



# CLOSE TO 13 MAJOR MEDICAL CENTERS

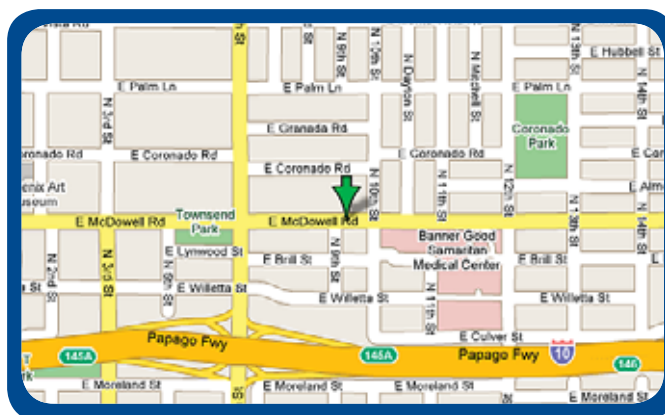


## CLOSE TO 13 MAJOR MEDICAL CENTERS

- Banner Good Samaritan Medical Center
- St. Joseph's Hospital; Barrow Neurological Institute
- Kindred Hospital Arizona
- Carl T. Hayden VA Medical Center
- USPHS Phoenix Indian Medical Center
- Los Ninos Hospital
- Arizona Heart Hospital
- Phoenix Children's Hospital
- Maricopa Medical Center
- Arizona State Hospital
- St. Luke's Medical Center
- Phoenix Area Indian Health
- Promise Specialty Hospital

## ▼ GRUNOW MEMORIAL MEDICAL CENTER 926 E McDowell Rd Phoenix, AZ 85006

<b>Building Size</b>	49,325 RSF	
<b>Availability</b>	Suite 106	1,429 RSF
	Suite 108	1,929 RSF
	Suite 109	1,723 RSF
	Suite 110 } 3,367 RSF	994 RSF
	Suite 114 } Contiguous	2,373 RSF
	Suite 119	2,709 RSF
	Suite 122	3,122 RSF
	Suite 128	1,694 RSF
	Suite 136	1,452 RSF
	Suite 203	2,220 RSF
	Suite 202 } 2,897 RSF	1,405 RSF
	Suite 204 } Contiguous	1,492 RSF
	Suite 208 } 7,700 RSF	1,883 RSF
Suite 209 } Contiguous	4,117 RSF	
Suite 211	1,700 RSF	
<b>Lease Rate</b>	\$19.50 per RSF; Full Service	
<b>Annual Increases</b>	3.0%	
<b>Tenant Improvements</b>	Negotiable	
<b>Load Factor</b>	12%	
<b>Operating Expenses</b>	Base Year 2012	
<b>Parking</b>	Ratio: 6.0/1,000 SF 240 Surface Spaces; Reserved \$25/mo	



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# GRUNOW MEMORIAL MEDICAL CENTER

926 E McDowell Rd | Phoenix, AZ 85006

## Location

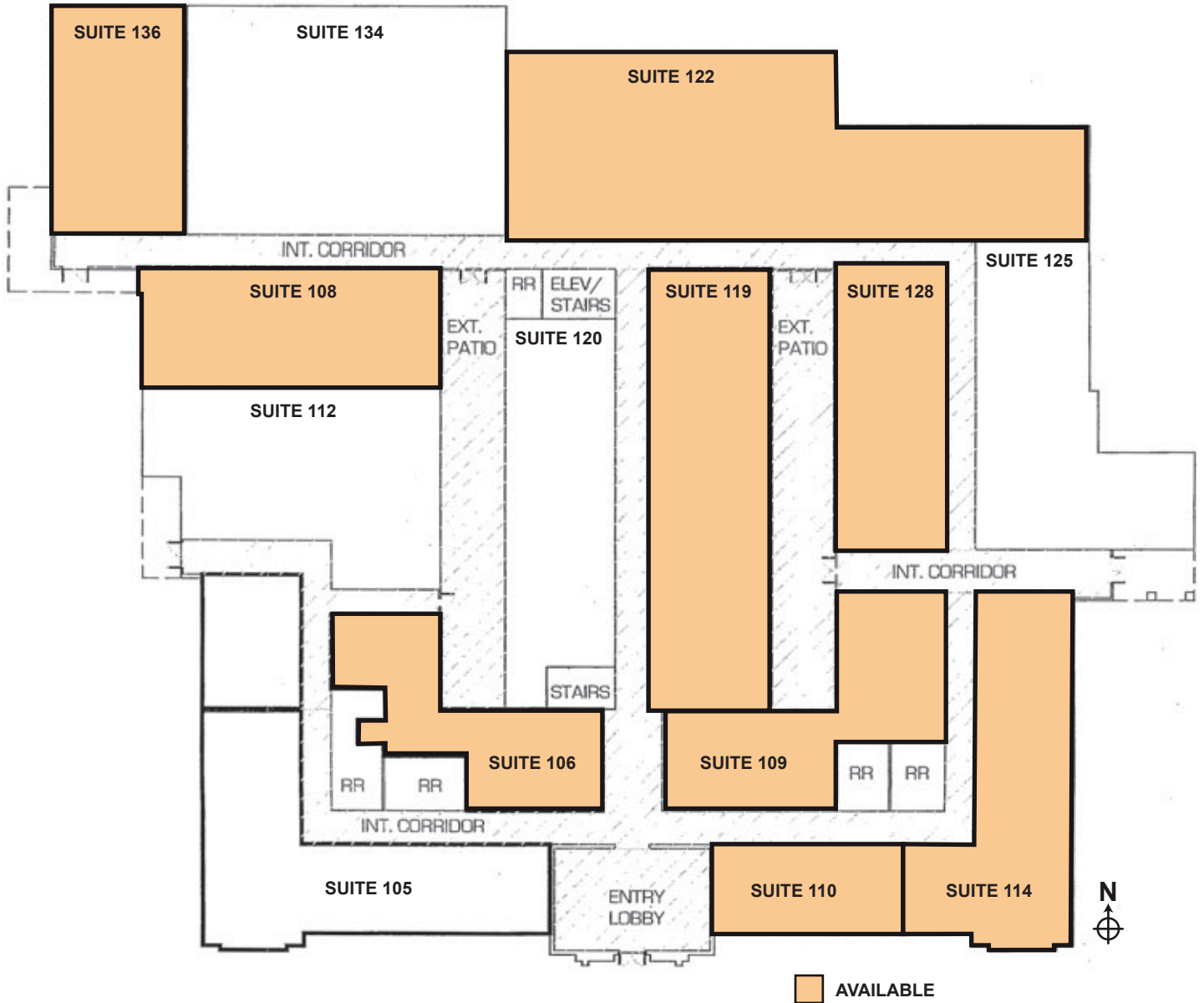




# GRUNOW MEMORIAL MEDICAL CENTER

926 E McDowell Rd | Phoenix, AZ 85006

## Floor Plate - 1st Floor

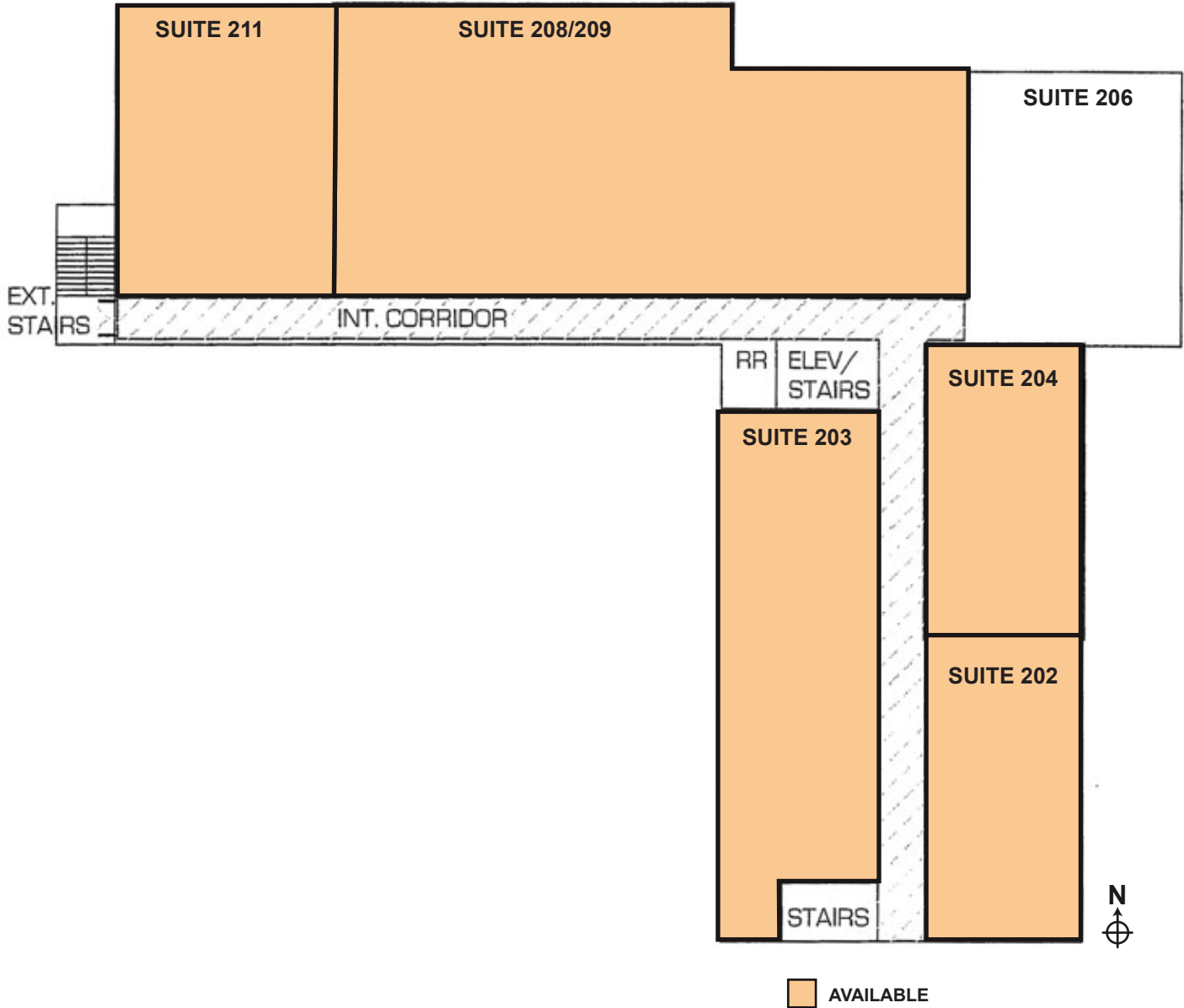




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## Floor Plate - 2nd Floor



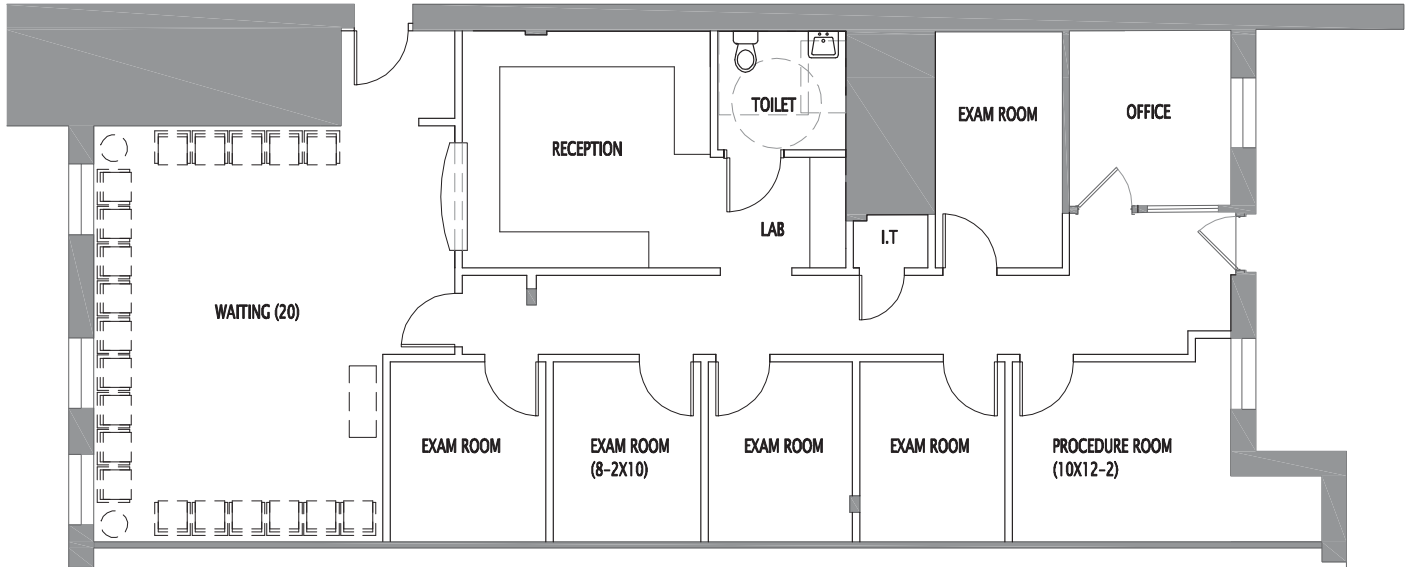


# GRUNOW MEMORIAL MEDICAL CENTER

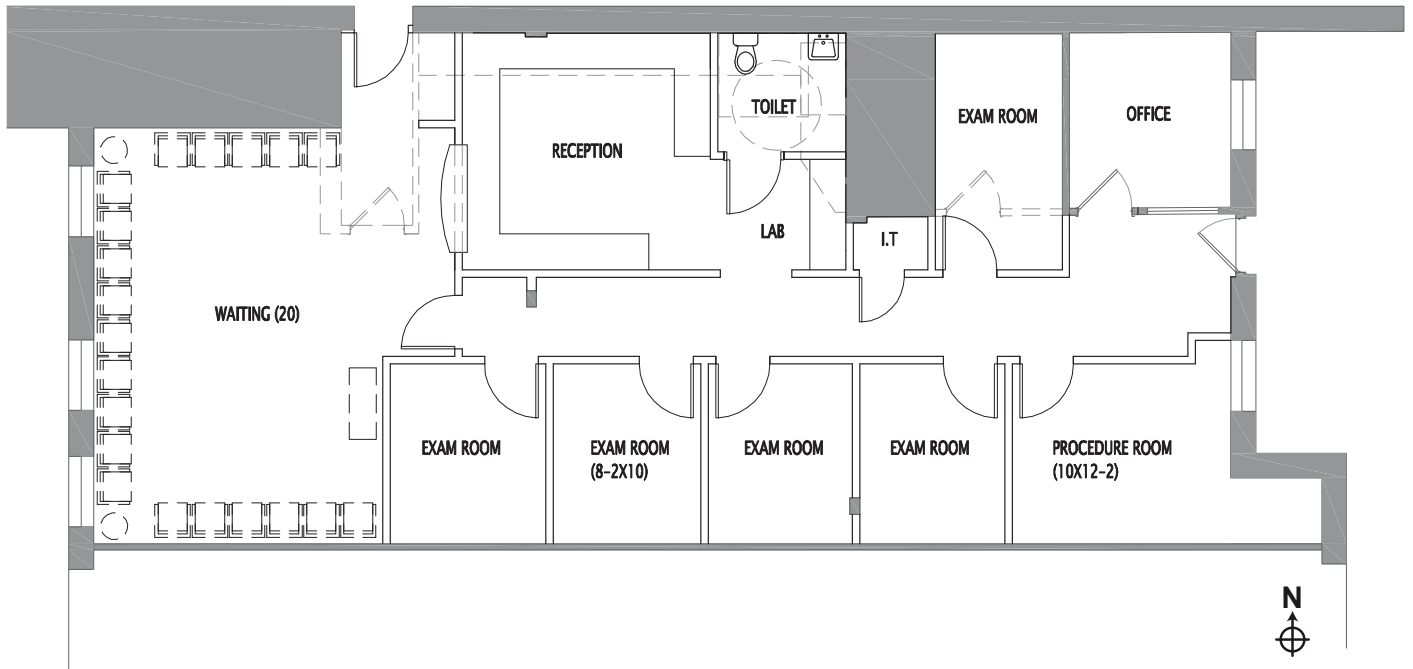
926 E McDowell Rd | Phoenix, AZ 85006

Suite 108 • 1,929 RSF

## CONCEPTUAL PLAN A1



## CONCEPTUAL PLAN D1

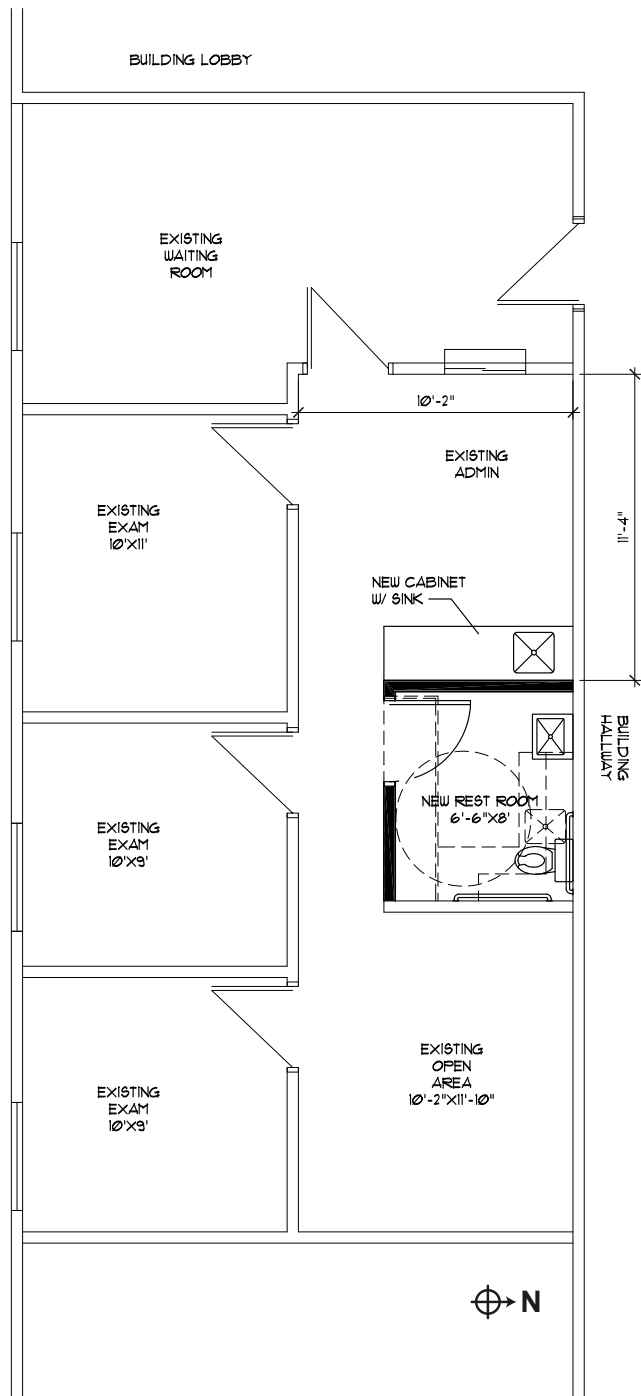




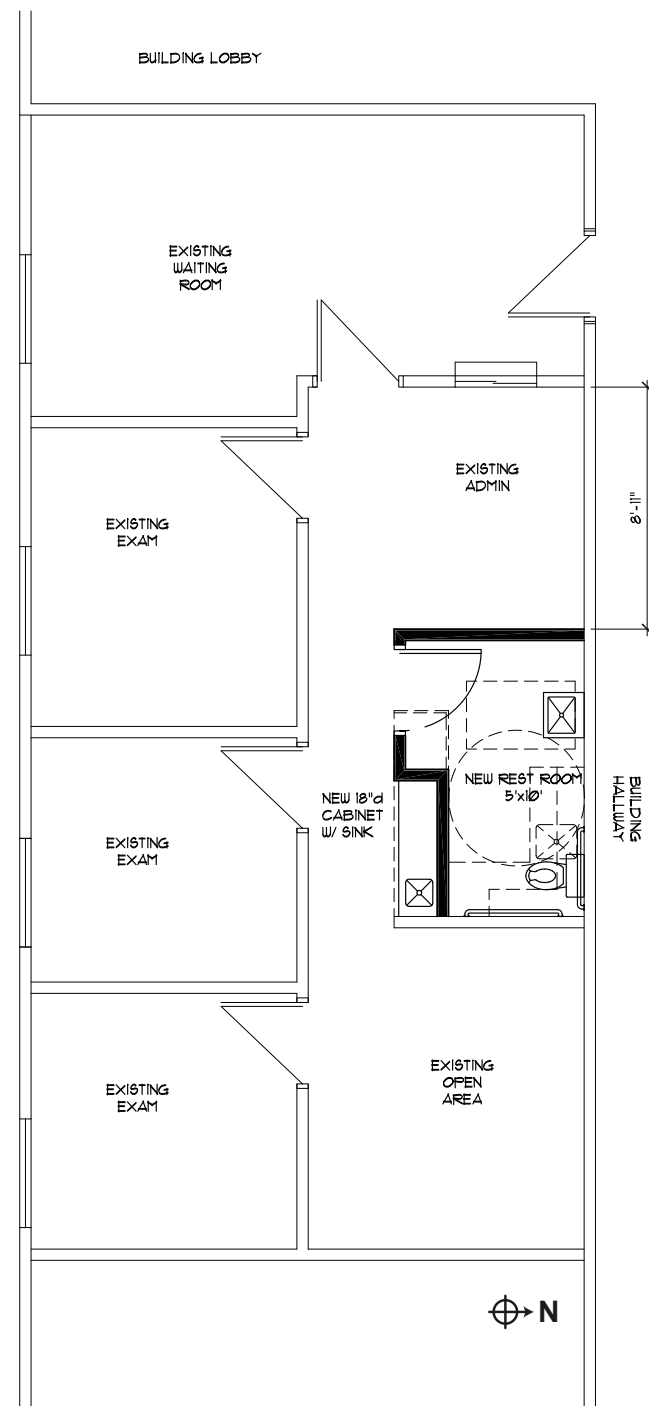
# GRUNOW MEMORIAL MEDICAL CENTER

926 E McDowell Rd | Phoenix, AZ 85006

**Suite 110 • 994 RSF**  
**Option A**



**Suite 110 • 994 RSF**  
**Option B**



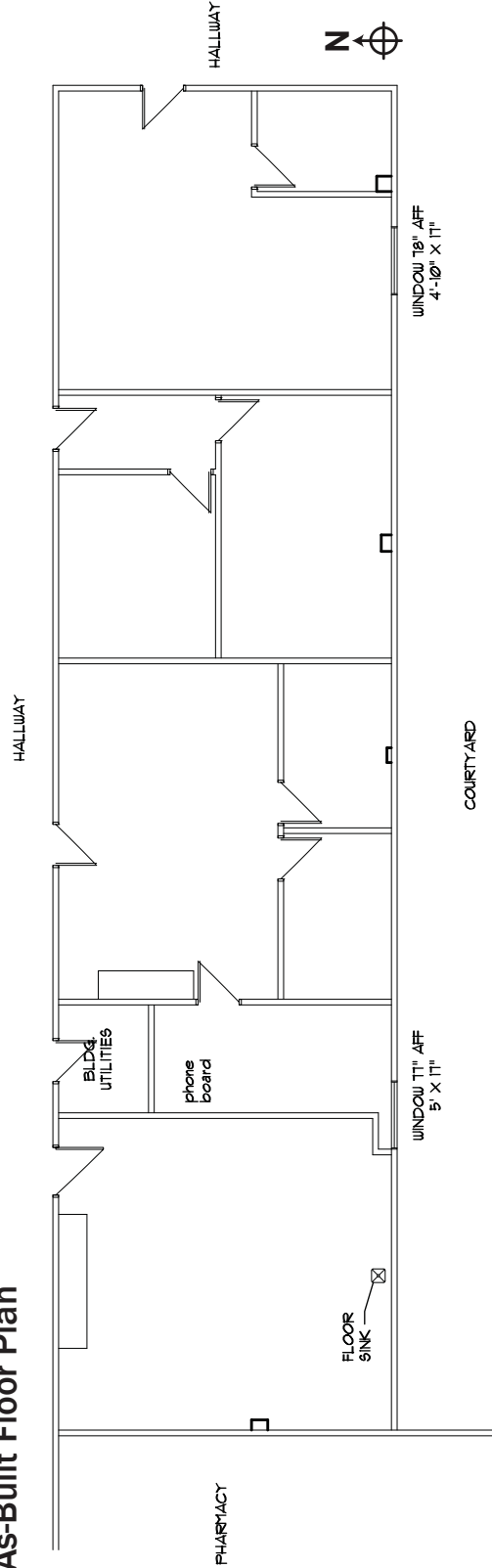


# GRUNOW MEMORIAL MEDICAL CENTER

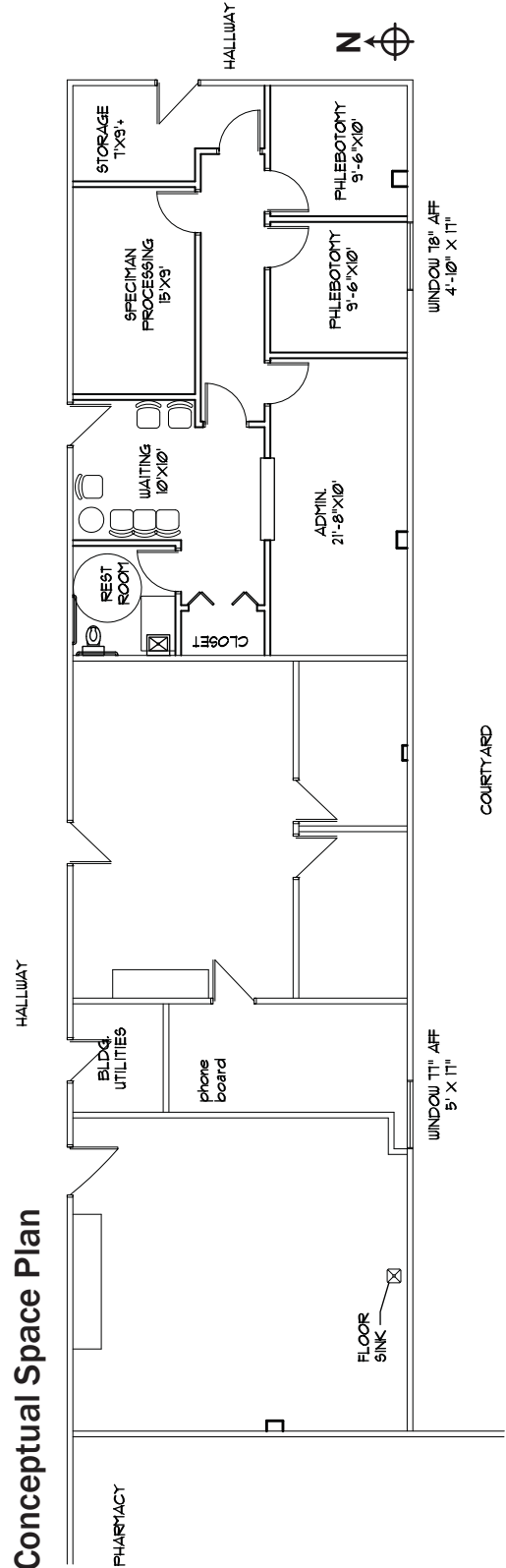
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Suite 119  
2,709 RSF

As-Built Floor Plan



Conceptual Space Plan



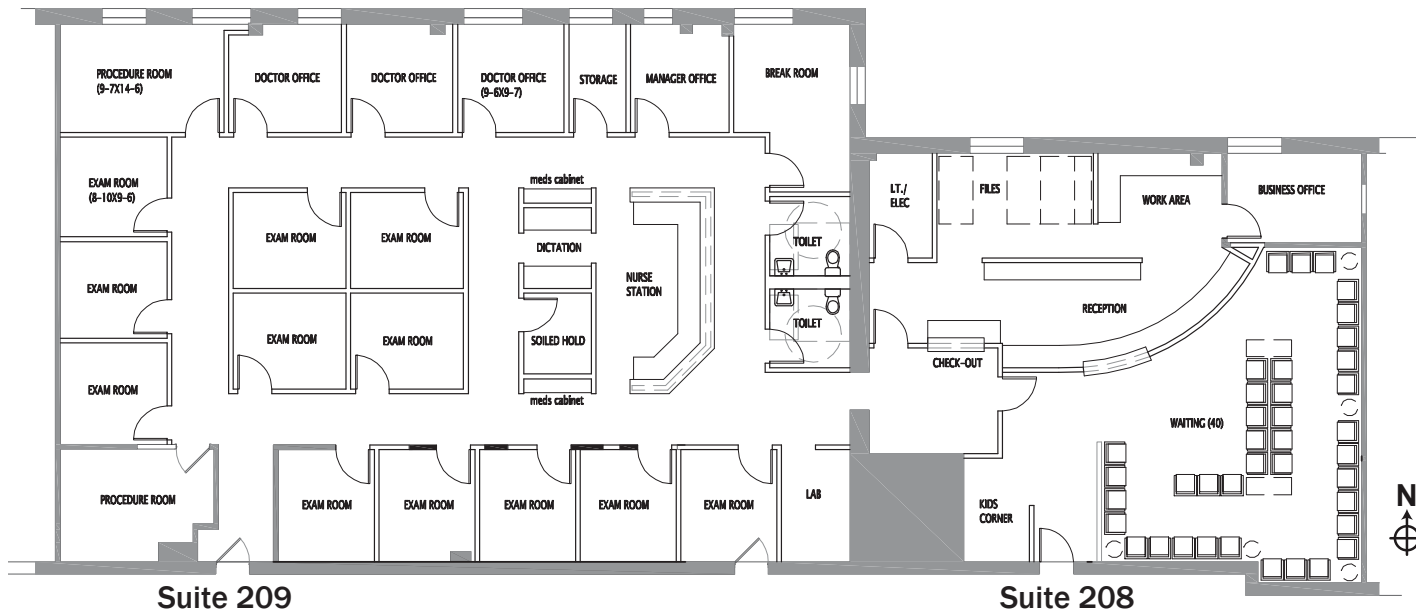


# GRUNOW MEMORIAL MEDICAL CENTER

926 E McDowell Rd | Phoenix, AZ 85006

Suite 208 • 1,883 RSF } 6,000 RSF  
 Suite 209 • 4,117 RSF } *Contiguous*

## CONCEPTUAL PLAN A1



## CONCEPTUAL PLAN A2

