



UNDER NEW OWNERSHIP

Grunow Memorial Medical Center

926 E. McDowell Road Phoenix, AZ 85006

BUILDING SUMMARY

Building Size:	± 47,494 RSF																					
Availability:	<table border="0"> <tr> <td>Suite 122 ± 2,216 RSF</td> <td rowspan="3">} Contiguous to ±6,988* RSF *includes restrooms and hallways</td> </tr> <tr> <td>Suite 123 ± 976 RSF</td> </tr> <tr> <td>Suite 124 ± 2,272 RSF</td> </tr> <tr> <td></td> <td>Suite 133 ± 3,847 RSF</td> </tr> <tr> <td></td> <td> <table border="0"> <tr> <td>Suite 202 ± 1,402 RSF</td> <td rowspan="2">} Contiguous to ±2,710 RSF</td> </tr> <tr> <td>Suite 204 ± 1,308 RSF</td> </tr> <tr> <td></td> <td>Suite 206 ± 1,026 RSF</td> </tr> </table> </td> </tr> <tr> <td>Lease Rate:</td> <td>\$24.50/SF; Full Service</td> </tr> <tr> <td>Operating Expenses:</td> <td>Base Year</td> </tr> <tr> <td>Tenant Improvements:</td> <td>Generous Allowance Offered for Qualified Tenants</td> </tr> <tr> <td>Parking:</td> <td>Abundant Parking Ratio: 5.6/1,000 SF 109 Covered Reserved \$25 per month</td> </tr> </table>	Suite 122 ± 2,216 RSF	} Contiguous to ±6,988* RSF *includes restrooms and hallways	Suite 123 ± 976 RSF	Suite 124 ± 2,272 RSF		Suite 133 ± 3,847 RSF		<table border="0"> <tr> <td>Suite 202 ± 1,402 RSF</td> <td rowspan="2">} Contiguous to ±2,710 RSF</td> </tr> <tr> <td>Suite 204 ± 1,308 RSF</td> </tr> <tr> <td></td> <td>Suite 206 ± 1,026 RSF</td> </tr> </table>	Suite 202 ± 1,402 RSF	} Contiguous to ±2,710 RSF	Suite 204 ± 1,308 RSF		Suite 206 ± 1,026 RSF	Lease Rate:	\$24.50/SF; Full Service	Operating Expenses:	Base Year	Tenant Improvements:	Generous Allowance Offered for Qualified Tenants	Parking:	Abundant Parking Ratio: 5.6/1,000 SF 109 Covered Reserved \$25 per month
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PROPERTY HIGHLIGHTS

- Beautiful historic medical building with Spanish Colonial Revival style architecture
- Located in the Central Phoenix medical services hub Grunow is located within a 10-mile radius of 27 hospitals and medical centers.
- Serene interior courtyards with fountains for Tenant's use.
- Directly adjacent to Banner University Medical Center, the State's largest hospital, a 733 bed acute care hospital with a Level 1 Trauma Center
- High visibility monument signage available for Tenants on busy E. McDowell Road
- Excellent Healthcare Tenant synergy with: dialysis center, ENT Otolology, OB/GYN, Family Practice, Internal Medicine, Podiatry, Neurology, and Dental



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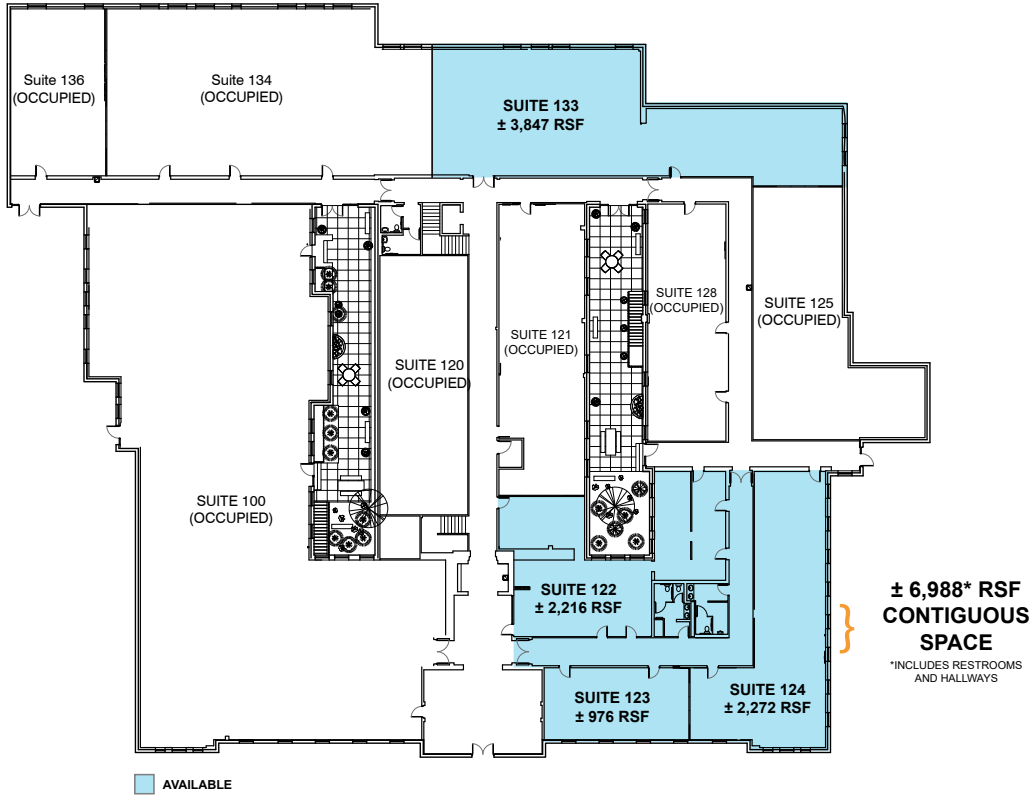
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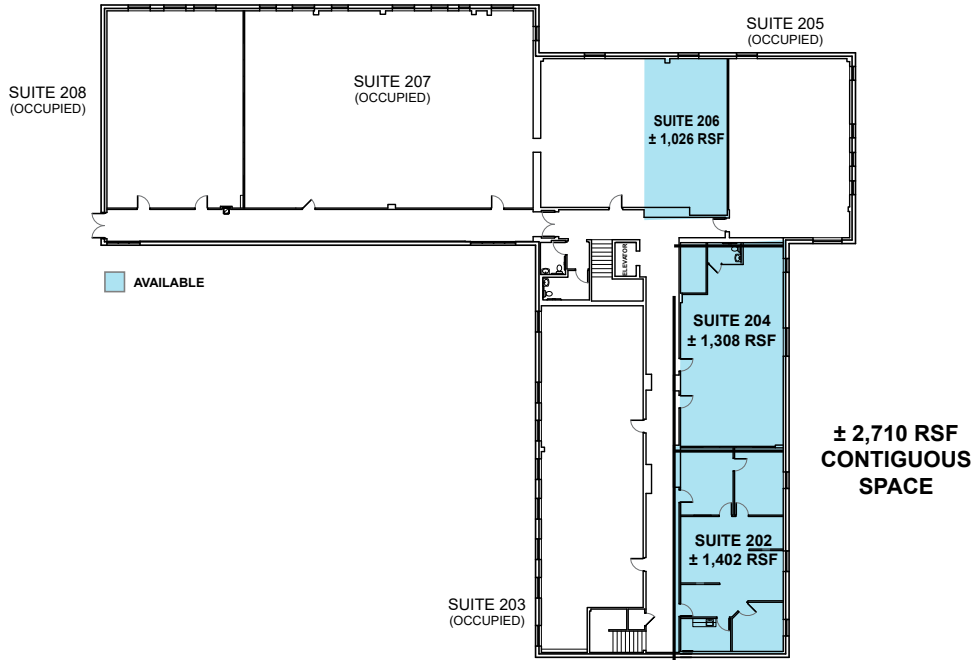
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First Floor



Second Floor



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