

# 40TH STREET MEDICAL PLAZA

16601 N 40TH STREET, PHOENIX, AZ 85032



**16601**  
Medical Space  
**AVAILABLE FOR LEASE**

# PROPERTY DETAILS

## Availabilities

SUITE 101: ±2,779 SF

SUITE 115: ±2,643 SF

SUITE 129: ±993 SF

SUITE 222: ±1,081 SF

SUITE 227: ±2,174 SF

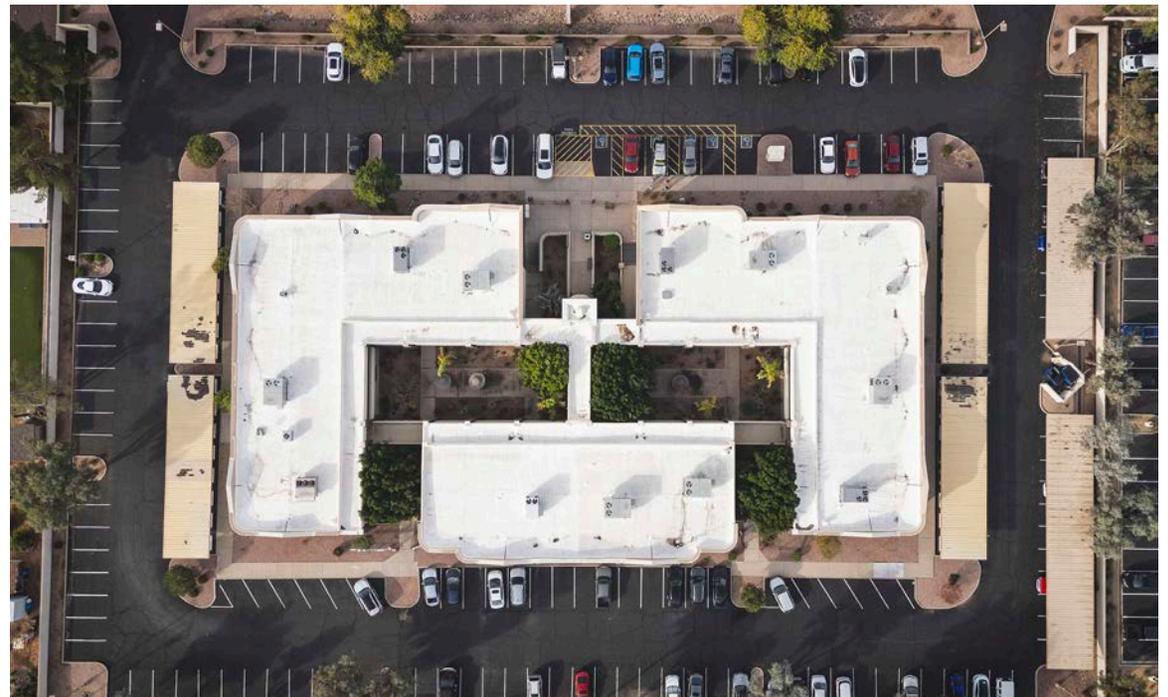
40th STREET  
MEDICAL PLAZA

## Rent Rate:

\$18.00 NNN + 3% ANNUAL  
ESCALATIONS

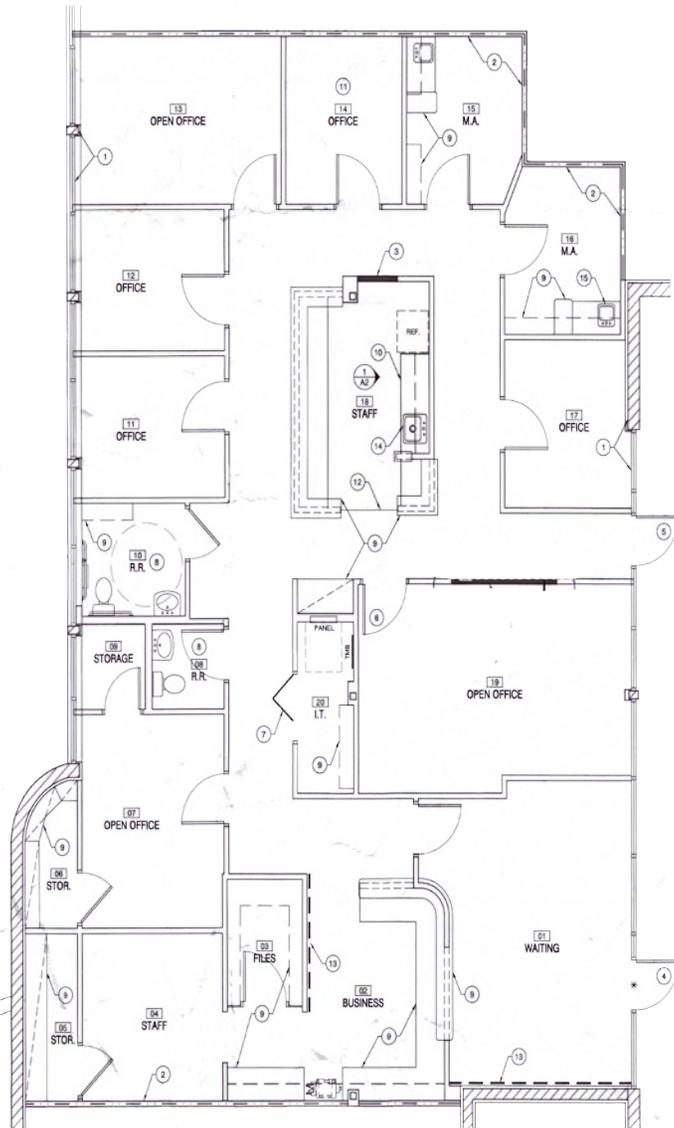
## Highlights

- MONUMENT SIGNAGE AVAILABLE
- CLOSE PROXIMITY TO ABRAZO  
SCOTTSDALE HOSPITAL CAMPUS
- EASY ACCESS TO 51 FREEWAY
- COVERED, RESERVED PARKING

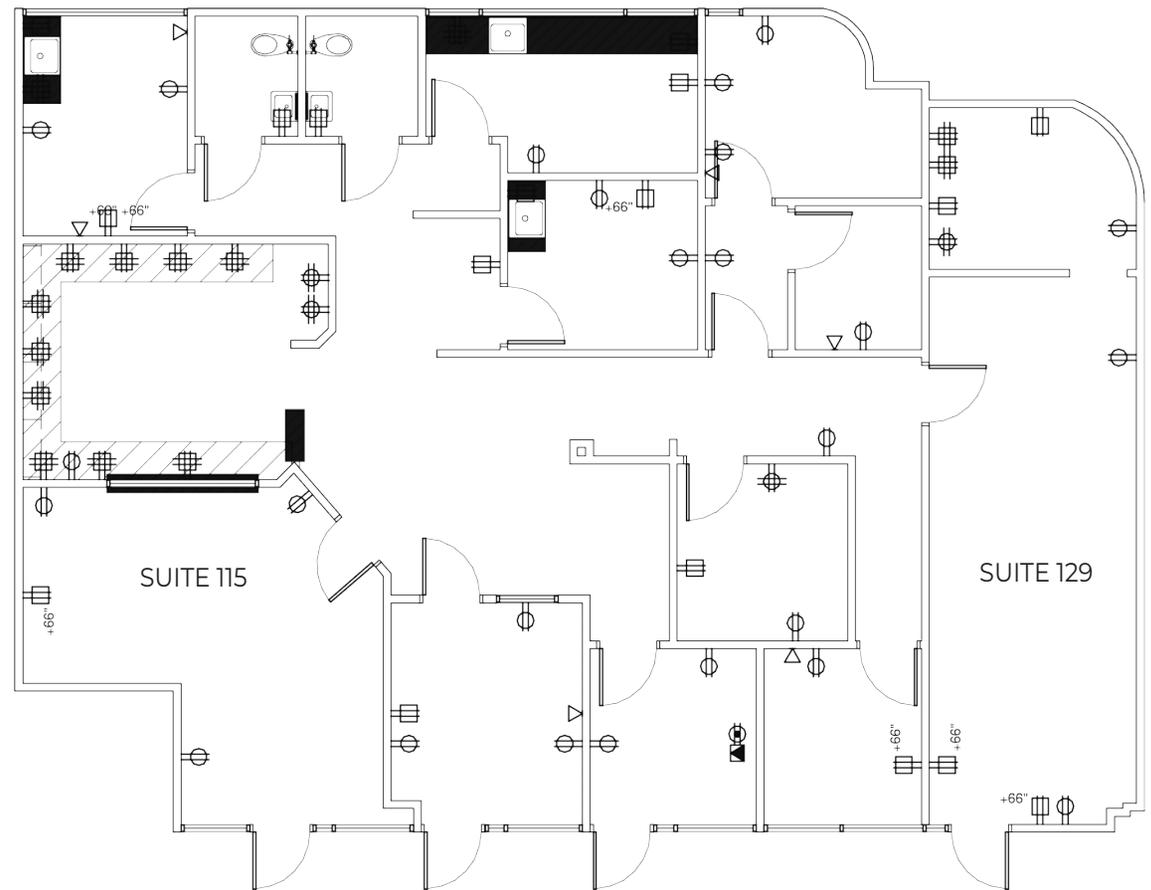


# FLOORPLAN 1ST FLOOR

**SUITE 101 : ±2,779 SF**

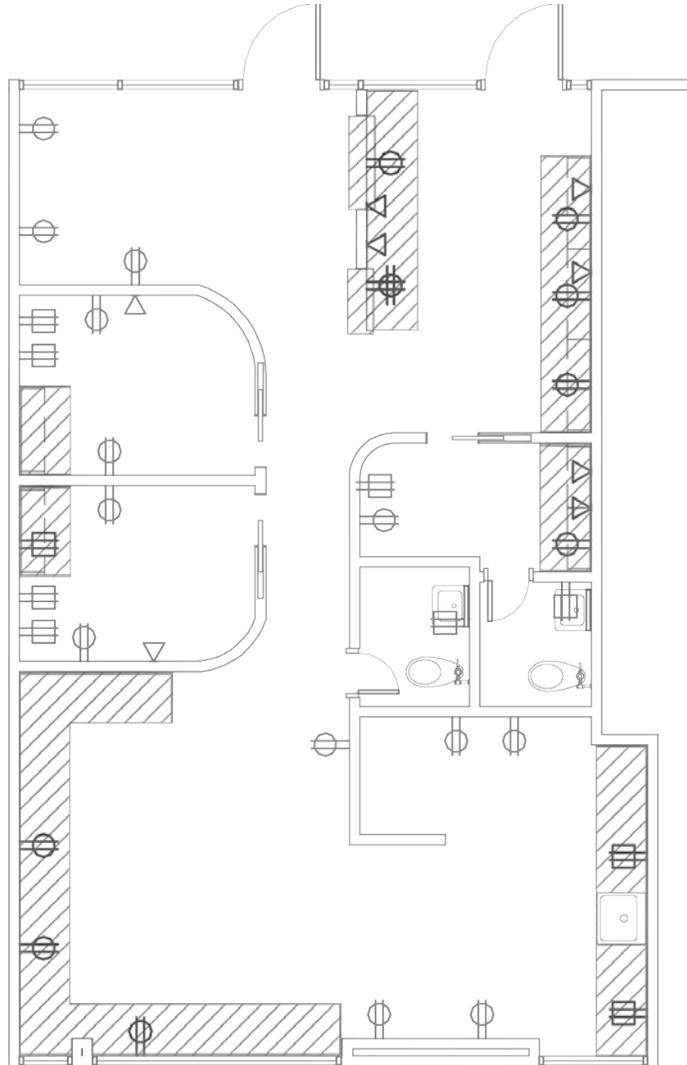


**SUITE 115: ±1,650 SF**  
**SUITE 129: ±993 SF**  
Total SF: ±2,643 SF

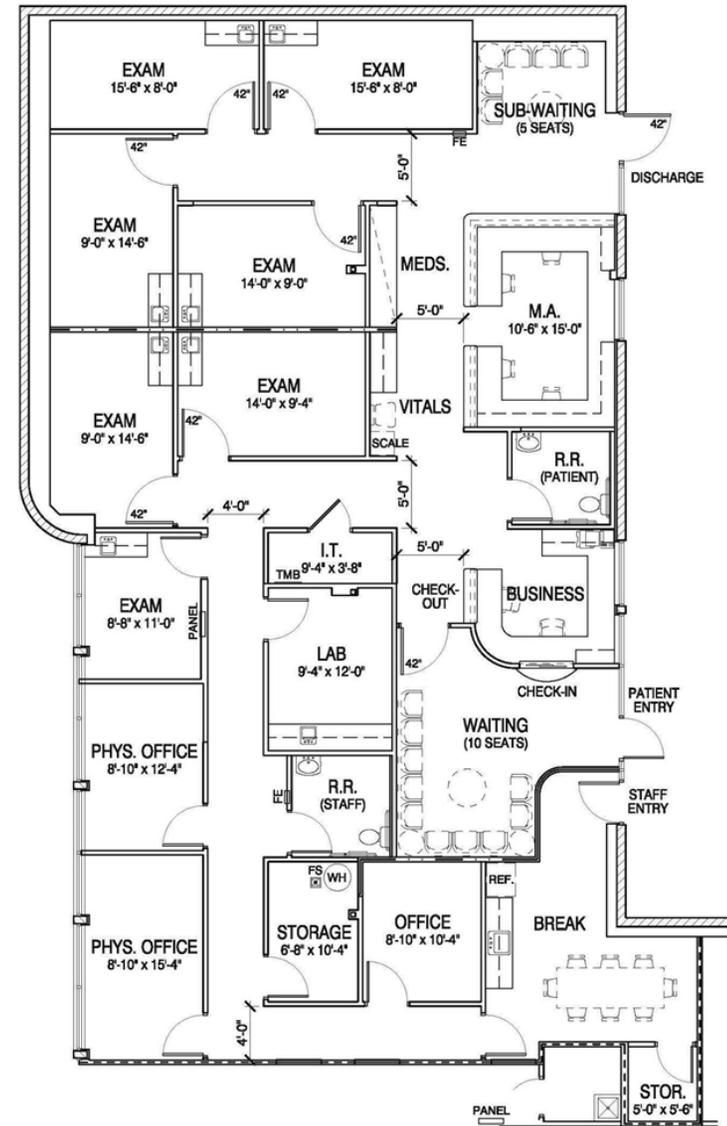


# FLOORPLAN 2ND FLOOR

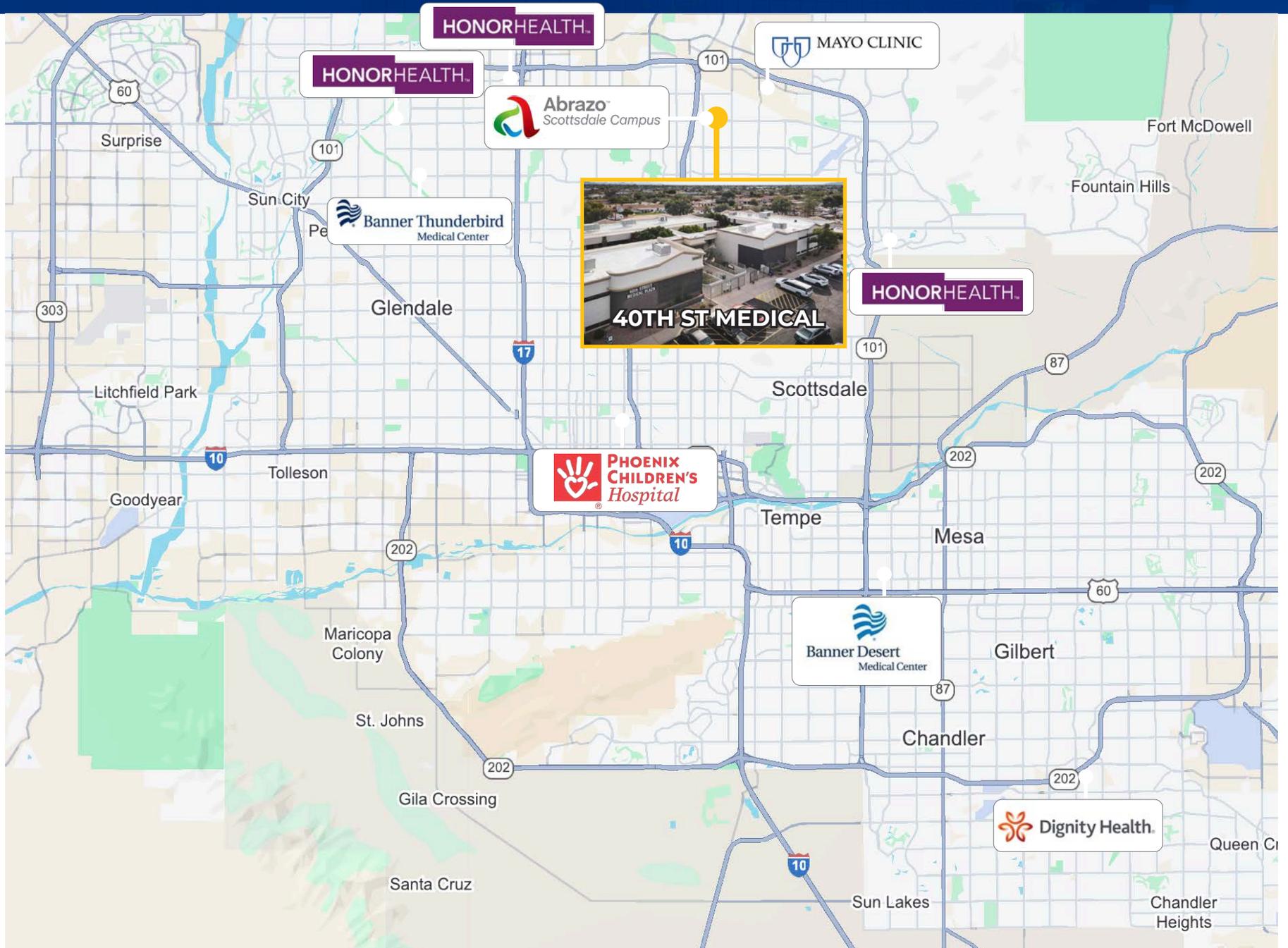
SUITE 222 : ±1,081 SF



SUITE 227 : ±2,174 SF



# NEARBY HOSPITALS



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