year	

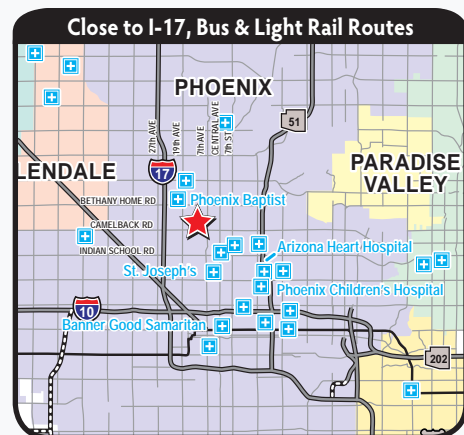
**Located Right Off the Light Rail**



**\$18.00/RSF**



Recently Remodeled Four-Story Medical Office Building



## AMENITIES

- Close to I-17, bus & light rail routes
- Close to five major hospitals:
  - Phoenix Baptist Hospital
  - St. Joseph's Hospital
  - Arizona Heart Hospital
  - Phoenix Children's Hospital
  - Banner Good Samaritan
- Current Tenants: Radiology, Pharmacy, and Laboratory
- Easy ingress and egress on 15th Avenue



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com

COMMERCIAL ADVISORS



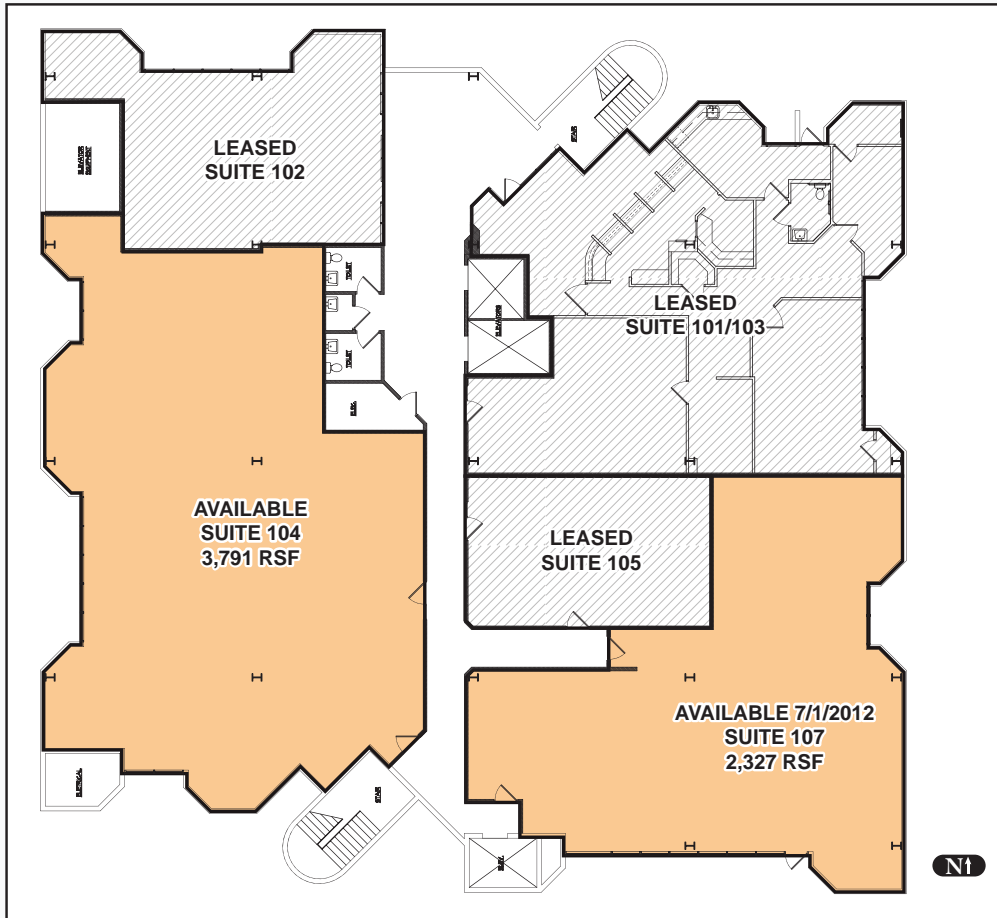
Kathleen M. Morgan, CCIM  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com



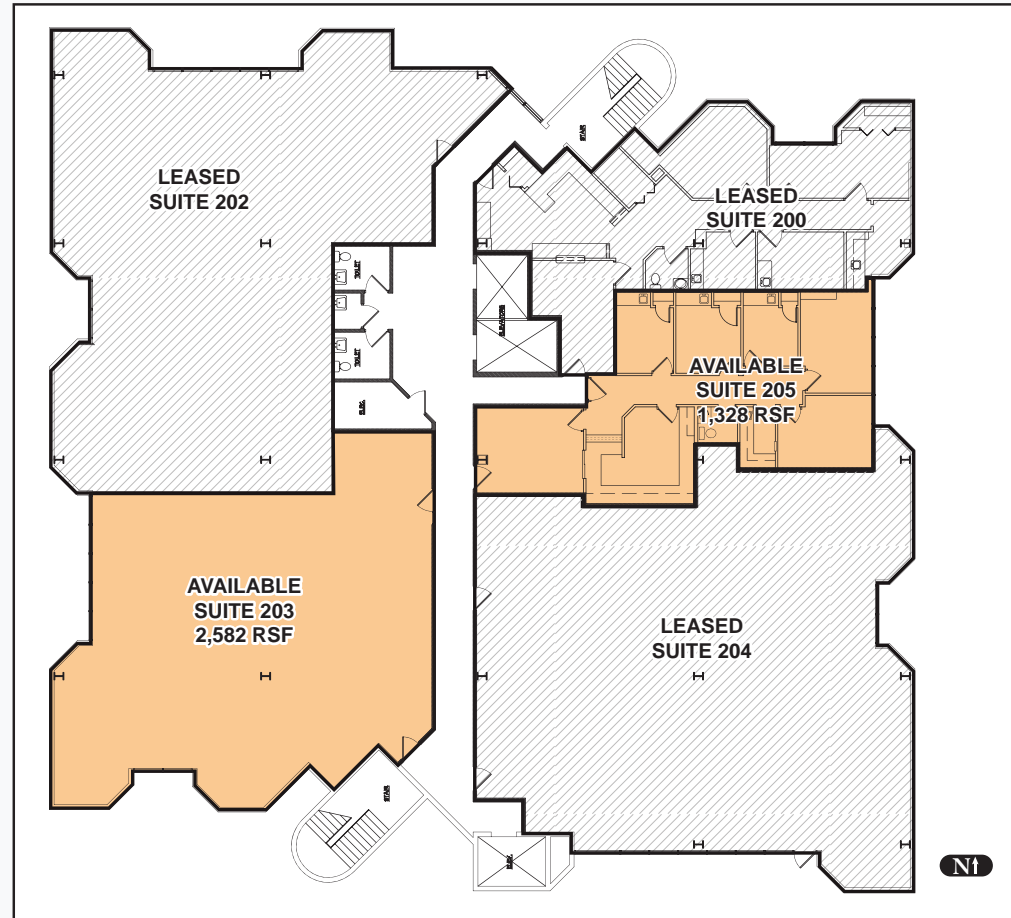
Trisha A. Talbot, CCIM  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

## 1ST FLOOR



## 2ND FLOOR





2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com

COMMERCIAL ADVISORS



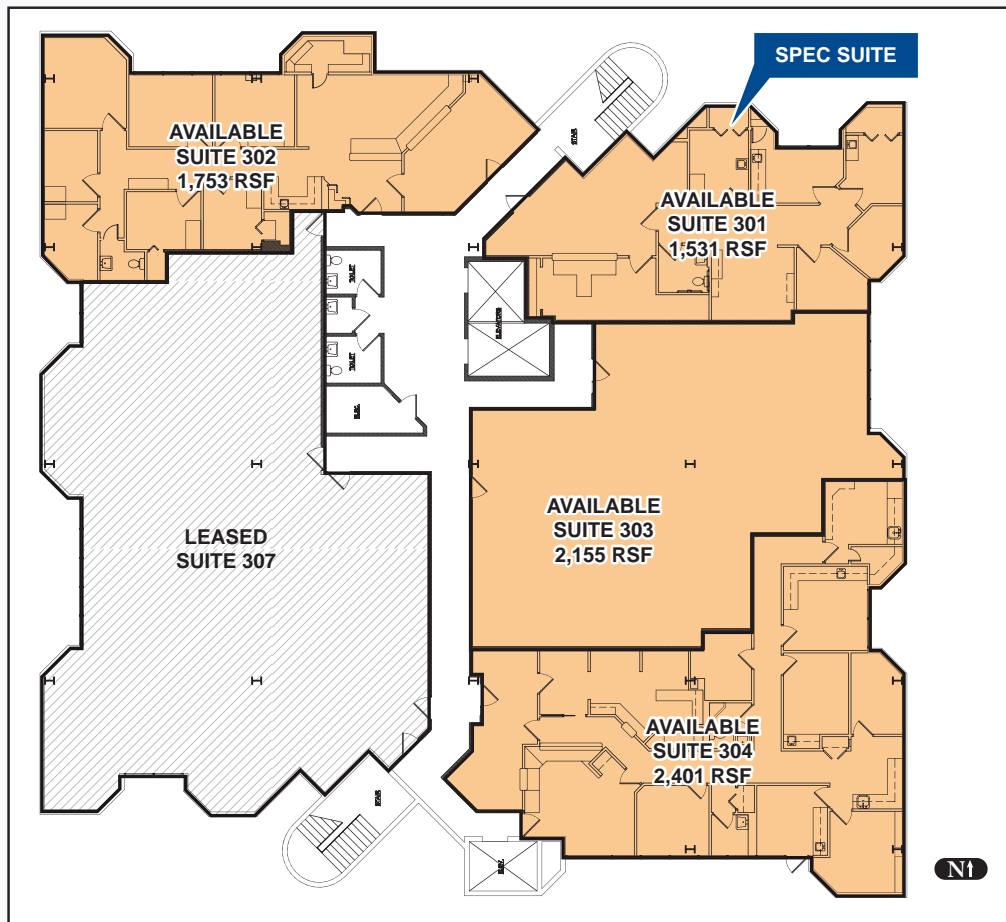
Kathleen M. Morgan, CCIM  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com



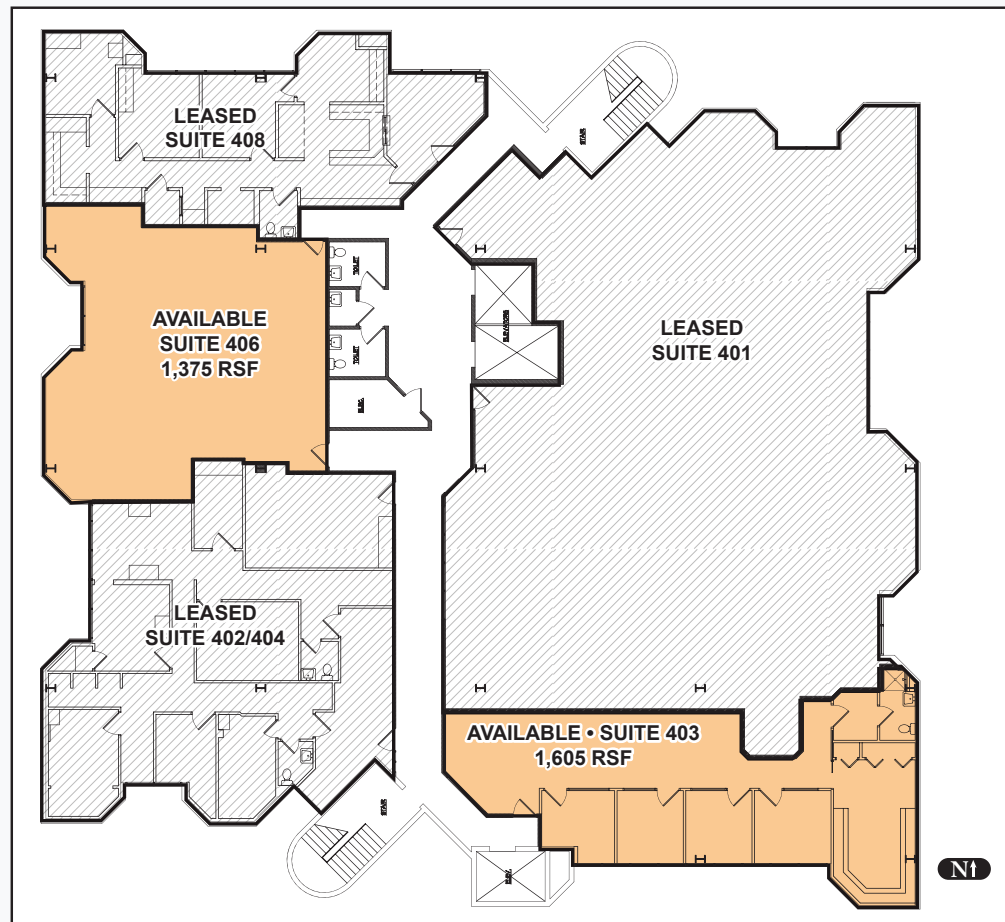
Trisha A. Talbot, CCIM  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

## 3RD FLOOR



## 4TH FLOOR



### Contiguous Options on 3rd Floor:

- Suites 301 + 303. . . . . 3,686 RSF
- Suites 303 + 304. . . . . 4,556 RSF
- Suites 301 + 303 + 304. . . . . 6,087 RSF



2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com



**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

COMMERCIAL ADVISORS

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

## SUITE 104 "AS-BUILT" - 3,791 RSF





2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com



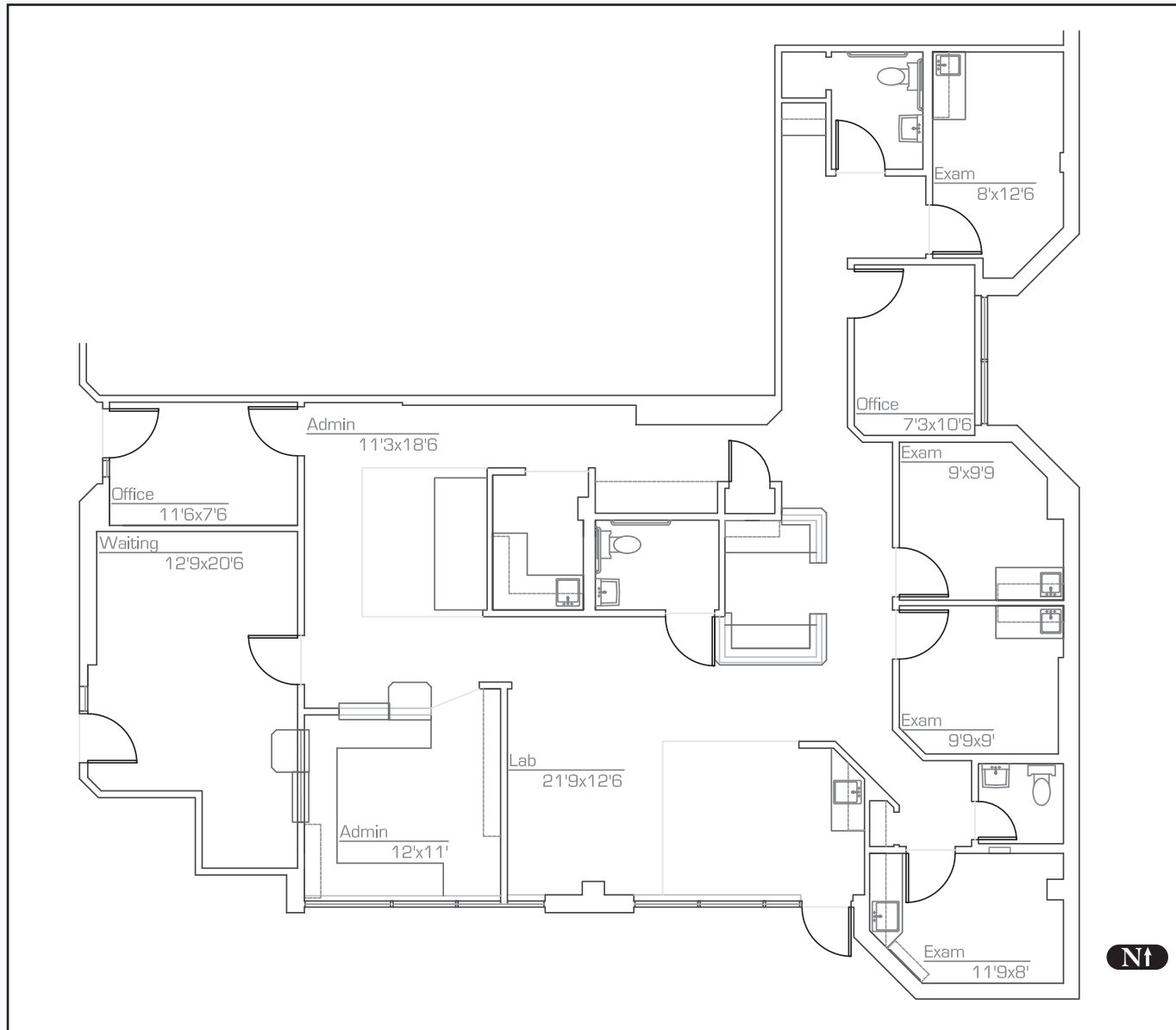
**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

COMMERCIAL ADVISORS

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

Page 5

**SUITE 107 - 2,327 RSF - Available 7/1/2012**





2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com

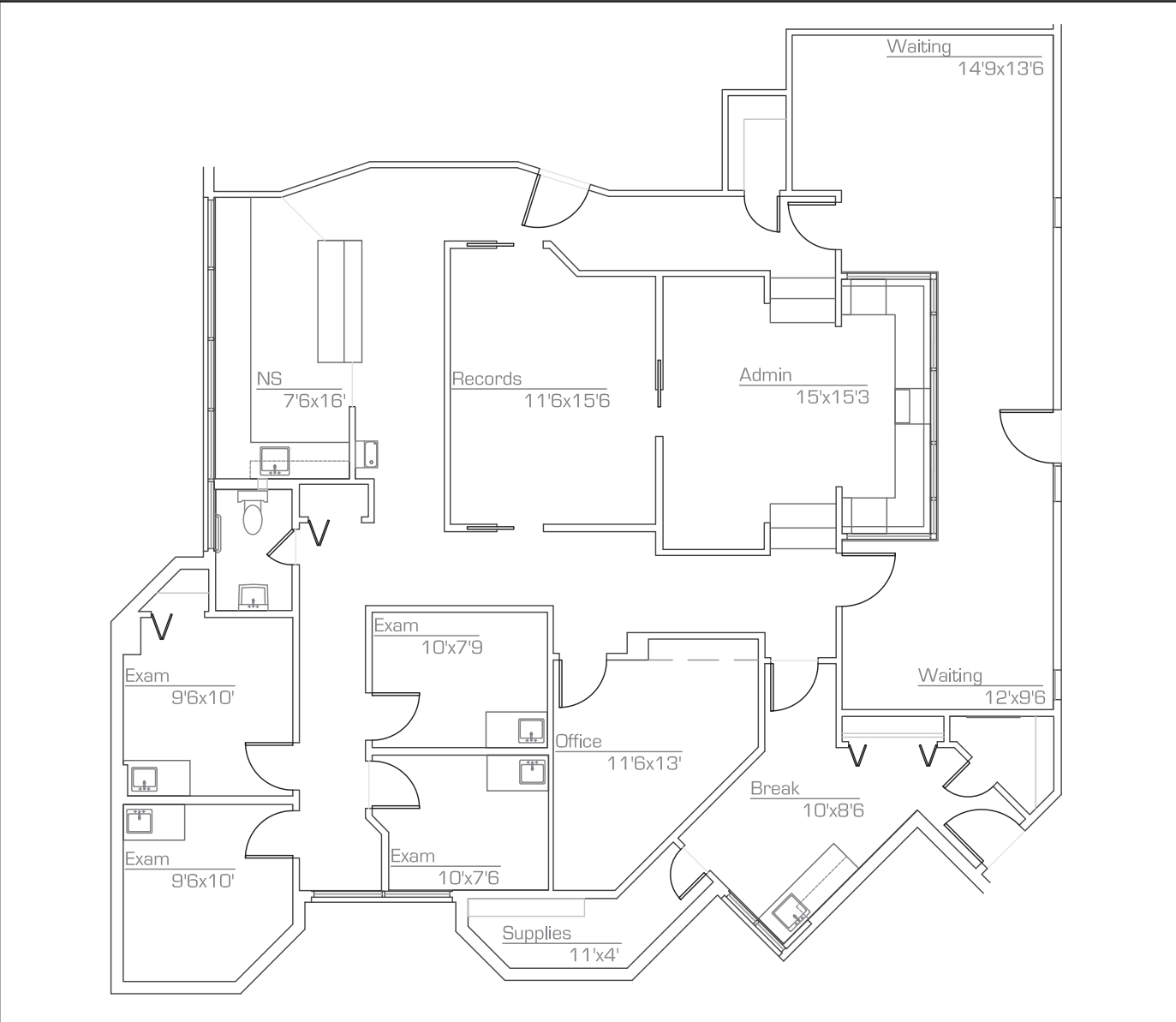


**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

COMMERCIAL ADVISORS

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

## SUITE 203 - 2,582 RSF





2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com

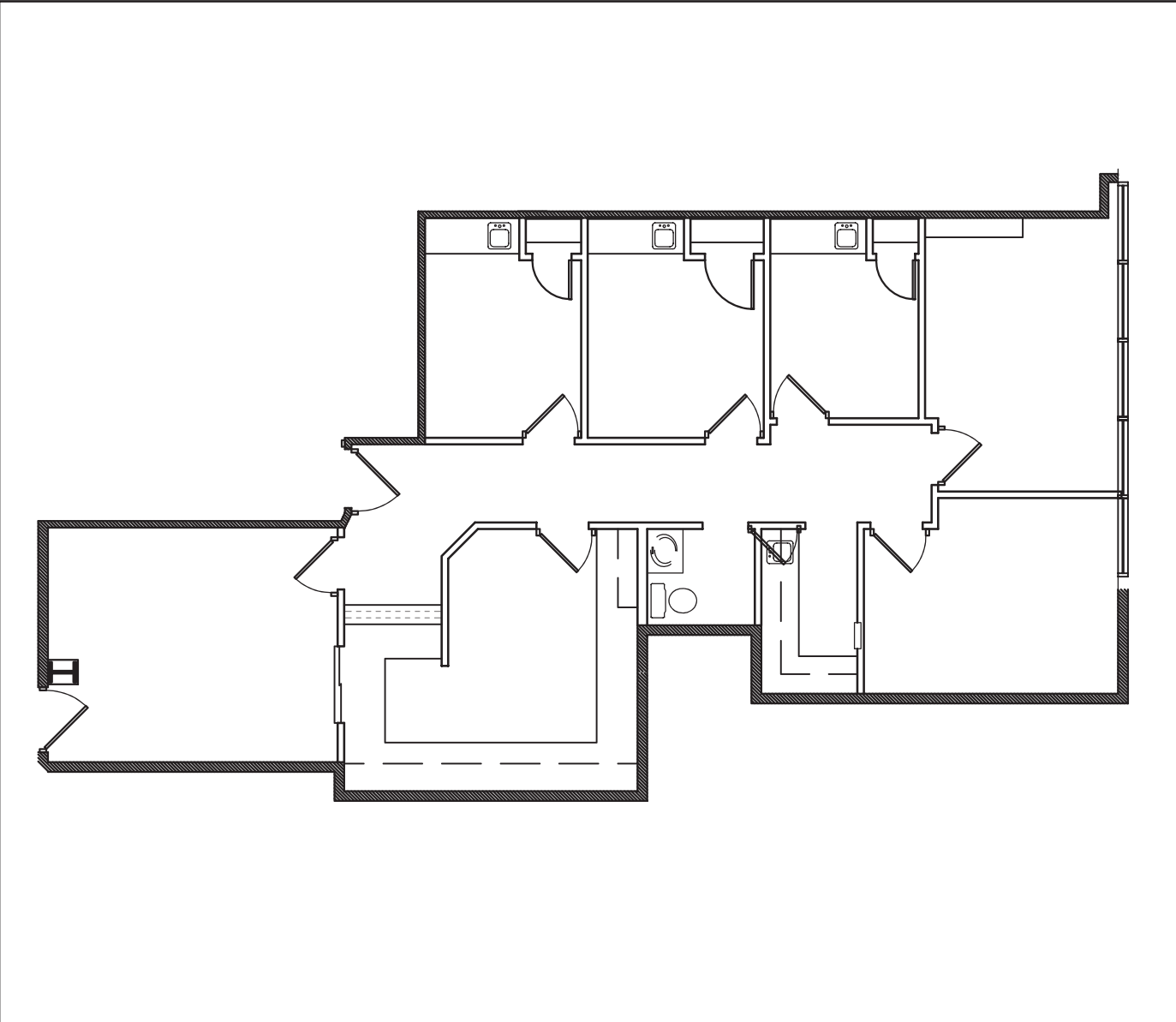


**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

COMMERCIAL ADVISORS

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

## SUITE 205 - 1,328 RSF





2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com

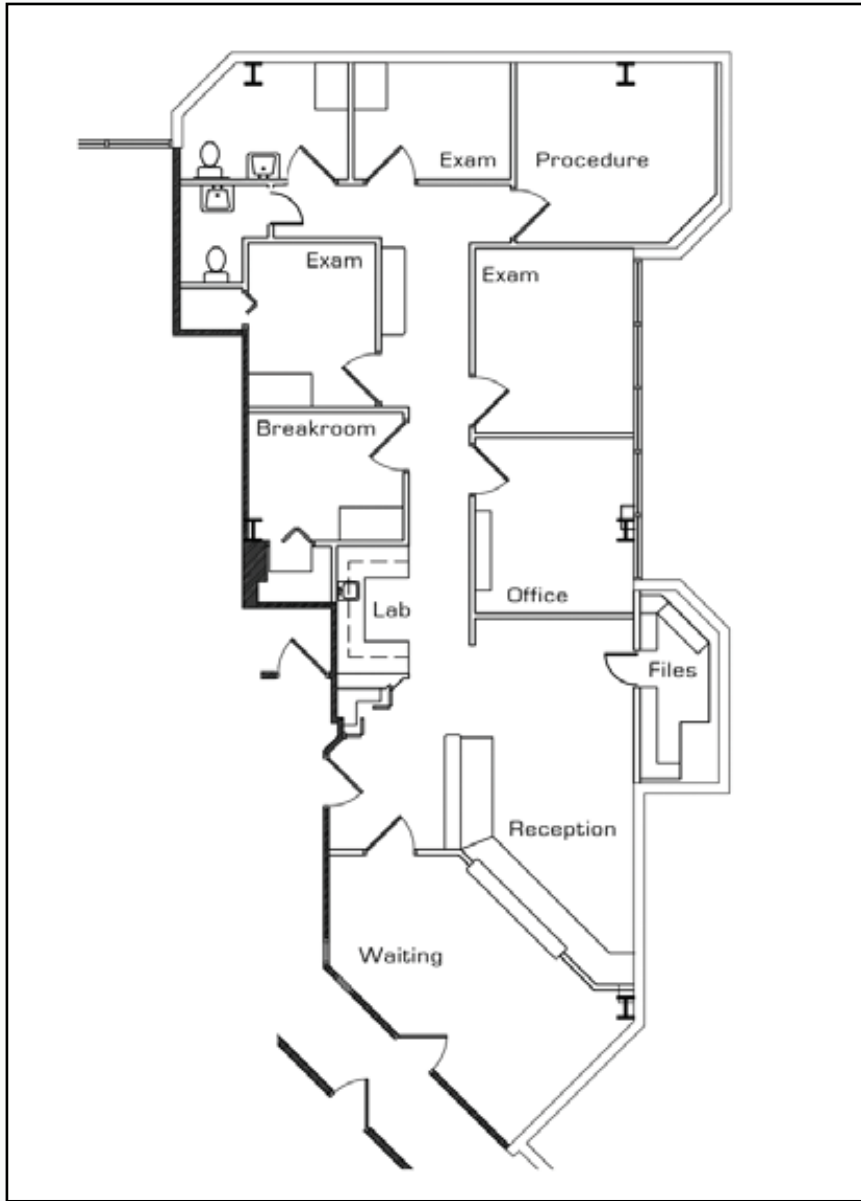


**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

COMMERCIAL ADVISORS

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

## SUITE 302 - 1,753 RSF





2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com

COMMERCIAL ADVISORS



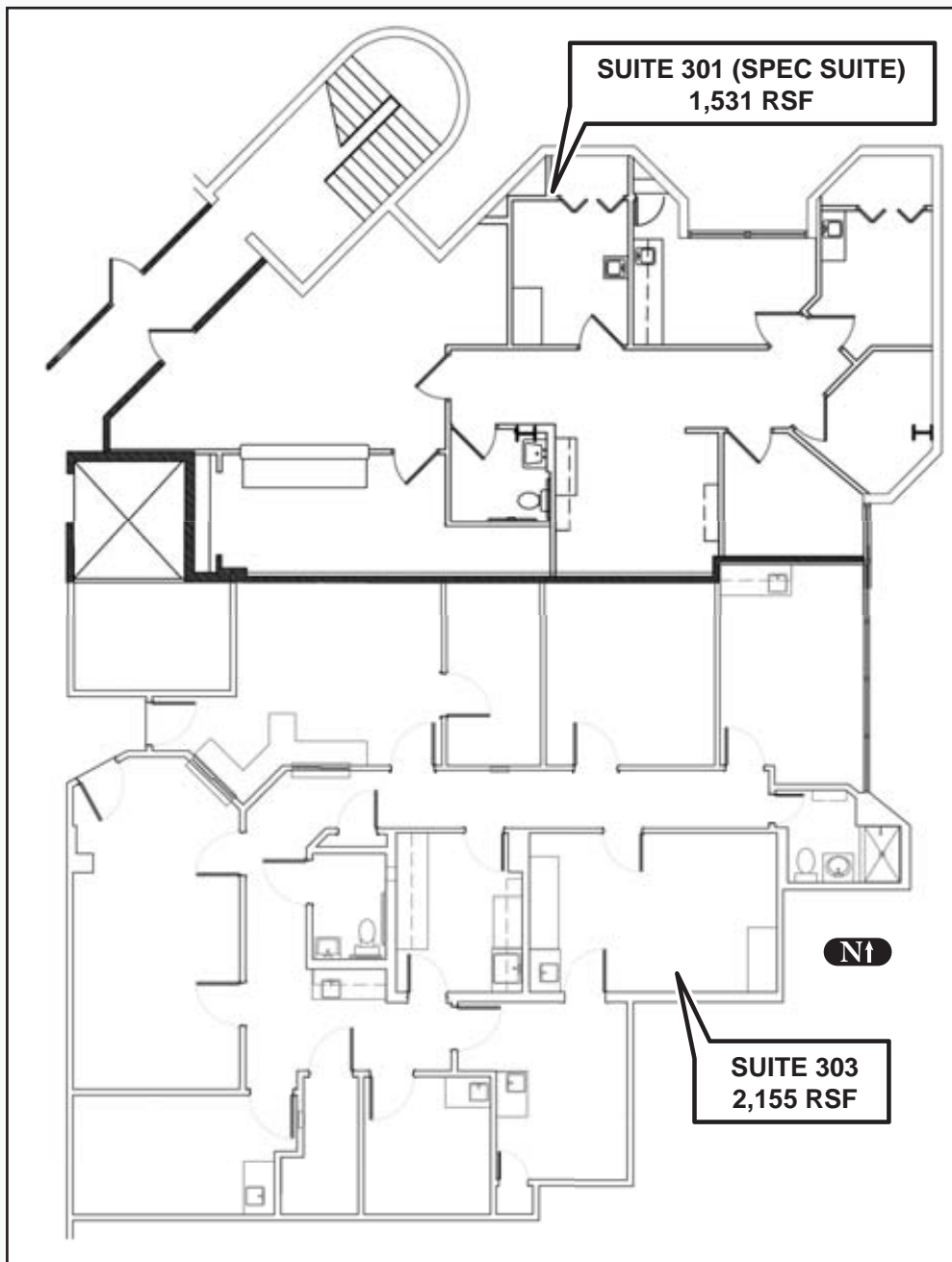
**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com



**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

Suites 301 + 303 = 3,686 RSF  
 of Contiguous space





2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com

COMMERCIAL ADVISORS



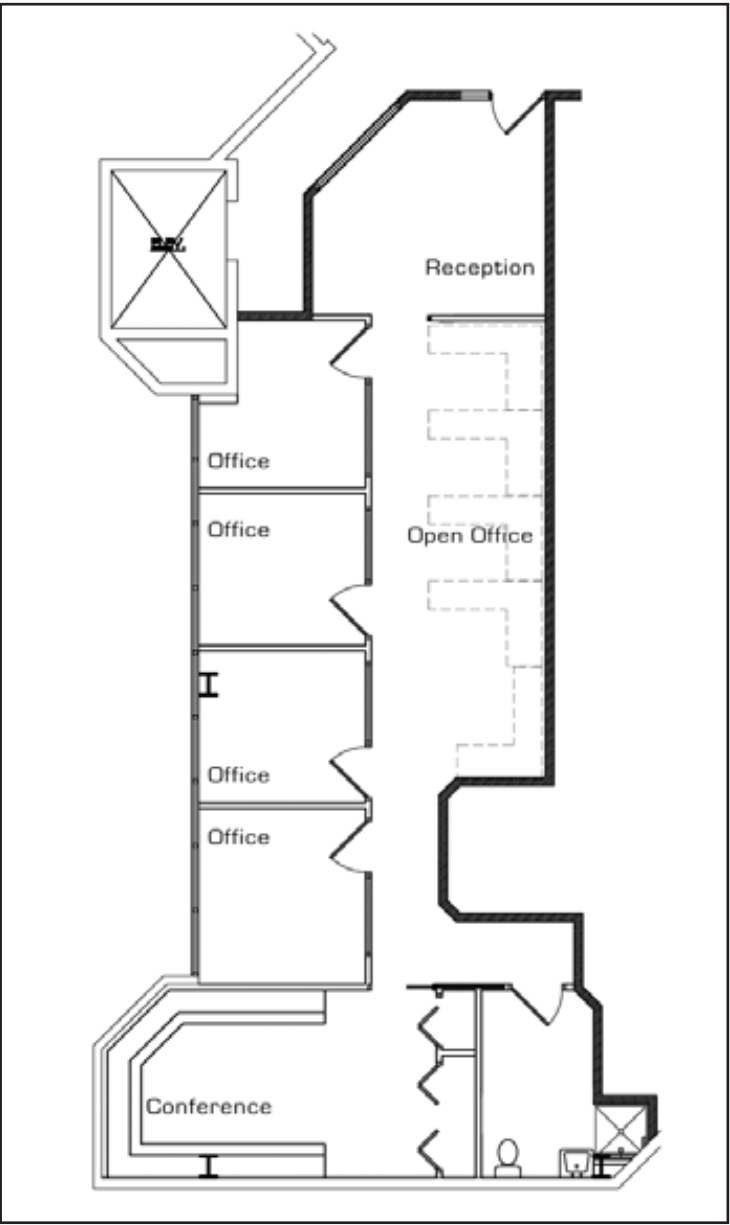
**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com



**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

## SUITE 403 - 1,605 RSF





2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



**Kathleen M. Morgan, CCIM**  
 Executive Vice President  
 (480) 994-1798  
 kmorgan@gpe1.com



**Trisha A. Talbot, CCIM**  
 Senior Vice President  
 (480) 423-7916  
 ttalbot@gpe1.com

COMMERCIAL ADVISORS

# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

## SUITE 406 - 1,375 RSF

