



IntegrityCRE

Commercial Healthcare Real Estate Specialists

SCAN
FOR A
VIRTUAL
TOUR



ARROWHEAD OFFICE SUITES

MOVE-IN READY MEDICAL OFFICE SUITE



20325 N 51st Ave • Ste 112 • Bldg D
Glendale, Arizona 85308

Where a Handshake STILL MEANS SOMETHING.



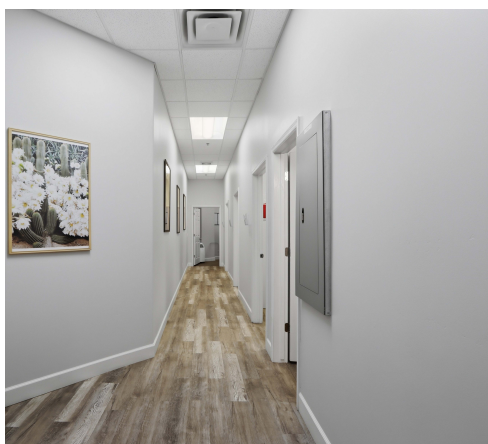
INTERGITYREALTY4U.COM

PROPERTY OVERVIEW

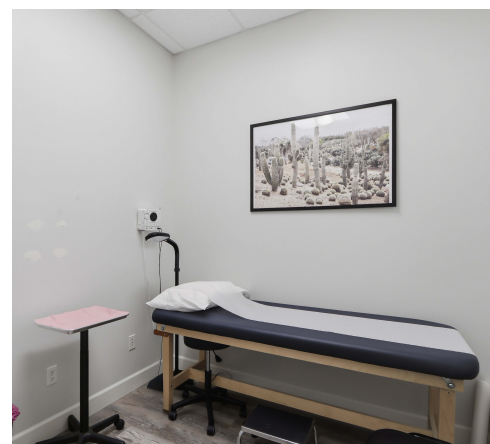
PROPERTY	Arrowhead Office Suites Suite 112, Bldg D
ADDRESS	20325 N. 51st Ave, Suite 112 Glendale, AZ 85308
SIZE	1,330 SF
LEASE RATE	\$27.50 PSF NNN
NNN EXPENSES	\$6.95 PSF
AVAILABILITY	August 1, 2026
PARKING	One Reserved Covered Parking Space + Ample Parking
TYPE	Medical Office Condo



RECEPTION AREA



HALLWAY

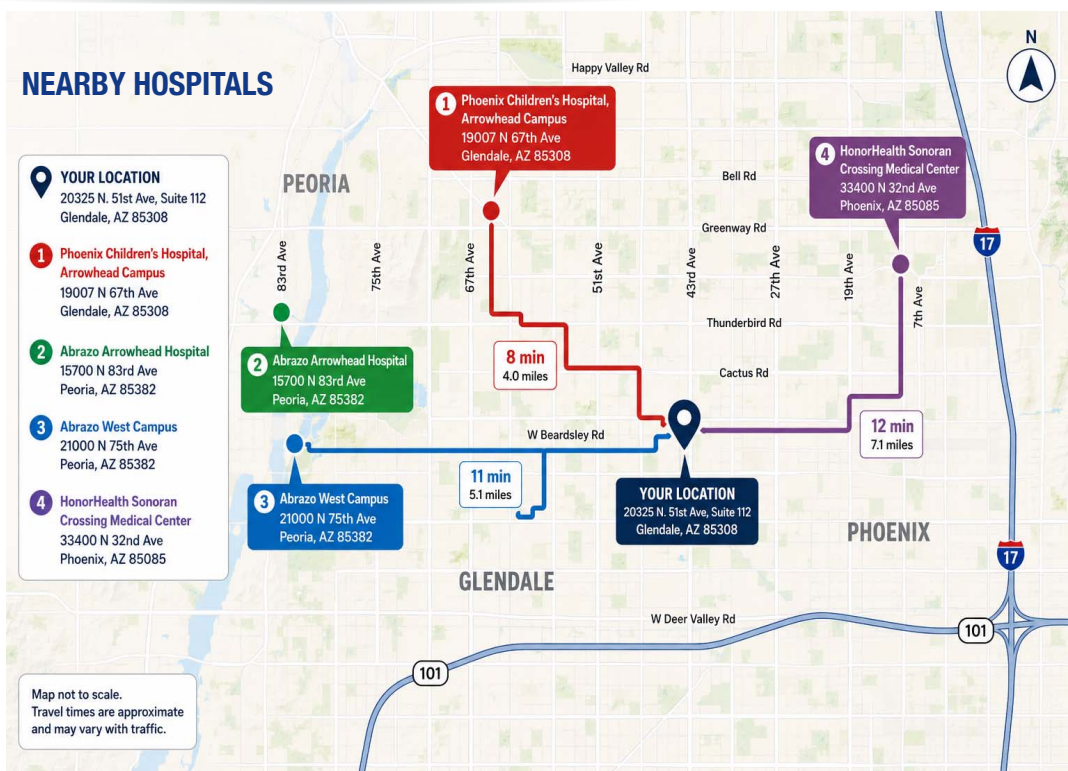


EXAM ROOM



INTEGRITY INSIGHT

Move-in ready medical office suites significantly reduce startup costs by eliminating the expense, permitting, and construction timeline associated with converting shell space into a functioning healthcare facility. For many medical specialties, existing improvements can accelerate occupancy while preserving capital for practice growth.



IMMEDIATE ACCESS TO LOOP 101

Excellent visibility and convenience for patients and providers



STRONG HEALTHCARE CORRIDOR

Surrounded by leading hospitals and physician practices



GROWING DEMOGRAPHICS & COMMUNITY

High-income trade area with strong growth projections

AREA AMENITIES



RESTAURANTS



HOTELS



RETAIL



BANKING



FITNESS



TRANSPORTATION

NEARBY HOSPITALS

-  Abrazo Arrowhead Campus - 1.8 Miles
-  Banner Thunderbird Medical Center - 2.5 Miles
-  Banner Boswell Medical Center - 2.5 Miles
-  Honnor Health Deer Valley Medical Center - 6.5 Miles

DEMOGRAPHICS (5 MILE RADIUS)



Population
276,000 +



Avg. Household Income
\$110,000 +



MELYNN WAKEMAN
Founder/Designated Broker



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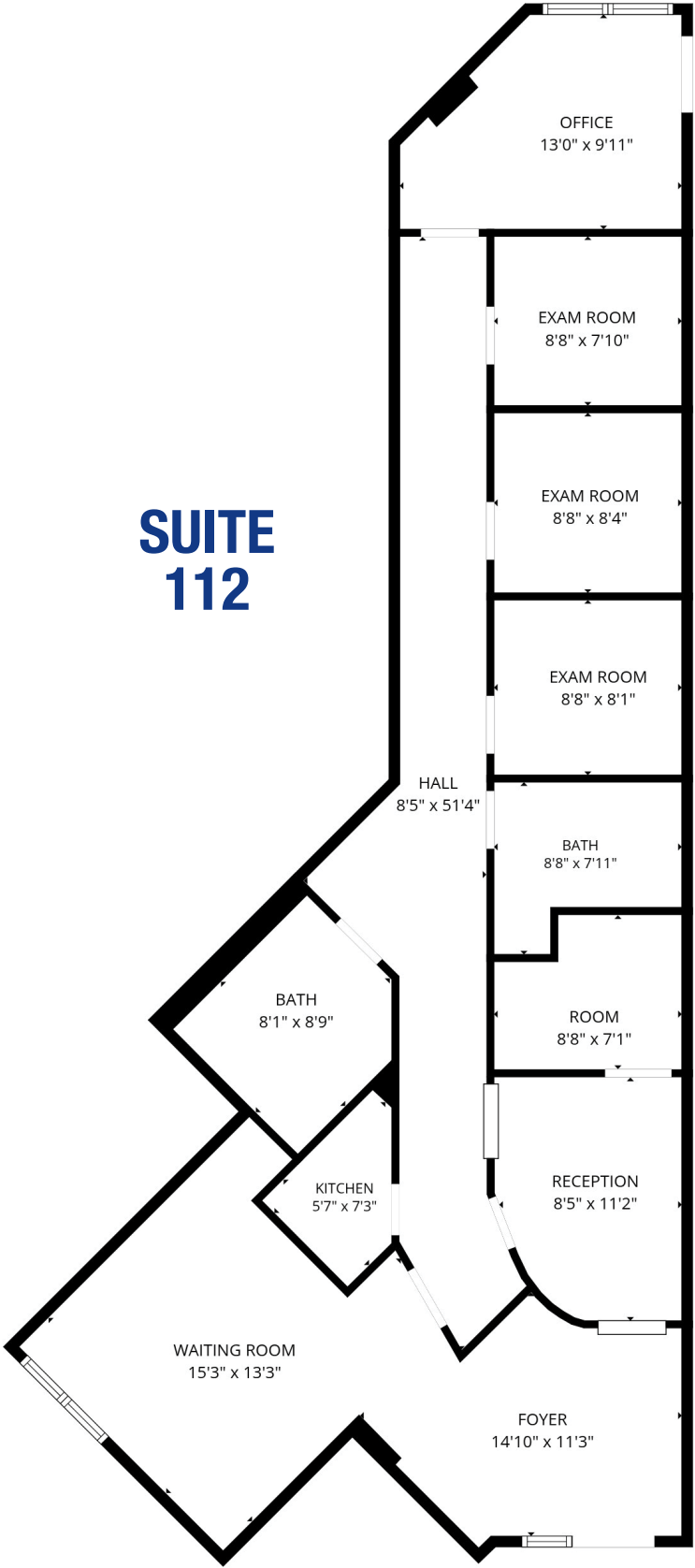


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FLOORPLAN

SUITE 112



RECEPTION



OFFICE & CLERICAL

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