



AVAILABLE FOR LEASE

NEW CLASS A, FOUR-STORY, 80,000 S.F. MEDICAL OFFICE CENTER
DIRECTLY ACROSS FROM BANNER ESTRELLA MEDICAL CENTER

9250 West Thomas Road | Phoenix, Arizona 85037



Medical Office Suites Available for Lease from 1,500 S.F. to 20,000 S.F.

- High visibility, state-of-the-art medical office building
- Building and monument signage available
- East of Loop 101 and one mile north of I-10 with excellent accessibility to all parts of the Valley
- Located in Algodón Medical Office Park – a 138-acre master planned healthcare park with future hotels, R & D and other healthcare related users
- Desirable area demographics that support additional healthcare providers
- Rental Rate: \$19.75 NNN
- Tenant Improvements: \$50 - \$60
- Covered parking available

Exclusive Marketing Agents:



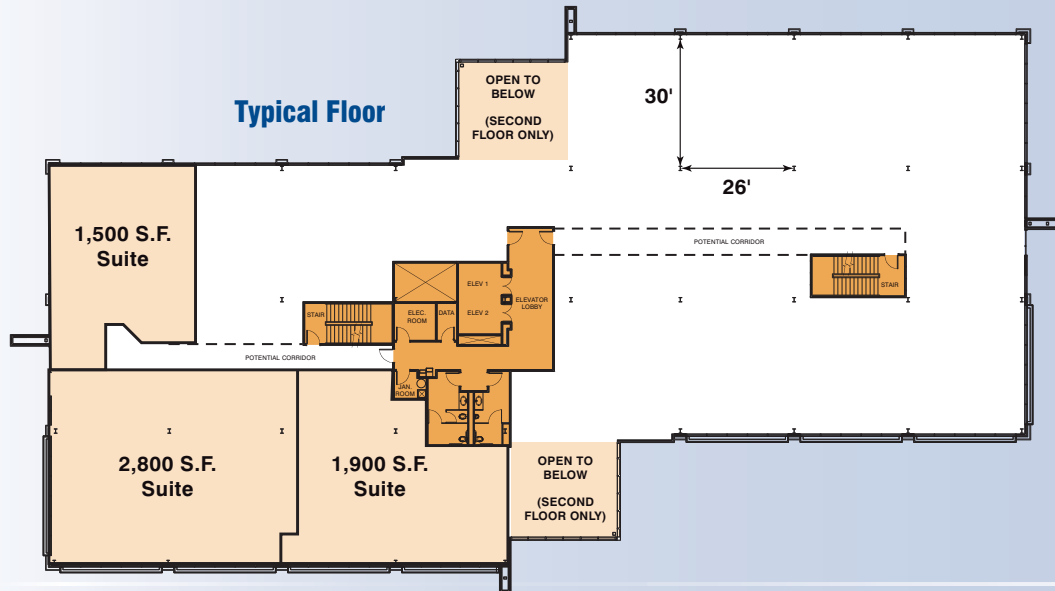
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www.101medicalofficecenter.com

101 Medical Office Center

A development of McShane Development Company and Buchanan Street Partners, 101 Medical Office Center is located within the Algodón Medical Office Park, a 138-acre master planned medical office complex development in Phoenix, Arizona. 101 Medical Office Center is conveniently situated directly across from Banner Estrella Medical Center located at 9201 West Thomas Road.



PROJECT LOCATION



PROPERTY FEATURES

- Class A building standard finishes in common areas throughout this new medical office center
- Centrally located common area restrooms on each floor
- Extensive window lines and attractive views
- Attractive two-story atrium at each main building entrance
- From 1,500 S.F. to full-floor suites of 20,000 S.F.
- Eight (8) panel monument sign provided
- Two (2) oversized elevators measuring 5'-8" x 7'-10" with an 8'-0" clear height are provided to accommodate gurneys
- Card readers provided at the main building entrances for security purposes

AREA AMENITIES

Medical Facilities

Banner Estrella Medical Center
 Cancer Treatment Center of America
 Phoenix Children's Hospital - Future
 West Valley Hospital (An Affiliate of Abrazo Health Care)

Hotels

Drury Inn & Suites within Algodón Medical Office Park - Coming Soon
 Best Western Inn & Suites
 Holiday Inn Phoenix-West
 Quality Inn & Suites at Talavi
 Renaissance Hotel and Convention Center

Recreational Facilities

AMC Westgate 20
 Arizona Health & Wellness Center at Westgate
 Jobing.com Arena
 University of Phoenix Stadium

Restaurants

Baja Fresh Mexican Grill
 Camarones Restaurant and Cantina
 Carrabba's Italian Grill
 Gordon Biersch Brewery Restaurant
 Jimmy Buffett's Margaritaville
 Johnny Rockets
 Kabuki Japanese Restaurant
 McFadden's Restaurant and Saloon
 Moe's Southwest Grill
 Paesano Ristorante
 Starbucks
 Yard House
 Zang Asian Bistro

Retail/Services

Desert Sky Mall
 Estrella Falls
 Gateway Pavilions
 Westgate City Center

A Co-Development of:



BUCHANAN STREET PARTNERS

Exclusive Marketing Agent:



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