

Property Details

- Owner/User \pm 1,385 SF Built Out Medical Office Property Available for Sale or Lease
- Sale: \$207,058 / \$149.50 PSF
- Lease: \$17.50/SF/Modified Gross, Net of Electric & Janitorial
- Suite D-3 - Build Out: Waiting/Reception Area, Administrative Area, 4 Exam Rooms (3 with Plumbing/Sinks), 1 Restroom, Outpatient Area, Lab, Kitchen with Sink, Private Doctor's Office, Abundant Cabinetry and Storage, Private Hot Water Heater
- Directly Across from Banner Thunderbird Samaritan Medical Center
- Access to Patient Parking
- Directory and Placard Signage Available
- Abundant Parking at 5:1,000 SF
- Built in 1984
- Over 40 Medical Practices on Site
- One 3-ton \pm HVAC Unit with 2 Thermostats (3 years old)
- 2 Covered, Reserved Parking Spaces Included (#30 & 33)

For More Information, Please Contact:

Ron Schooler

D: 480.522.2770

M: 602.469.3750

rschooler@cpiaz.com


The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 10.15.19

Fountains Medical Center

5620 W Thunderbird Rd • Glendale, Arizona 85306



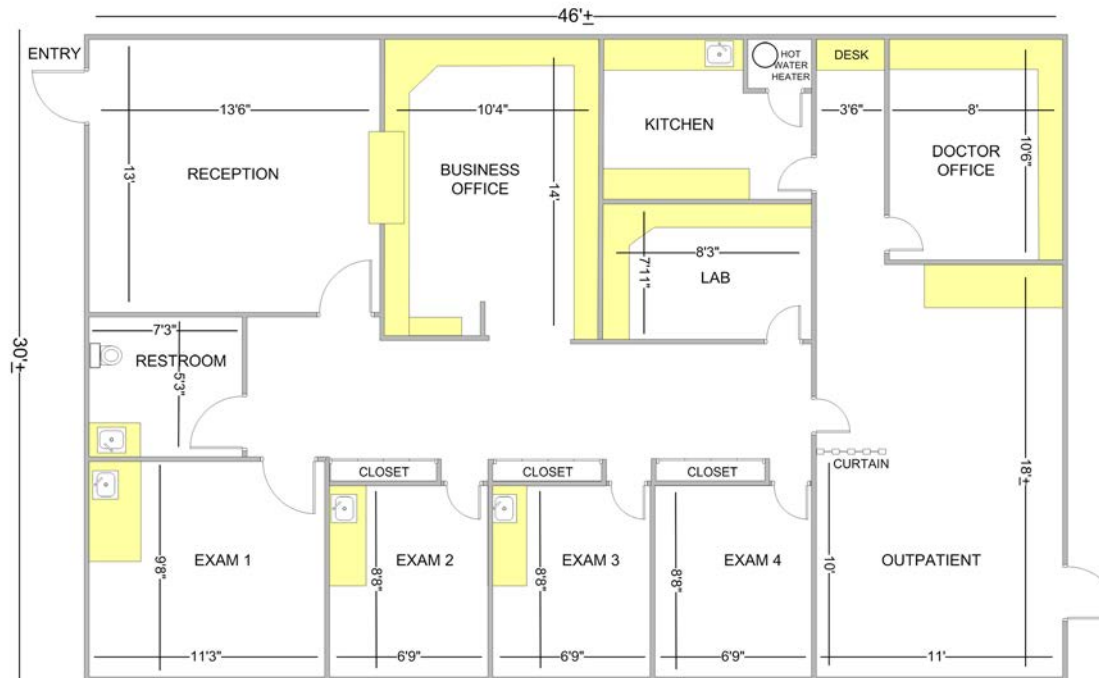
COMMERCIAL PROPERTIES INC

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiatz.com

MEDICAL OFFICE AVAILABLE FOR SALE OR LEASE

Fountains Medical Center



**Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.*

Note: 2019 Association Cost is approximately \$577.67 per month (\$0.42/SF/month) based on 1,385 SF and includes exterior walls, roof, parking lot, landscaping, fountains and common area insurance. The Owner is responsible for HVAC unit(s), windows and doors that service the units.



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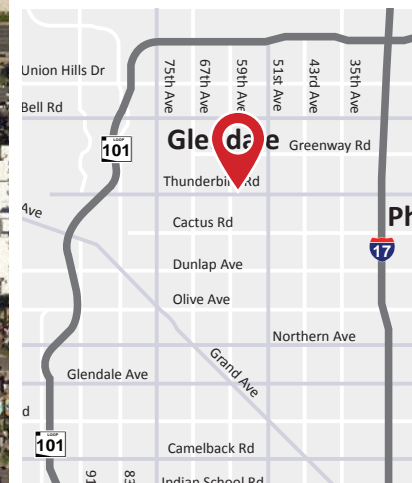


DEMOGRAPHICS

	1 MI	3 MI
Population	17,250	135,037
Households	6,726	48,787
Median HHI	\$55,401	\$62,537

TRAFFIC COUNTS

COLLECTION ST/CROSS ST	VPD
W Thunderbird Rd N 57th Dr	37,511
N 59th Ave W Thunderbird Rd	31,284
W Thunderbird Rd N Apt	43,121
W Thunderbird Rd N 59th Ave	34,802



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