



7201 East Camelback Road, Suite 250  
Scottsdale, Arizona 85251  
(480) 994-8155 • (480) 994-8599  
www.GPE1.com

COMMERCIAL ADVISORS



Kathleen M. Morgan, CCIM  
Executive Vice President  
(602) 809-1048  
kmorgan@gpe1.com



Trisha A. Talbot, CCIM  
Senior Vice President  
(602) 369-6864  
ttalbot@gpe1.com

## CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

### CAMELBACK MEDICAL PLAZA

5040 N 15th Ave • Phoenix, AZ 85015

#### Project

45,936 SF Four-Story  
Medical Office Building

#### Availability

Suite 104 - Former Pediatric Suite 3,791 RSF  
Suite 107 - SPEC SUITE 2,409 RSF  
Suite 203 2,582 RSF  
Suite 301 - SPEC SUITE 1,515 RSF  
Suite 302 1,737 RSF  
Suite 303 2,139 RSF  
Suite 304 2,385 RSF  
Suite 307 3,675 RSF

#### Contiguous Options on 3rd Floor:

• Suites 302 + 307 = 5,412 RSF  
• Suites 301 + 303 = 3,654 RSF  
• Suites 303 + 304 = 4,524 RSF  
• Suites 301 + 303 + 304 = 6,039 RSF  
• Entire 3rd Floor = 11,451 RSF  
(Suites 301 + 302 + 303 + 304 + 307)

Suite 403 1,605 RSF

#### Lease Rate

\$20.50/RSF, Full-Service

#### Annual Increases

3%

#### Tenant Improvements

Negotiable

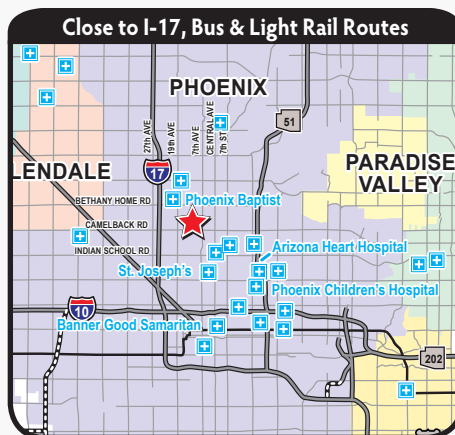
#### Operating Expenses

Base Year

### Located Right Off the Light Rail



Recently Remodeled Four-Story Medical Office Building



#### AMENITIES

- Close to I-17, bus & light rail routes
- Close to five major hospitals:
  - Phoenix Baptist Hospital
  - St. Joseph's Hospital
  - Arizona Heart Hospital
  - Phoenix Children's Hospital
  - Banner Good Samaritan
- Current Tenants:
  - Radiology, Pharmacy, and Laboratory
- Easy ingress and egress on 15th Avenue



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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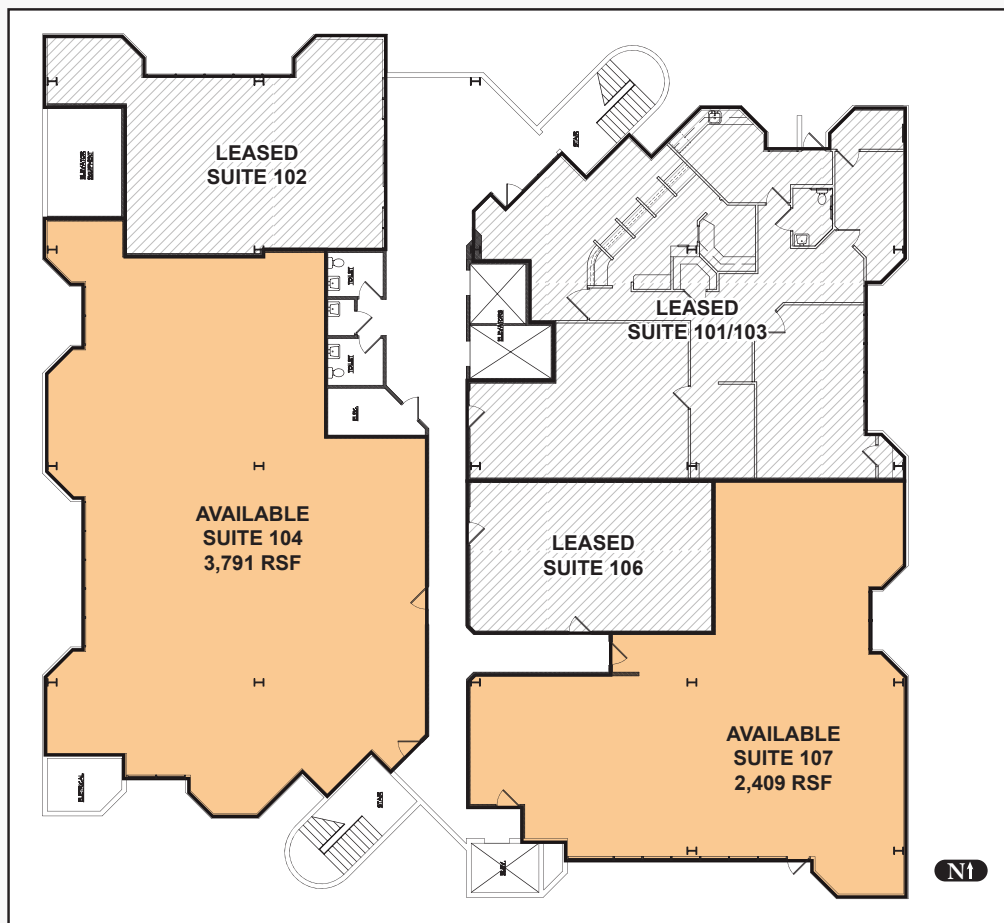


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### 1ST FLOOR



### 2ND FLOOR





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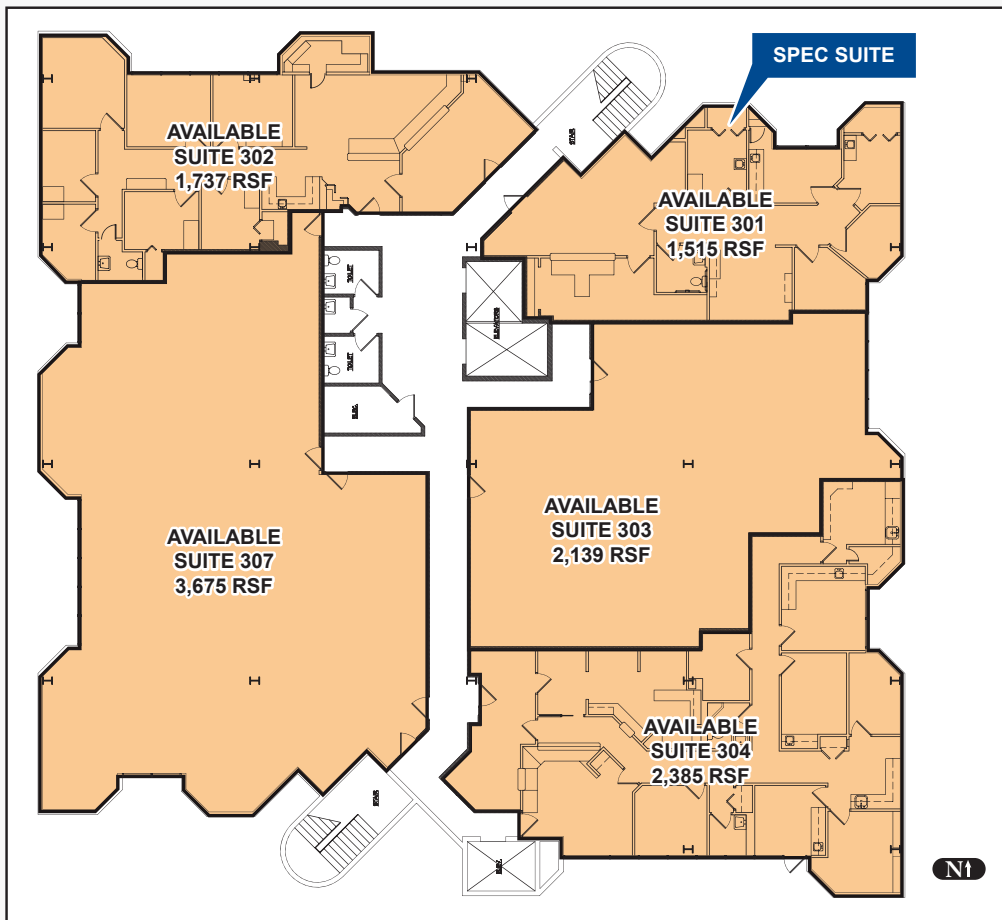
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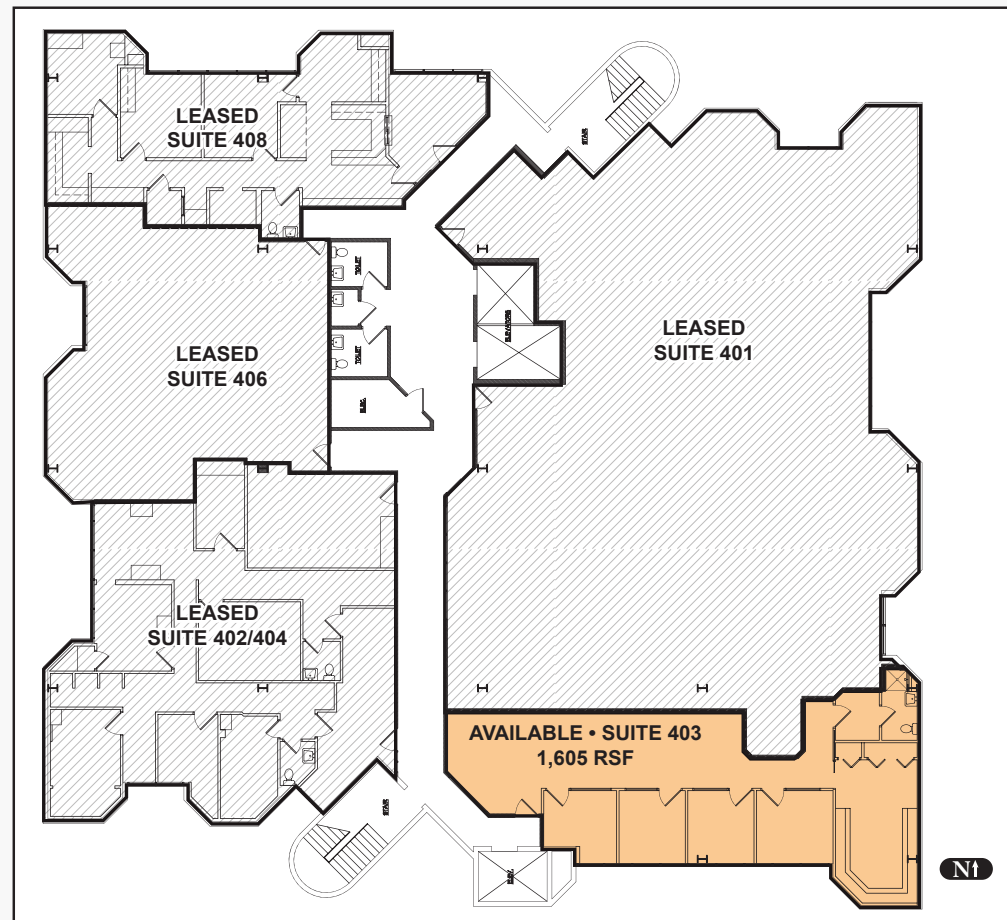
# CAMELBACK MEDICAL PLAZA - 15th Ave & Camelback Rd

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## 3RD FLOOR - ENTIRE FLOOR AVAILABLE FOR SINGLE USER



## 4TH FLOOR



### Contiguous Options on 3rd Floor:

- Suites 302 + 307. . . . . 5,412 RSF
- Suites 301 + 303. . . . . 3,654 RSF
- Suites 303 + 304. . . . . 4,524 RSF
- Suites 301 + 303 + 304. . . . . 6,039 RSF
- Entire Floor . . . . . 11,451 RSF  
 (Suites 301 + 302 + 303 + 304 + 307)



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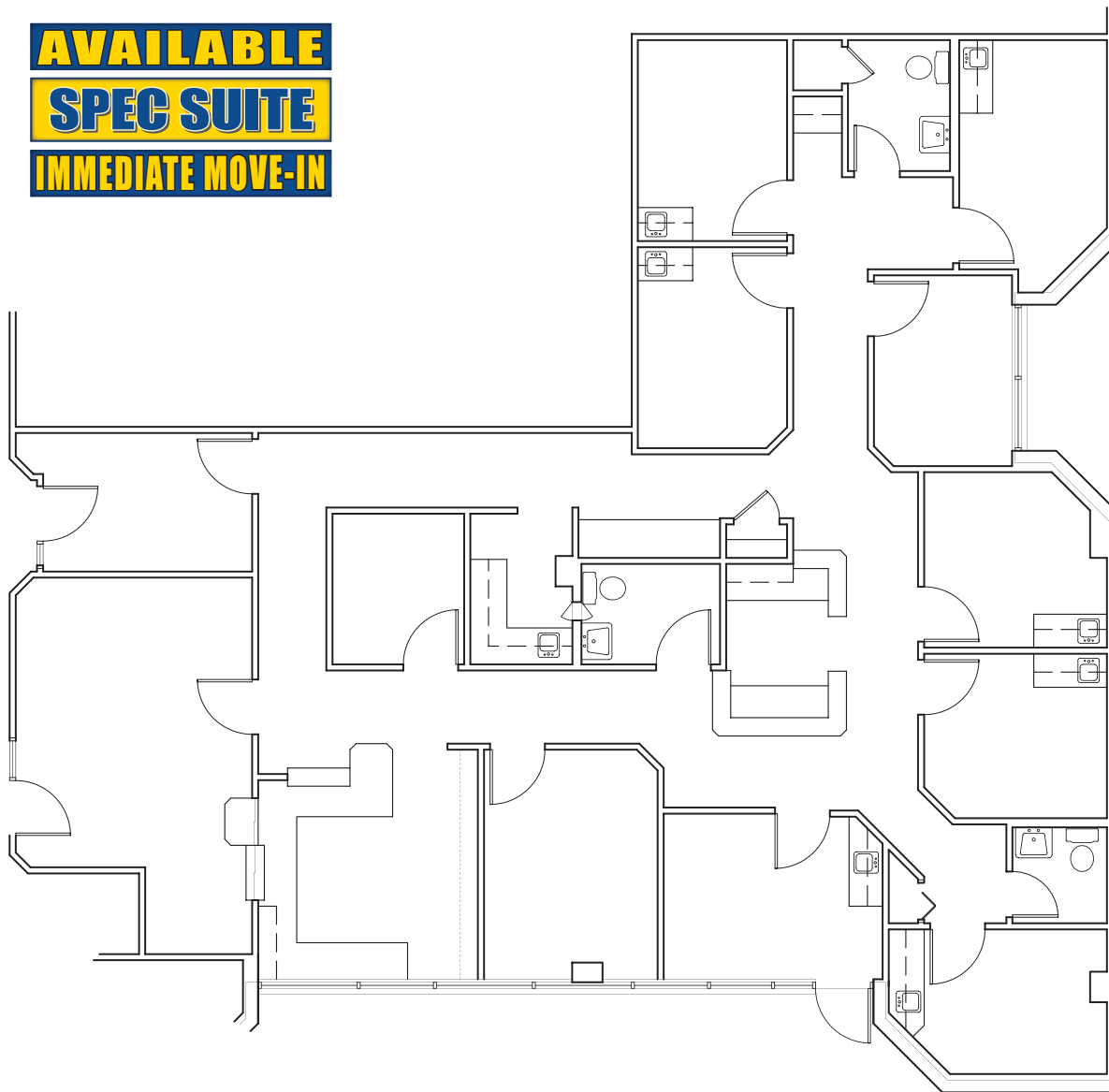
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**SUITE 107 - 2,409 RSF**

**AVAILABLE**  
**SPEC SUITE**  
**IMMEDIATE MOVE-IN**



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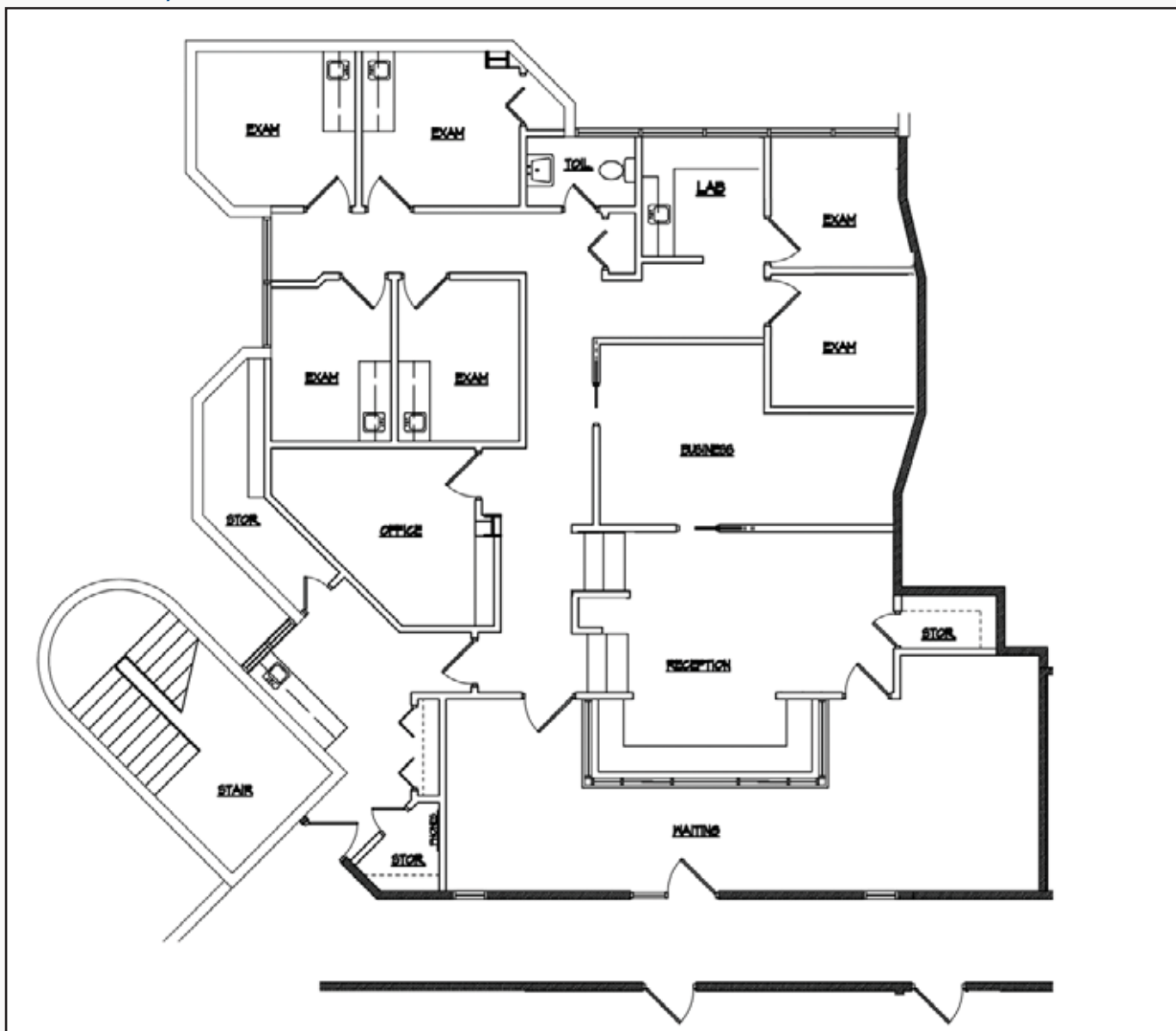
Trisha A. Talbot, CCIM  
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### SUITE 203 - 2,582 RSF





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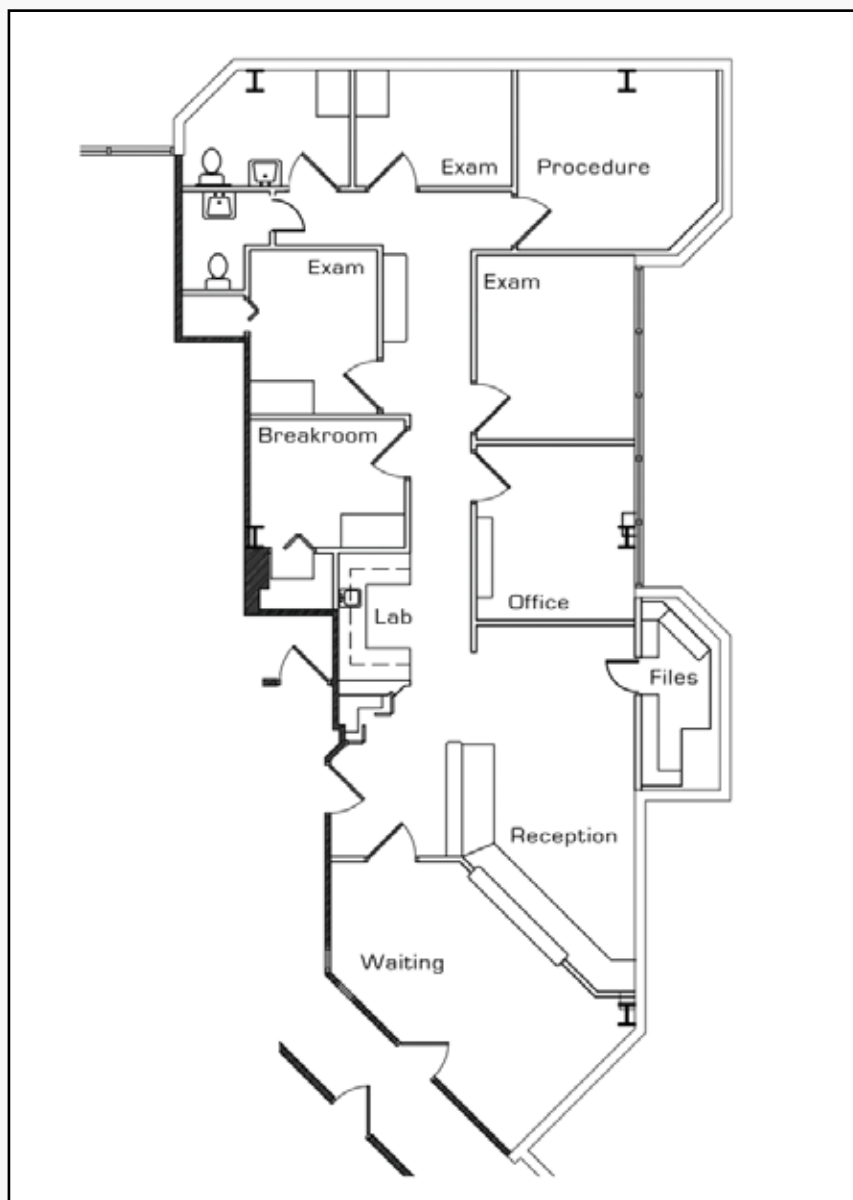
Trisha A. Talbot, CCIM  
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### SUITE 302 - 1,737 RSF





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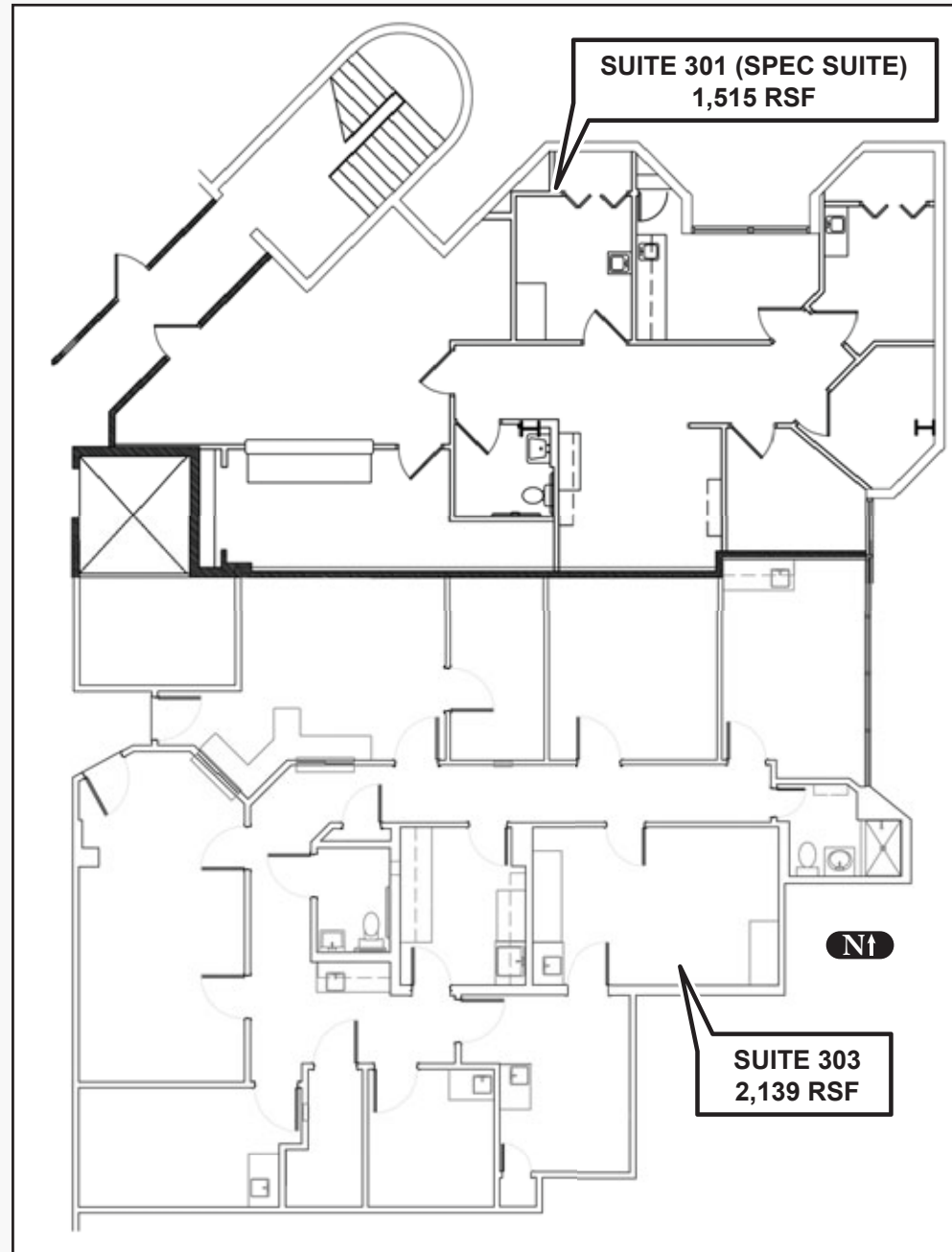
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Suites 301 + 303 = 3,654 RSF  
of Contiguous space





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### SUITE 403 - 1,605 RSF

