

HONORHEALTH JOHN C. LINCOLN MEDICAL CENTER  
±2,200 - 20,793 RSF



MEDICAL BUILDING FOR LEASE

# PHYSICIANS MEDICAL PLAZA OF NORTH MOUNTAIN

**9250 N. 3RD STREET  
PHOENIX, AZ 85020**

Physicians Medical Plaza of North Mountain building is located directly adjacent to the 266-bed John C. Lincoln Medical Center, a member of HonorHealth Network.



PHYSICIANS REALTY TRUST

# MARKET OVERVIEW



The hospital features a medical staff of over 1,600 physicians and includes an accredited chest pain center with PCI, and a primary stroke center.



In October 2007, North Mountain Hospital opened an expanded, state-of-the-art Emergency and Level I Trauma Center.



The full-service hospital is nationally recognized for its quality of healthcare services and in 2013 the hospital became first in Arizona to earn Magnet Recognition for the third consecutive time.



LEASE RATE:  
NEGOTIABLE



OPERATING  
EXPENSES:  
NNN

# PROPERTY OVERVIEW

LOCATION: ON-CAMPUS

**262-BED**

HONORHEALTH JOHN C. LINCOLN  
MEDICAL CENTER

YEAR BUILT:

**2008**

CLASS

**A**

MEDICAL

SIZE:

**121,976**

RSF

OCCUPANCY:

**73%**

**4**

STORIES

PARKING RATIO:

**5.0**

SPACES PER  
1,000 RSF

**P**

COVERED  
PARKING  
INCLUDED



# NEARBY MEDICAL



**HONORHEALTH DEER VALLEY**  
±17 MINUTES  
±9.9 MILES

**ARIZONA LOOP 101 & 7TH STREET**  
±14 MINUTES  
±7.4 MILES

**DESERT RIDGE & MAYO CLINIC AREA**  
±18 MINUTES  
±11.3 MILES

**ABRAZO MEDICAL SCOTTSDALE**  
±15 MINUTES  
±7.8 MILES

**ARIZONA ROUTE 51 & CACTUS ROAD**  
±10 MINUTES  
±4.7 MILES

**HONORHEALTH JOHN C. LINCOLN MEDICAL CENTER**  
±2 MINUTES  
±1.0 MILE

**ARIZONA ROUTE 51 & NORTHERN AVENUE**  
±8 MINUTES  
±3.5 MILES

**ABRAZO CENTRAL CAMPUS**  
±10 MINUTES  
±5.0 MILES

**3 MILES**  
MEDIAN HH INCOME  
**\$54,210**

**5 MILES**  
MEDIAN HH INCOME  
**\$55,643**

**7 MILES**  
MEDIAN HH INCOME  
**\$55,180**

**ARIZONA BILTMORE**  
±14 MINUTES  
±6.7 MILES

SUN CITY

PEORIA

GLENDALE

PARADISE VALLEY

SCOTTSDALE

TOLLESON

PHOENIX

TEMPE

MESA

101

101

51

10

17

202



## FOR LEASING INFO, PLEASE CONTACT:

### SHEILA BALE

MANAGING DIRECTOR

+1 602 224 4454

sheila.bale@cushwake.com

### TOM WEINHOLD

MANAGING DIRECTOR

+1 602 224 4428

tom.weinhold@cushwake.com

### ERIKA ECKBLAD

BROKERAGE SPECIALIST

+1 602 224 4451

erika.eckblad@cushwake.com



PHYSICIANS REALTY TRUST

2555 E Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
Main +1 602 954 9000  
Fax +1 602 253 0528  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.