

# MCDOWELL MEDICAL CENTER

## Medical Offices for Lease



Leased and Managed by **Centum Health Properties**  
[www.CentumHealth.com](http://www.CentumHealth.com)

# McDOWELL MEDICAL CENTER

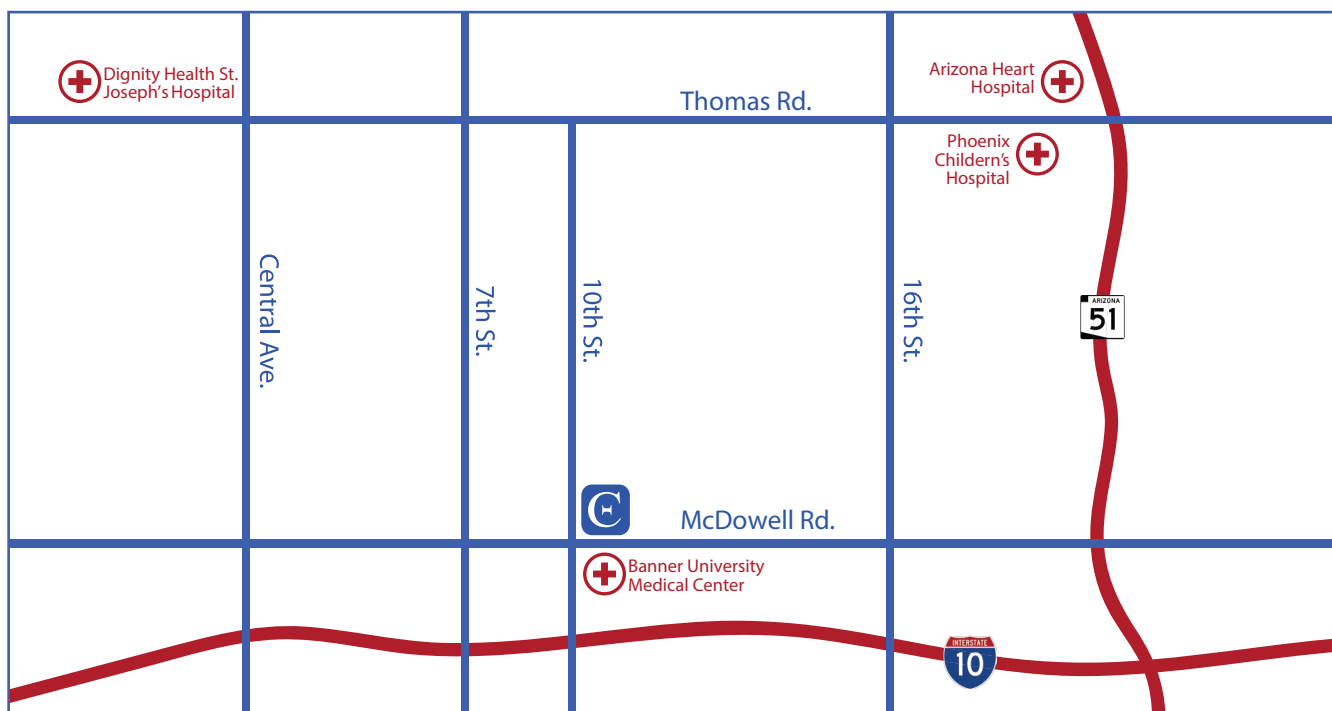
1010 East McDowell Road, Phoenix, AZ 85006

## Property Highlights

- Five (5) story medical office building
- Abundant parking 332 spaces, including 37 covered canopy parking
- Located across the street from Banner University Medical Center
- Minutes from Phoenix Children's Hospital, Arizona Heart Hospital, and Dignity Health St. Joseph's Hospital
- Easy access to I-10 and 51 to access the rest of the valley
- Competitive lease rates

## Property Details

- Turnkey suites available
- Building Size: 62,851 SF
- Parking: 5.3/1,000
- Building Use: Medical Office
- Rates: \$15.95 - \$16.95/RSF NNN
- Annual Escalation: \$0.75/RSF
- Expenses: \$9.15/RSF
- Suite Sizes: 860 - 4,499 RSF



# Available Suites

## First Floor

Suite 100 - 1,297 RSF  
timeshare  
Suite 102 - 4,532 RSF



## Garden Level

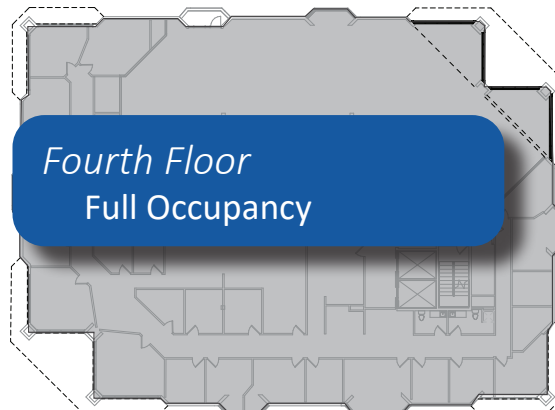
Suite LL2 - 626 RSF  
Suite LL4 - 4,499 RSF  
Suite LL5 - 1,229 RSF



Second Floor  
Full Occupancy



Third Floor  
Full Occupancy



Fourth Floor  
Full Occupancy



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## Medical Offices for Lease



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

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For more information about Centum Health Properties, please visit:  
[www.CentumHealth.com](http://www.CentumHealth.com)

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### **Leasing**

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