

FOUNTAIN HILLS MEDICAL CAMPUS

± 784-3,194 RSF



MEDICAL BUILDING FOR LEASE

FOUNTAIN HILLS MEDICAL CAMPUS

**16838 E. PALISADES BLVD.
FOUNTAIN HILLS, AZ 85268**

Fountain Hills consists of 49,054 rentable square feet available in three freestanding multi-tenant medical office buildings. The property is surrounded by numerous retail amenities, restaurants, and views of the world famous fountain.



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MARKET OVERVIEW



Originally built as the Town Hall for Fountain Hills, the Fountain Hills Medical Campus was renovated in 2008.



The Fountain Hills Medical Campus is now home to tenants such as Scottsdale Medical Imaging, FountainHills Family Practice and Spooner Physical Therapy.



With such a diverse age demographic in Fountain Hills and affluent residents, Fountain Hills places itself well to both Medicare and Elective based medical and dental practices.



We invite you to join the beautiful community of Fountain Hills at Fountain Hills Medical Campus.

SPACE AVAILABLE



GENEROUS TI ALLOWANCES



BUILDING SIGNAGE AVAILABLE

PROPERTY OVERVIEW

LOCATION:

NW

CORNER OF SAGUARO AND PALISADES BLVDS.

ORIGINALLY BUILT:

1975

RENOVATED:

2008

CLASS

A

MEDICAL

SIZE:

49,054

RSF

OCCUPANCY:

93%

1

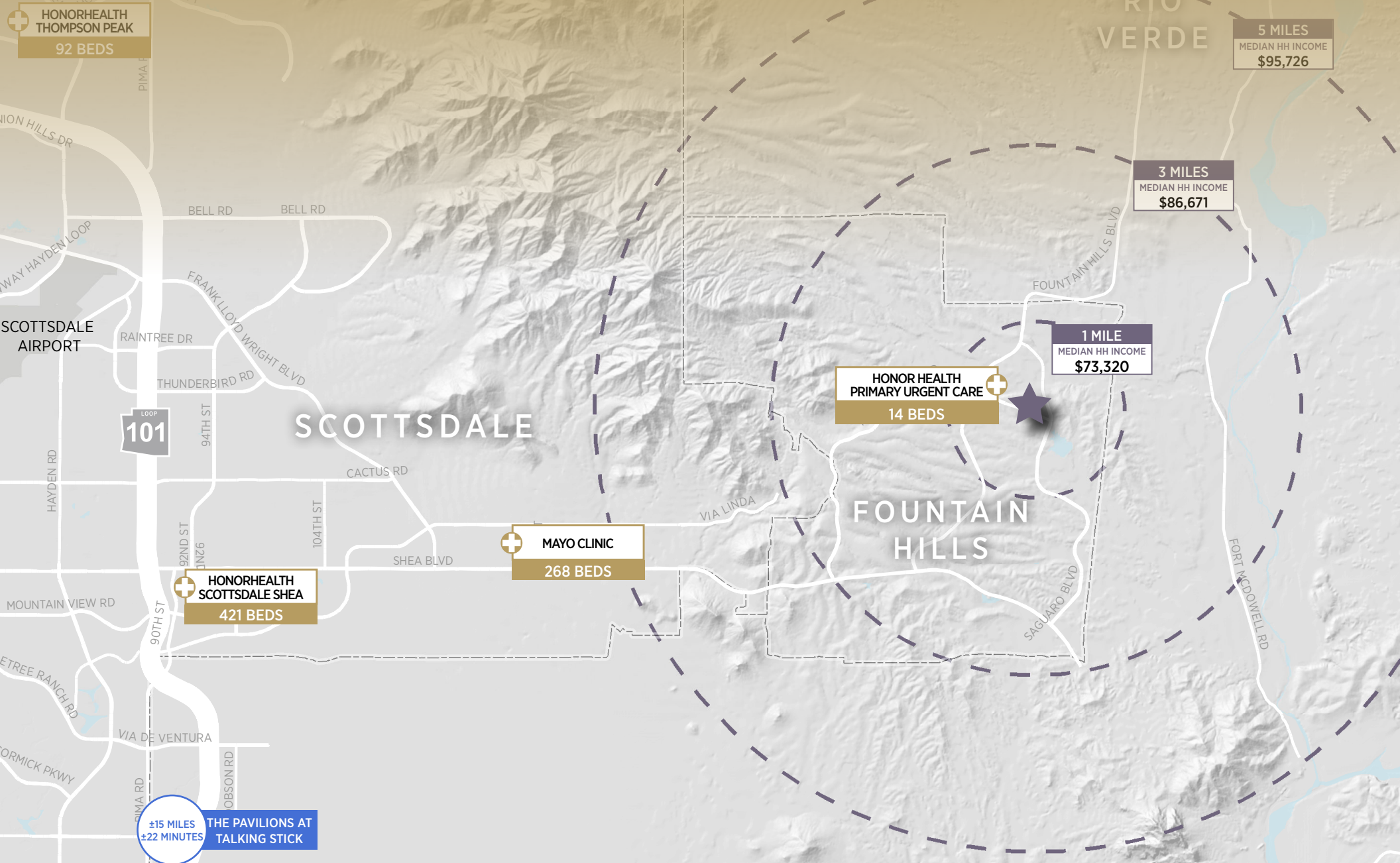
STORY MEDICAL OFFICE BLDG.

PARKING RATIO

6.05

SPACES PER 1,000 RSF

NEARBY MEDICAL



HONORHEALTH THOMPSON PEAK
92 BEDS

5 MILES
MEDIAN HH INCOME
\$95,726

3 MILES
MEDIAN HH INCOME
\$86,671

1 MILE
MEDIAN HH INCOME
\$73,320

HONOR HEALTH PRIMARY URGENT CARE
14 BEDS

HONORHEALTH SCOTTSDALE SHEA
421 BEDS

MAYO CLINIC
268 BEDS

±15 MILES / ±22 MINUTES
THE PAVILIONS AT TALKING STICK

FOR LEASING INFO, PLEASE CONTACT:

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