

SUN CITY WEST MEDICAL ARTS CENTER

Medical Office Space for Lease on Campus at Banner Del E. Webb



14300 W GRANITE VALLEY DR | SUN CITY WEST, AZ 85375

OWNED BY

HEALTHCARE
REALTY

LEASING BY

km Kidder
Mathews



SUN CITY WEST MEDICAL ARTS CENTER

ADDRESS 14300 W Granite Valley Dr.,
Sun City West, AZ 85375

LEASE RATE \$24.00/MG

SIZE 34,155 SF

BUILDINGS 5

PARKING Patient-friendly, drive
up parking and covered
parking available



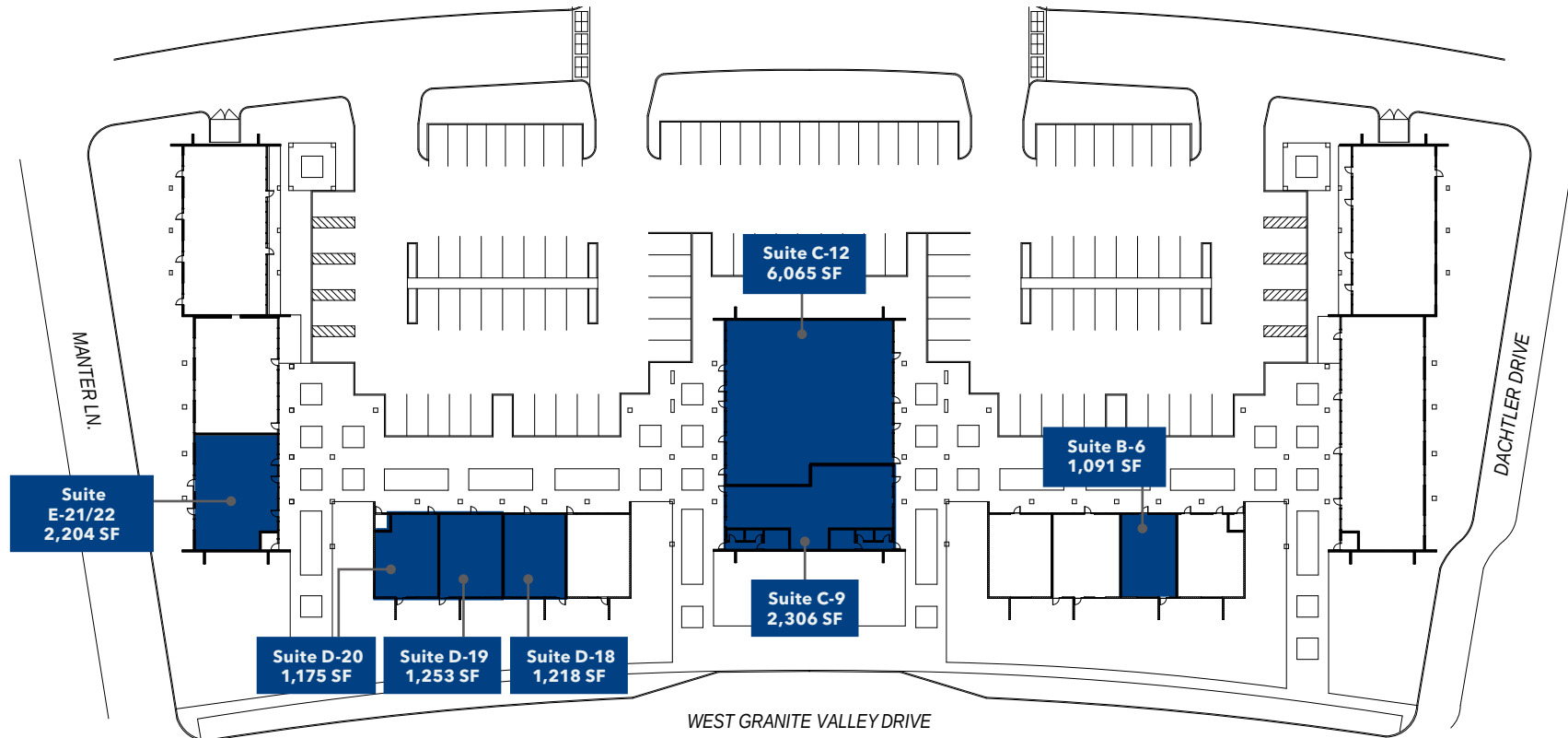
AVAILABILITIES

BLDG B	SUITE 6	1,091 SF
BLDG C	SUITE 9	2,306 SF*
BLDG C	SUITE 12	6,065 SF*
BLDG D	SUITE 18	1,218 SF**
BLDG D	SUITE 19	1,253 SF**
BLDG D	SUITE 20	1,175 SF**
BLDG E	SUITE 21/22	2,204 SF

*Contiguous to 8,371 SF

**Contiguous to 3,646 SF

SITE PLAN



SUN CITY WEST MEDICAL ARTS CENTER

Property Highlights



ACCESS

Easy access to Loop 303 near
Grand Avenue



HEALTHCARE SYNERGY

Services at Banner include surgical
care, critical care, orthopedic surgery,
cardiology, obstetrics and gynecology



LOW COST

Attractive low cost of occupancy with
generous T.I. packages available



UNBEATABLE LOCATION

On campus at Banner Del E Webb, a
404-bed acute care facility



COVERED PARKING

Ample parking ratio with covered
parking available for physicians



BUILDING SIGNAGE

Available with frontage on
W. Granite Valley Dr



Banner Del E. Webb
Medical Center

SUN CITY WEST
MEDICAL ARTS
CENTER

BANNER DEL E. WEBB MEDICAL CENTER

404 licensed beds with the ability to add an additional 92

Campus serves as a base for a BannerAir helicopter

Eighth largest hospital in the valley, providing acute, non-profit care

Strategically
located on campus
at Banner Del E.
Webb Medical
Center.



24,798

VPD ON MEEKER BLVD



\$76,926

AVERAGE 3-MILE HH INCOME



5 min

DRIVE TIME TO LOOP 303

SUN CITY WEST MEDICAL ARTS CENTER

For additional leasing information, contact

RACHAEL THOMPSON

Senior Vice President

602.513.5122

rachael.thompson@kidder.com

PERRY GABUZZI, CCIM

Senior Vice President

602.513.5116

perry.gabuzzi@kidder.com

OWNED BY



**HEALTHCARE
REALTY**

LEASING BY



**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.