



MEDICAL BUILDING FOR LEASE

# ARCADIA MEDICAL CAMPUS

3303 N 44TH STREET  
PHOENIX, AZ 85018



PHYSICIANS REALTY TRUST

# PROPERTY



Arcadia is a prime opportunity for a business owner to occupy space in a high demand area. This stand-alone 13,697 SF building has high visibility on 44th St, right in the heart of Arcadia.



Located just south of HonorHealth Medical Group.



An underground parking structure is dedicated to the building in addition to surface parking in the front entrance.



Interiors will be in shell condition with the elevator and restroom core in tact. Tenant Improvement contribution is negotiable.



Virtual Spec Plan Tour

AVAILABLE FOR LEASE  
WITH OPTION  
TO PURCHASE

YEAR BUILT:  
**1988**

CLASS  
**B**

MEDICAL

SIZE:  
**13,697**

RSF

**1**

STORY

PARKING SPACES

**P**

7 SURFACE  
40 COVERED

# NEARBY MEDICAL

**JOHN C. LINCOLN MEDICAL CENTER**  
11.78 MILES  
20 MINUTES

**HONORHEALTH SCOTTSDALE SHEA MEDICAL CENTER**  
19.24 MILES  
23 MINUTES

**ODYSEA AQUARIUM**

**PIESTEWA PEAK**

**PARADISE VALLEY**

**SCOTTSDALE**

**SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY**

**GRAND CANYON UNIVERSITY**

**BILTMORE FASHION PARK**

**Fashion Square**

**PHOENIX INDIAN MEDICAL CENTER**  
4.30 MILES  
9 MINUTES

**HONORHEALTH SCOTTSDALE OSBORN MEDICAL CENTER**  
5.26 MILES  
10 MINUTES

**BANNER GOOD SAMARITAN MEDICAL CENTER**  
5.61 MILES  
12 MINUTES

**1 MILE**  
MEDIAN HH INCOME  
**\$77,289**

**DTPHX**

**3 MILES**  
MEDIAN HH INCOME  
**\$62,571**

**TEMPE MARKETPLACE**

**5 MILES**  
MEDIAN HH INCOME  
**\$66,451**

**TEMPE SAINT LUKE'S HOSPITAL**  
7.30 MILES  
14 MINUTES

**ARIZONA STATE UNIVERSITY**

**BANNER DESERT MEDICAL CENTER**  
12.29 MILES  
17 MINUTES

**PHOENIX**

**MESA**

**SOUTH MOUNTAIN PARK**



# FOR LEASING INFO, PLEASE CONTACT:

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