

444 OSBORN MEDICAL CENTER



444 West Osborn Road
Phoenix, AZ 85013

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Lease Rate:	\$18-24 PSF Full Service
Available SF:	1,000 - 10,000 SF
Building Size:	33,600 SF
Year Built:	1962
Zoning:	R-5, Phoenix
Parking:	138 Spaces
Cross Streets:	7th Avenue & Osborn
Traffic Count:	52,479 VPD (Intersection)

- Common Area Restrooms on Each Floor
- Two Elevators
- Parking Garage with 66 Spaces
- Monument Signage & Directory Signage





SUITE 101 *2,500 SF

SUITE 102 *2,500 SF

***Contiguous**

SUITE 200 10,000 SF

SUITE 301 *4,000 SF

SUITE 302 *1,000 SF

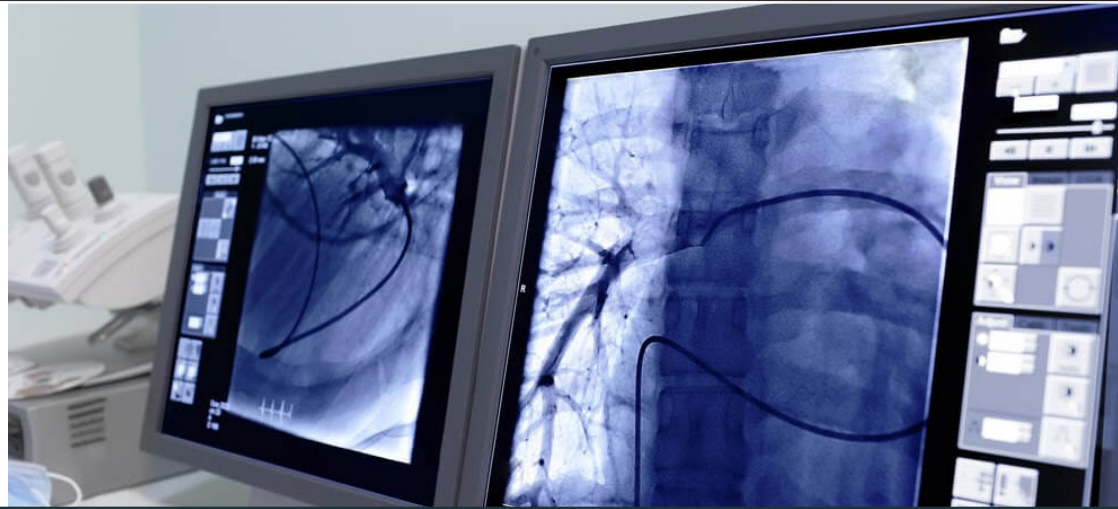
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Arizona Diagnostic Radiology provides exceptional health care services by offering experience, dedication and compassion to every patient and provider. Their board-certified radiologists are subspecialty trained and have the expertise to interpret an array of medical imaging studies, from neuroradiology and musculoskeletal radiology, to women's imaging and general radiology. Arizona Diagnostic Radiology is part of the RadNet Imaging family of centers, the nation's leader in outpatient imaging services. With over 35 years of experience, they have advanced technology, superior equipment, and patient-centered management.



Arizona Orthopedic and Fracture Surgeons has the professionals to help with aches and pains. They use conservative and surgical techniques to manage a wide variety of musculoskeletal problems. Their notable and professional doctors possess expertise in every facet of orthopaedic diagnostics, treatments and surgeries. Because of their commitment to the best and most thorough care available, their doctors offer to stay in contact with referring physicians or clinicians to keep everyone informed and on the same course toward complete healing.



STI Physical Therapy's focus is always the individual. They meet patient needs by implementing a variety of individual techniques, exercises, and modalities. Each customized program is designed by the physical therapist to assist the patient in achieving their highest level of function. STI has been a leader in physical therapy and rehabilitation for over 30 years. Their philosophy can be summed up in four simple words "In Service of Others."





SAFeway

SUBJECT

CHASE

Staples

Walgreens

PHOENIX
FINANCIAL
CENTER

OSBORN ROAD | 22,113 VPD

Proposed Development
Condominium Project



CLICK FOR MORE INFO

PARK
CENTRAL
Creighton
UNIVERSITY

VA
U.S. Department
of Veterans Affairs



St. Joseph's Hospital
and Medical Center.

A Dignity Health Member

607 BEDS

THOMAS ROAD | 36,170 VPD

7TH STREET | 39,698 VPD



“THE CENTRAL PARK” AT STEELE INDIAN SCHOOL PARK is a planned project for six high-rise towers set to replace a long-vacant plot of land at the northeast corner of Indian School Road and Central Avenue in Phoenix — a project that supporters call a first of its kind in Arizona. The project is designed to be a catalytic mixed-use development for midtown Phoenix that weaves together a sense of community, engagement, style, and an adventurous spirit, offering a rich experience for tenants, residents, and visitors. The mixed-use office development is a physical extension of its adjacent natural amenity, Steele Indian School Park. The Central Park’s design fuses nature, culture, and leisure to produce a distinct and unique sense of place.

This integrated live, work, and play community includes two office towers, totaling 850,000 square feet, plus 650 residential units across three towers including senior living accommodations, and an additional 120,000 square of restaurant and retail space. The main courtyard, which will feature an outdoor performance cultural plaza that can host up to 1,000 people, creates a connecting link to the city park.

A Phoenix-based developer, Pivotal Group, purchased the land a few years ago and plans to build public walking pathways surrounding the buildings to connect the community to Steele Indian School Park, which is currently hidden from the intersection.

Steele Indian School Park is the premiere special event park in central Phoenix, featuring acres of green grass, mature shade trees and a historic setting. The north side of the park features a playground, two half-court basketball courts and sand volleyball courts. Ramadas provide shade for picnics and parties and provide shelter for parents supervising their children. There is a garden, an amphitheater, and a lake at Steele Indian School Park. The park is the site for several festivals and events throughout the year, including the Fabulous Phoenix 4th Independence Day Celebration and the Scottish Highland Games.

MIDTOWN PHOENIX sits just north of downtown Phoenix. Midtown is an exciting, up-and-coming mix of historic homes, chic restaurants, beautiful green spaces, and culturally vibrant institutions. Expanding west and east of Central Avenue, this neighborhood offers it all, including easy access to museums, arts venues, sports arenas, and some of the best coffee shops and restaurants the Valley of the Sun has to offer. Midtown also has several schools and parks within its borders.

“The crux of the boom in Midtown is the urban movement,” says Mark Adams, principal at SmithGroupJJR.

Contributing to that movement was the opening of the light rail in 2008, which added a much needed tool to Midtown’s arsenal. It created alternative access to the central city from other core markets and an opportunity to provide employees with new housing options closer to work in Midtown. Since then numerous multifamily projects have joined the fray in Midtown and others are coming down the pike. Two projects currently under construction along the light rail include Edison Midtown, a 110-unit luxury mid-rise condominium complex located on Central Avenue, and Parc Midtown, a 306-unit apartment complex at Third Avenue and Indian School Road. On the retail side, Midtown also offers convenient access to numerous retail hubs with shops and places to eat like the newly renovated Uptown Plaza at Central Avenue and Camelback Road.





PARK CENTRAL SHOPPING CITY, as it was originally known, was first envisioned by Ralph Burgbacher and his older brother, A.J. Burgbacher. The two men purchased the 46-acre property, then home to the Central Avenue Dairy, in the 1950s.

Park Central Mall opened in 1957, and quickly became the center of activity along Central Avenue, thanks to its proximity to some of Phoenix's best neighborhoods and easy access from Central Avenue, Thomas Road and Indian School Road. The location made mass transit a viable option for visitors as well.

Park Central's mid-century-modern initial design thoughtfully incorporated a number of elements that make it an ideal target for revitalization. The new Park Central will combine its rich mid-century-modern history with a new focus on technology, innovation and design, including all the most sought-after features in today's office and retail market.

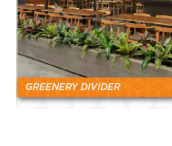
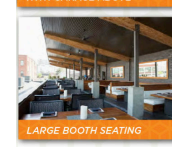
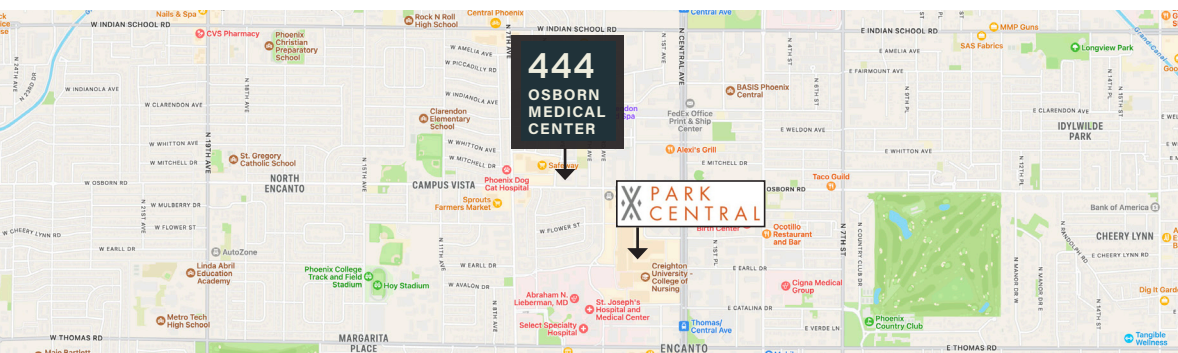
Park Central's original design as an outdoor regional mall provides a unique opportunity to utilize features that are attractive to today's "new economy" office users. Large floor plates. High ceilings with a variety of fascinating exposed roof structures. Ground level indoor/outdoor work experiences. Authentic non-traditional office experiences. Exceptional design by local architect Richard Kennedy. A collaborative campus atmosphere. Abundant parking.

With a nod toward its past and an eye toward the future, Park Central will once again provide visitors and employees with easy access to major nearby freeways — and more importantly, two light rail stations — close proximity to some of Phoenix's hottest neighborhoods and housing, and all the benefits of being at the heart of Phoenix's urban core.

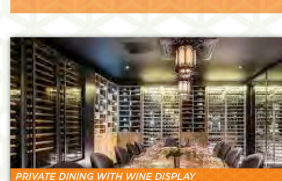
In addition, a brand-new, dual-branded Home2 Suites/Tru by Hilton hotel from Dallas, Texas-based Fayth Hospitality Group will add 207 total guest rooms to the Park Central property, spanning five stories and covering a total of 105,000 square feet of space. Construction began in late 2020, and once complete, numerous features — including a new rooftop pool, mini-marketplace and other amenities will be added to the local landscape.

PARK CENTRAL NEW FEATURES:

- A nine-story multifamily residential development on the southern portion of the property
- A 2,000-space parking structure in partnership with the City of Phoenix through a Community Facilities District
- The new \$100 million, 180,000-square-foot Creighton University health sciences campus, which will bring a four-year medical school to the property as well as serving several other medical disciplines
- Redevelopment of the 193,000-square-foot Burgbacher building into fully modern office space
- Development of the new Home2 Suites/Tru By Hilton hotel on the northeast corner of the property



- Premier mixed-use development
- Central Ave. frontage available
- Flexible suite sizes from 1,200 SF - 35,000 SF
- Major renovations under way
- Join ±337,000 SF of integrated mixed-use
- Direct Light Rail access
- Ample surface and structure parking
- Innovative design with flexible facade





Creighton UNIVERSITY

Part of Park Central's Revitalization project is the development of Creighton University's \$99 million medical school, a seven-story Health Sciences Building. The building will be called Creighton University Virginia G. Piper Charitable Trust Health Sciences Building. The building's name honors Monday's gift from the Phoenix-based Virginia G. Piper Charitable Trust, which was established nearly 20 years ago as a legacy of Virginia Galvin Piper.

The Jesuit university broke ground on its new 180,000-square-foot Phoenix health sciences building in 2019. The school expects full enrollment by 2025.

Creighton's Phoenix campus will serve nearly 900 health sciences students seeking medical, nursing, pharmacy, occupational and physical therapist, and physician assistant degrees, university officials said.

The campus will include, among other features, a community center with continuing education opportunities for nonprofit organizations, and a clinical learning center integrating simulation, virtual reality, and technology.





802,018
Daytime Population

5 Mile



\$80,956
Average Household Income

1 Mile



32.8
Median Age

5 Mile

2021 Summary (Source: ESRI)	One Mile	Three Mile	Five Mile
Daytime Population	59,027	386,185	802,018
Population	18,880	176,921	452,778
Average Household Size	1.94	2.36	2.65
Average Household Income	\$80,956	\$71,743	\$72,588
Median Age	38.0	33.9	32.8