

EDWARDS MEDICAL PLAZA

Medical Offices for Lease



Leased and Managed by **Centum Health Properties**
www.CentumHealth.com

EDWARDS MEDICAL PLAZA

1300 North 12th Street Phoenix, AZ 85006

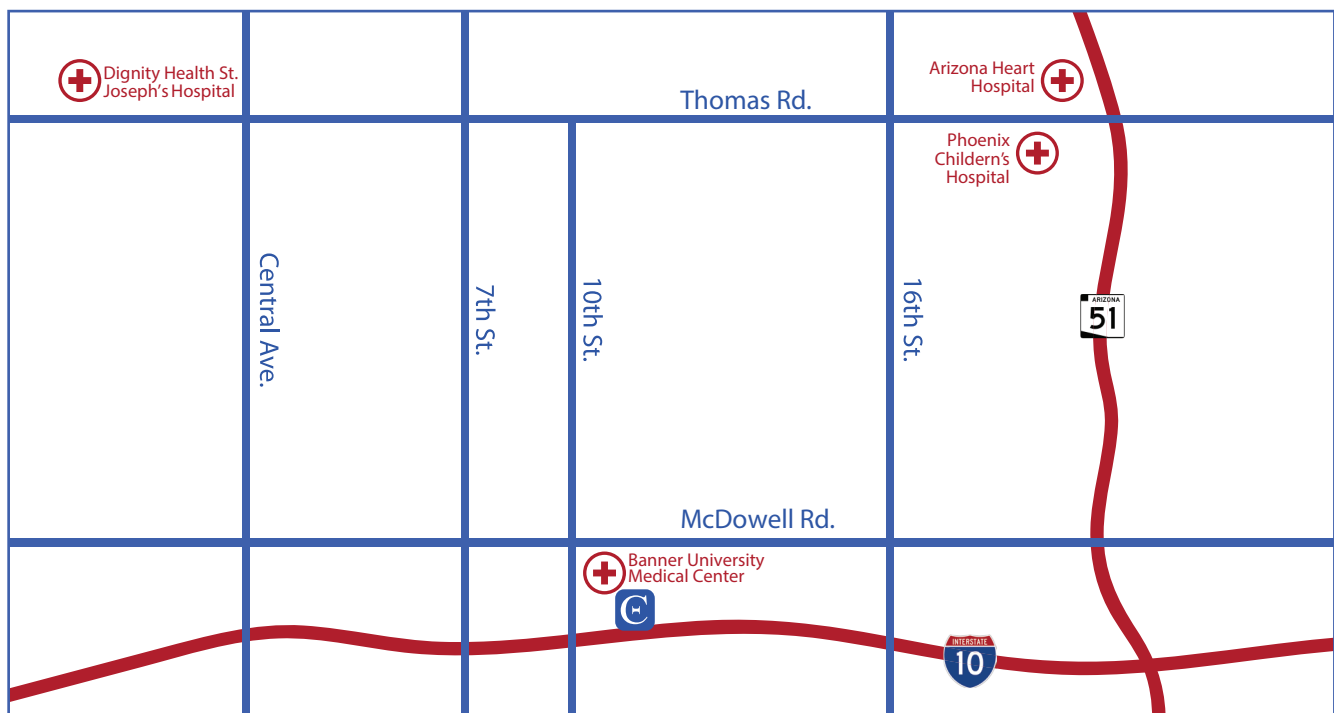
Fresh off a \$5 million renovation, this is 156,089 square feet of high-performance beauty. Perfectly located on the campus of Banner's University Medical Center, EDWARDS MEDICAL PLAZA shines with a new main entrance and lobby, new digital signage, and new high-end finishes throughout the common areas. Building flow has been optimized, mechanical systems have been modernized — even the exterior received a full makeover. Only minutes from Interstate 10 and Highway 51, and with easy access to public transportation (not to mention 668 parking spots!), patients and providers of all sizes and specialties love what Edwards has to offer. You will too.

Renovation Highlights

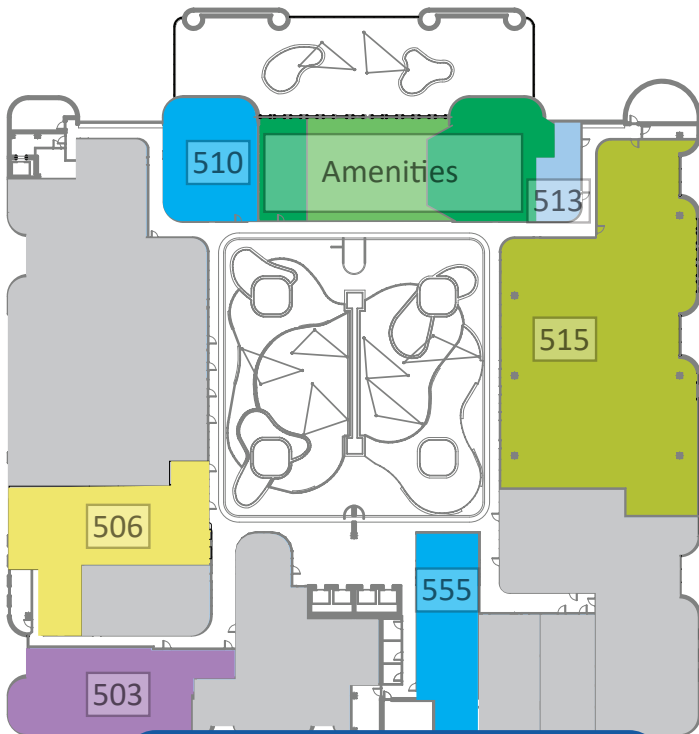
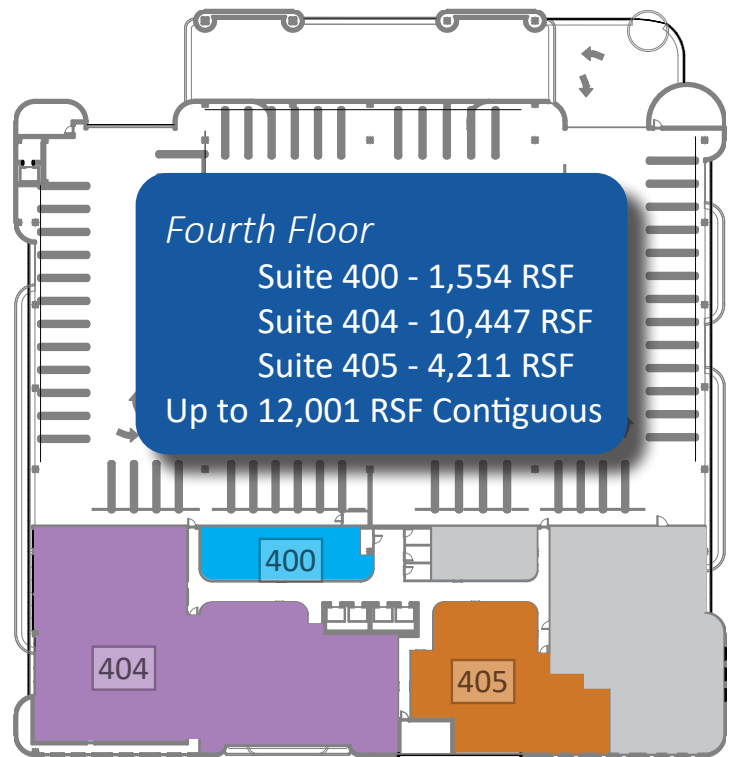
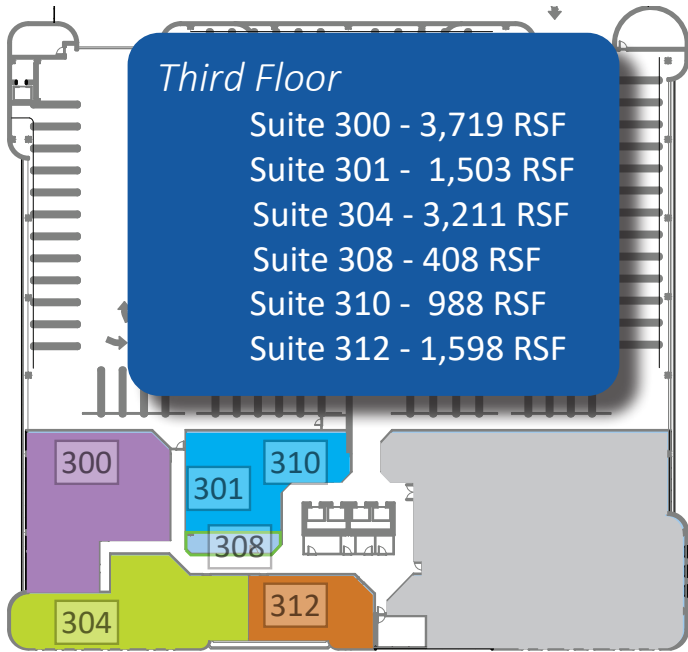
- More than \$5 M in Renovations
- Improved Building Flow
- High-End Common Area Finishes
- New Digital Monument Sign

Property Details

- Turnkey suite available
- Building Size: 156,089 SF
- Parking: 4.7 /1,000
- Building Use: Medical Office
- Rate: \$19.95/RSF NNN
- Escalation: \$0.75/RSF
- Expenses: \$9.37/RSF
- Suite Sizes: 523 - 12,001 RSF



Available Suites



Fifth Floor

- Suite 503 - 3,321 RSF
- Suite 506 - 3,077 RSF
- Suite 510 - 2,274 RSF
- Suite 513 - 749 RSF
- Suite 515 - 11,873 RSF
- Suite 555 - 2,353 RSF



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Centum Health Properties (CHP) is a full service real estate firm partnering with medical practices throughout Colorado and Arizona to provide outstanding healthcare facilities that enhance the patient and provider experience. CHP is specialized, integrated, and value focused.

Specialized

CHP focuses exclusively on the healthcare industry.

Integrated

CHP guides providers through each step of the process – including location selection, lease negotiation, space design, construction, and stable occupancy.

Value Focused

CHP establishes a synergistic healthcare tenant mix, runs a comprehensive preventative maintenance program, and utilizes modern, energy efficient technology in all buildings.

Centum Health Properties is built on a foundation of personal relationships and welcomes the opportunity to learn about new practices and develop relationships that lead to mutual success. That is our 'first hand shake to stable occupancy' promise.

Contact

For more information about Centum Health Properties, please visit:

www.CentumHealth.com

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