



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



Julie A. Johnson, CCIM
 Executive Vice President
 (480) 423-7933
 jjohnson@gpe1.com



Bret Isbell
 Senior Vice President
 (602) 300-4112
 bisbell@gpe1.com



Russell Fine
 Senior Associate
 (480) 466-0746
 rfine@gpe1.com



COMMERCIAL ADVISORS

ESTRELLA HEALTH CENTER - 9250 W Thomas Rd • Phoenix, AZ 85037

Project Size	80,000 SF
Availability	From 1,500 SF to full floor suite of +/- 22,000 SF with approximately 50,000 SF maximum available in building
Broker Bonus	5% to procuring broker (promo)
Lease Rate	\$21.75/SF NNN (Triple Net)
Year Built	2008
Tenant Improvements	\$60.00/SF* * Owner able to amortize additional TI dollars into lease
Parking	Ample Covered Reserved and Uncovered
Website	GPE1.com/3148

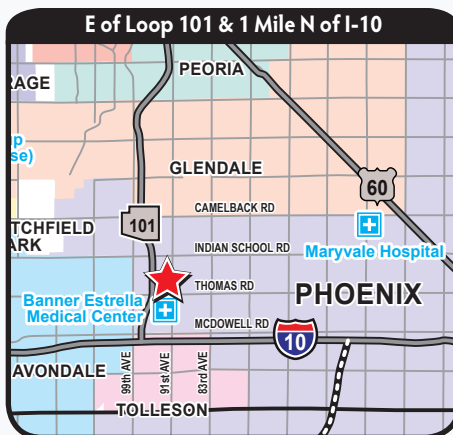


Class A, Four-Story, 80,000 SF Medical Office Center for Lease • Adjacent to Banner Estrella Medical Center

NEW OWNERSHIP!
 Well Funded & Ready to Deal



ESTRELLA HEALTH CENTER
 E/NEC Loop 101 & Thomas Rd
 Located Within Algodón Medical Office Park



PHYSICIAN NEEDS

Physician Needs Assessment*

Type	Current	Demand
Family Practice	27	174
Ophthalmology	1	17
General Surgery	12	40
Neurology	3	13
Allergy/Immunology	0	9

More specialty needs assessment available by request!

* Based on NielsenClaritas demographics and date from Intellimed.



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



Julie A. Johnson, CCIM
Executive Vice President
(480) 423-7933
jjohnson@gpe1.com



Bret Isbell
Senior Vice President
(602) 300-4112
bisbell@gpe1.com



Russell Fine
Senior Associate
(480) 466-0746
rfine@gpe1.com



ESTRELLA HEALTH CENTER - 9250 W Thomas Rd • Phoenix, AZ 85037



- High visibility, state-of-the-art medical office building
- Adjacent to Banner Estrella Medical Center
- Excellent accessibility to all parts of the Valley
- Located at Algodón Medical Office Park - a 138-acre master planned healthcare park with future hotels, R & D and other healthcare related users
- Desirable area demographics that support additional healthcare providers
- Freeway/Building/Monument signage opportunities available
- Can accommodate full floor users
- 2 oversized elevators, 6' x 8' & 7' x 10' Gurney Accessible
- 24 hour accessible via electronic code readers
- Modern interior finishes & fixtures with 2 story entrance atrium
- Extensive window lines with attractive views
- New HealthSouth Rehabilitation Hospital (40 bed) adjacent to premises - coming soon
- Drury Inn & Suites adjacent to premises - coming soon

