

MEDICAL SPEC SUITE • FOR LEASE



7205 S 51ST AVE • LAVEEN VILLAGE, AZ

NEW MEDICAL OFFICE BUILDING NEXT TO
DIGNITY HOSPITAL CAMPUS

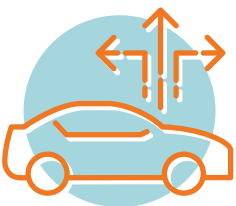




1.6 MILLION PEOPLE LIVE IN THE WEST VALLEY. **62% OF THE WEST VALLEY POPULATION** IS WORKFORCE AGE.



40% OF PHOENIX RESIDENTS LIVE **WEST OF I-17**. PHOENIX, THE STATE'S LARGEST CITY, HAS A POPULATION OF 1.5 MILLION.



69% OF THE WEST VALLEY WORKFORCE COMMUTES OUTSIDE OF THE REGION TO WORK IN OTHER PARTS OF MARICOPA COUNTY.



37% OF HEALTHCARE WORKERS IN MARICOPA COUNTY **LIVE IN THE WEST VALLEY** YET ONLY **21% OF THE JOBS** ARE LOCATED HERE.



34% OF THE PROFESSIONAL FINANCE AND INSURANCE WORKERS IN MARICOPA COUNTY **LIVE IN THE WEST VALLEY**, YET ONLY **12% OF THE JOBS** ARE LOCATED HERE.



**SUITE 205
AVAILABLE**



**CALL FOR PRICING
LEASE RATE**



**5.2/1,000 PARKING RATIO
COVERED PARKING AND
ABUNDANT VISITOR PARKING.**

3 Classrooms • 4 offices • ±2,980 SF





adjacent HOSPITAL

Dignity Health Arizona General Hospital is a full-service health care facility. The 39,000 square foot hospital has 16 inpatient rooms, two state-of-the-art operating rooms, an emergency room, a high-tech laboratory and a full radiology suite.

Dignity Health Arizona General Hospital provides West Valley residents with 24/7 access to emergency medical care and the hospital is capable of inpatient and outpatient surgical procedures.

The next closest hospital to Dignity Health Arizona General Hospital is 8 miles east.



 **TRANSWESTERN** REAL ESTATE SERVICES

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