IntegrityCRE

Commercial Healthcare Real Estate Specialists

**MOVE-IN READY**
**Prior Physical Therapy Space**



# ARROWHEAD OFFICE SUITES

## MOVE-IN READY MEDICAL OFFICE SUITE

20325 N 51st Ave • Ste 150 & 152 • Bldg 7
Glendale, Arizona 85308

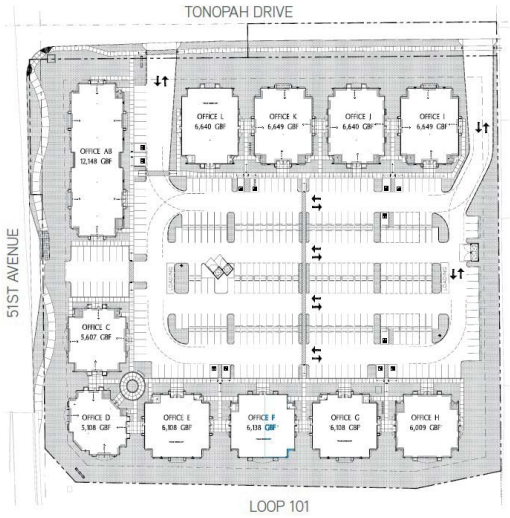
*Where a Handshake* STILL MEANS SOMETHING.

INTERGITYREALTY4U.COM

# PROPERTY OVERVIEW

| | |
|---|---|
| **PROPERTY** | Arrowhead Office Suites<br>Suite 150&152, Bldg 7 |
| **ADDRESS** | 20325 N. 51st Ave<br>Glendale, AZ 85308 |
| **SIZE** | 2,449 SF |
| **LEASE RATE** | $28 PSF NNN |
| **NNN EXPENSES** | $6.95 PSF |
| **AVAILABILITY** | August 1, 2026 |
| **PARKING** | One Reserved Covered<br>Parking Space + Ample Parking |
| **TYPE** | Medical Office Condo |





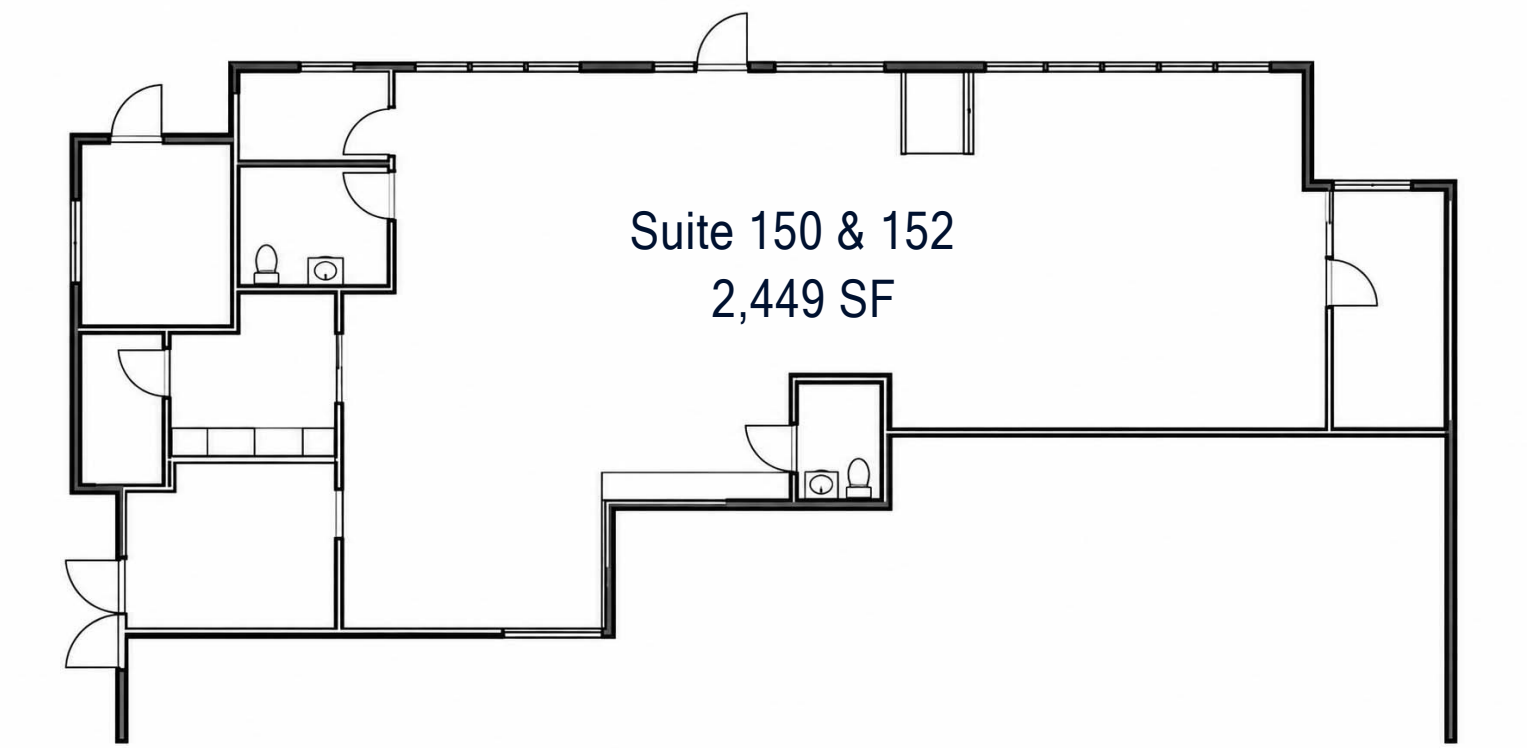




## INTEGRITY INSIGHT

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.

# FLOORPLAN






## OFFICE & CLERICAL

SCAN FOR A VIRTUAL TOUR

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# PREMIER NORTHWEST VALLEY LOCATION




## 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 +



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