

# Arrowhead Professional Office Park

16222 N. 59th Avenue, Glendale, AZ 85306

Now Leasing



Cypress West  
— P A R T N E R S —  
ACQUIRE - MANAGE - LEASE

Bryan McKenney  
(949) 478 - 0087 | LIC#01505792  
bmckenney@cypresswestpartners.com

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## Features

- 4 Building, 40,000 SF Medical Office Complex
- Over 700 Patients per Day to the Project
- Covered Parking Available
- Direct Suite Access
- Building Signage



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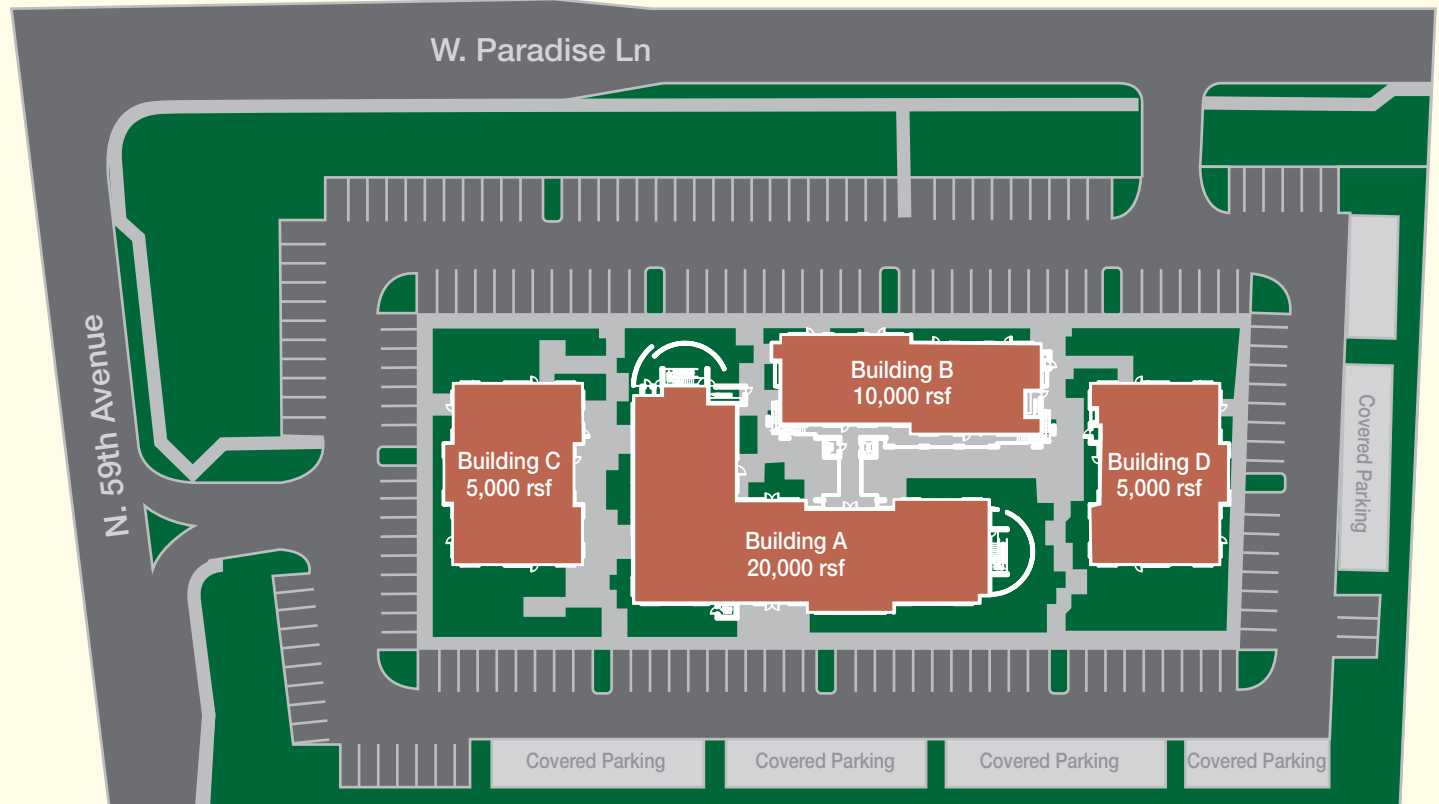
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## Site Plan

- 4 Building Medical Office Complex
- 40,000 Square Foot



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## Floor Plan Building A - 1st Floor

### AVAILABLE UNIT

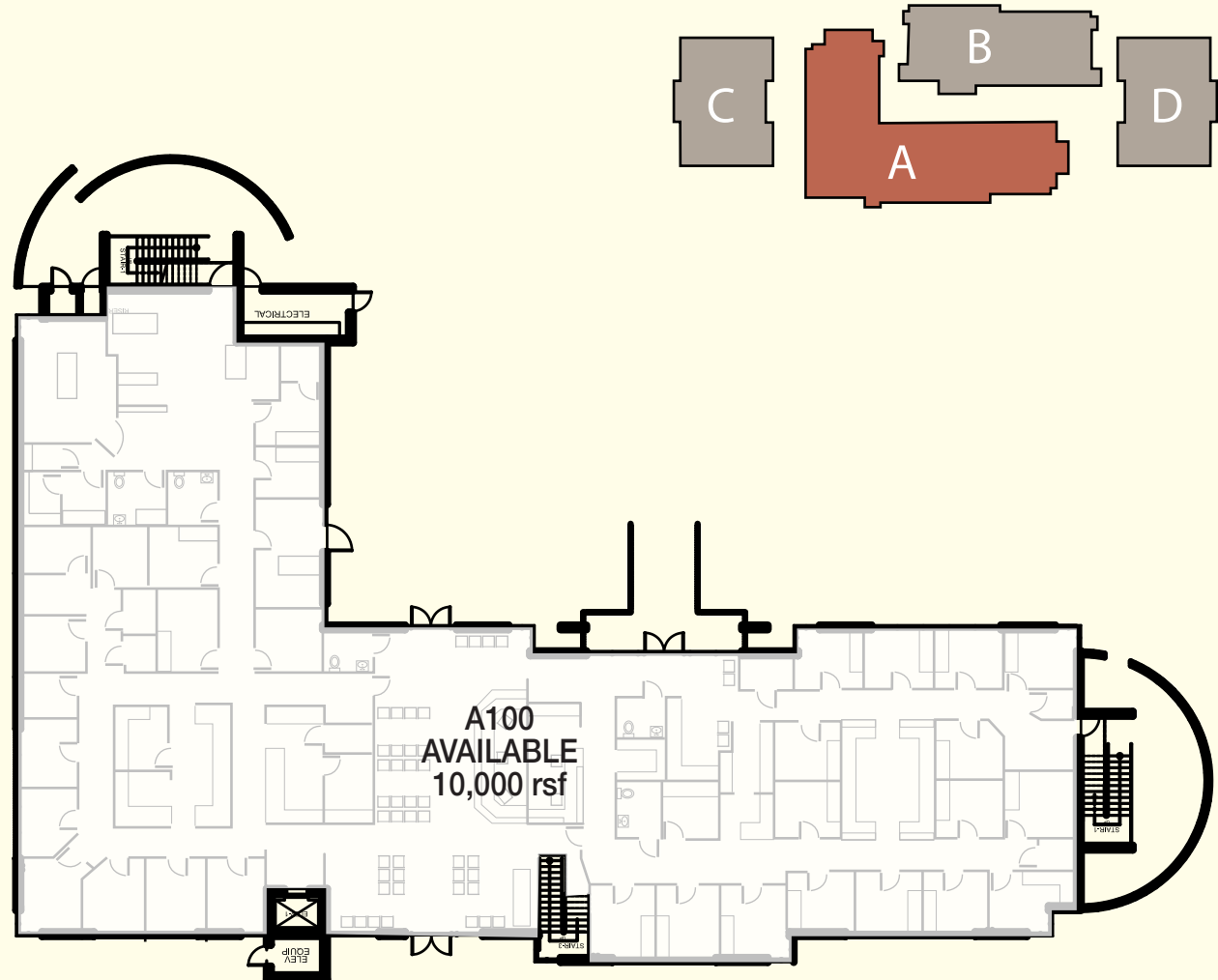
- A100 - 10,000 RSF  
(Contiguous to 20,000 RSF)

### SUITE DESCRIPTION

- Built out medical clinic  
and 1-OR surgery center

### LEASE RATE

- \$23.00 - \$27.00 / RSF - NNN



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## Floor Plan Building A - 2nd Floor

### AVAILABLE UNIT

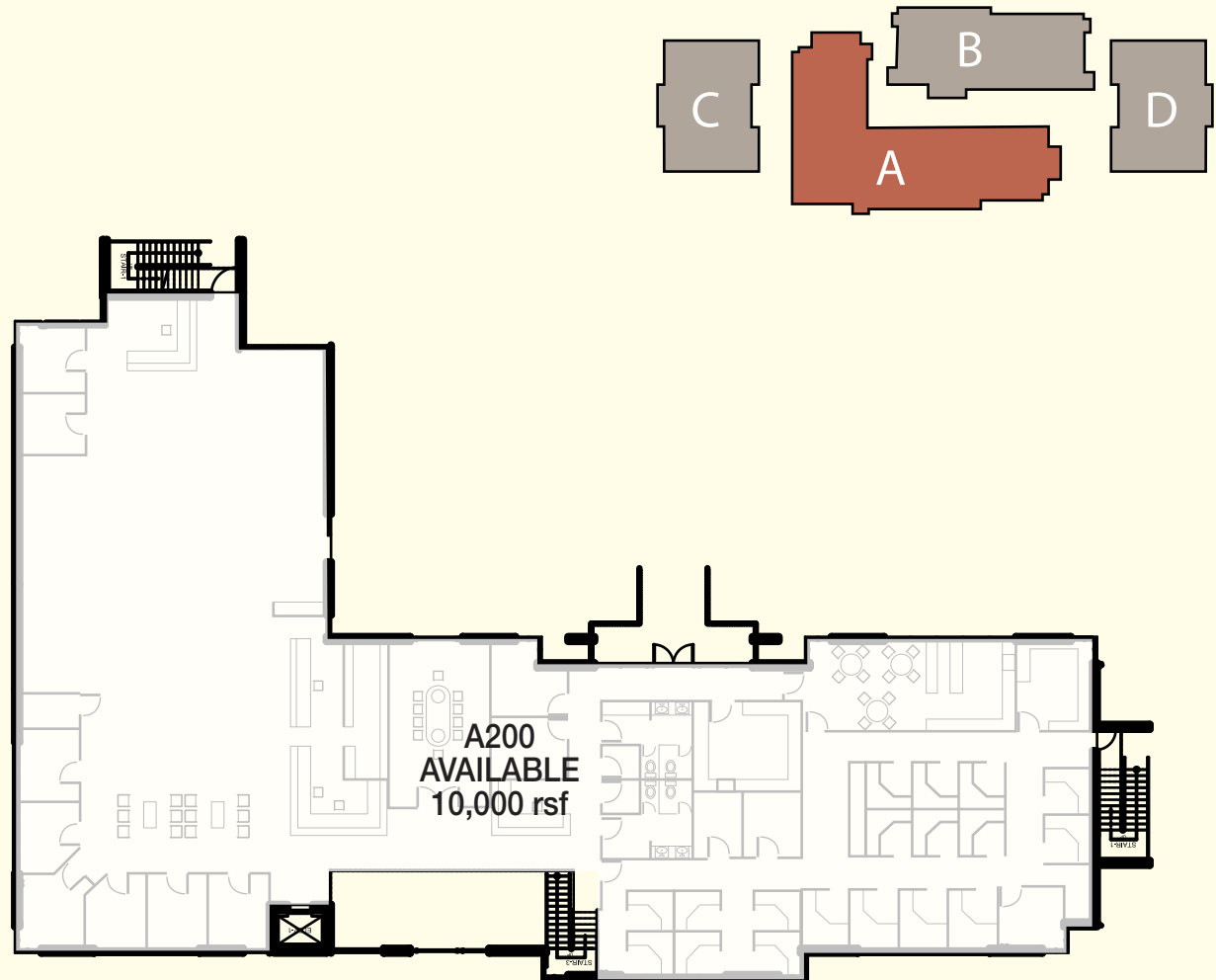
- A200 - 10,000 RSF  
(Contiguous to 20,000 RSF)  
(Divisible to 5,000 RSF)

### SUITE DESCRIPTION

- Physical therapy, lab and administrative space

### LEASE RATE

- \$23.00 - \$27.00 / RSF - NNN



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## Floor Plan Building B - 1st Floor

### AVAILABLE UNIT

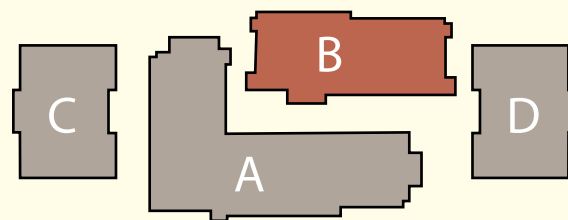
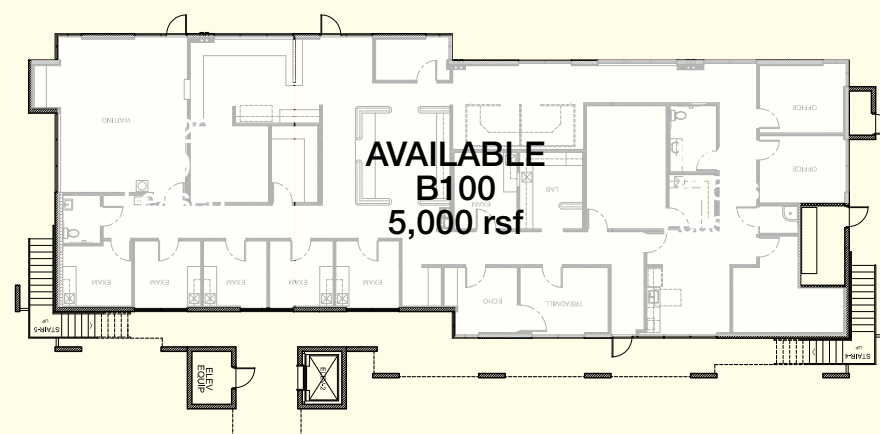
- B100 - 5,000 RSF

### SUITE DESCRIPTION

- Fully Built Out, Grd. Flr., Medical Suite:  
6 exam rooms, 2 offices, breakroom,  
2 procedure rooms, IT room,  
2 in-suite restrooms,  
nurses station, file room,  
storage area and  
reception/admin area

### LEASE RATE

- \$23.00 - \$27.00 / RSF - NNN



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## Floor Plan Building B - 2nd Floor

### AVAILABLE UNIT

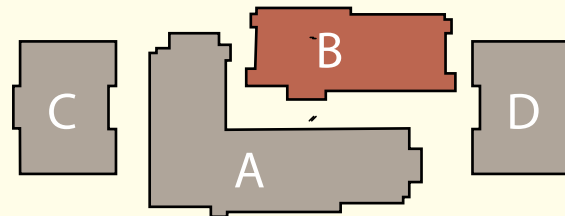
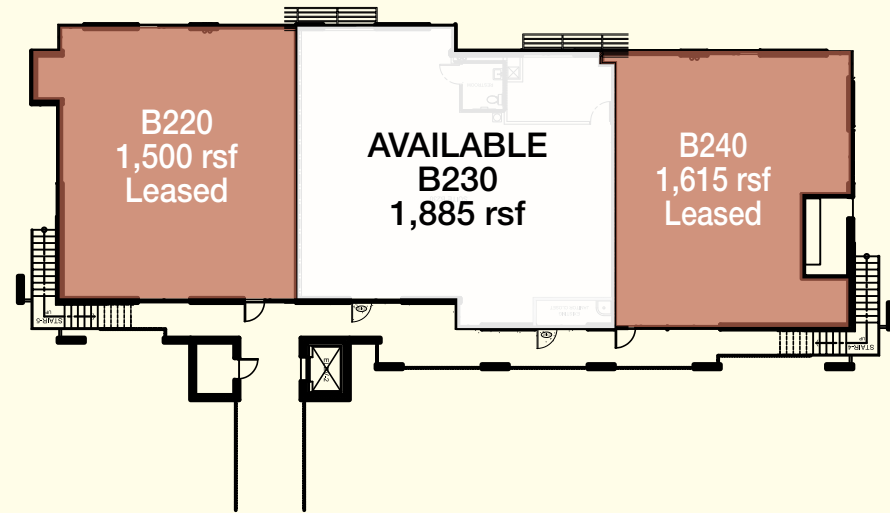
- B230 - 1,885 RSF

### SUITE DESCRIPTION

- Open space with in-suite restroom

### LEASE RATE

- \$23.00 - \$27.00 / RSF - NNN



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## Floor Plan Building D - 1st Floor

### AVAILABLE UNIT

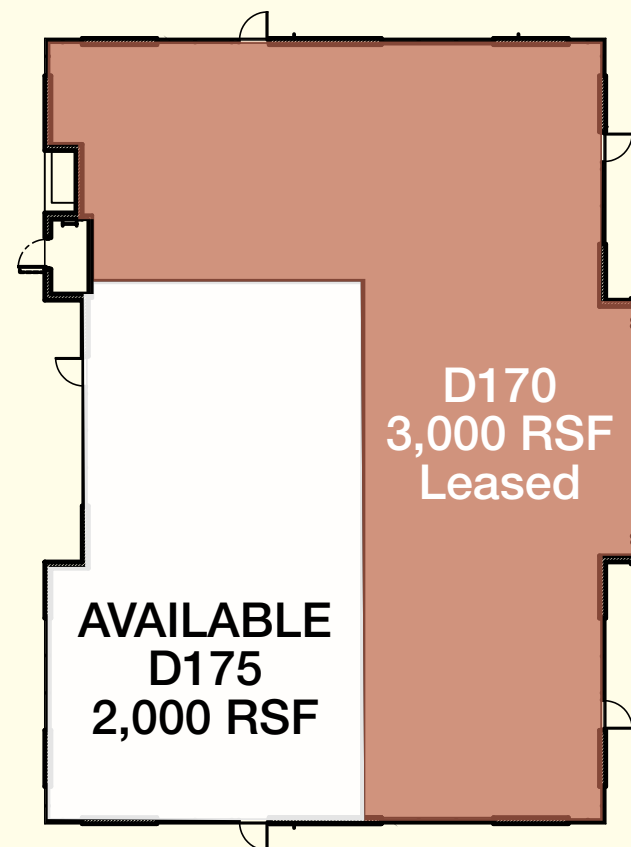
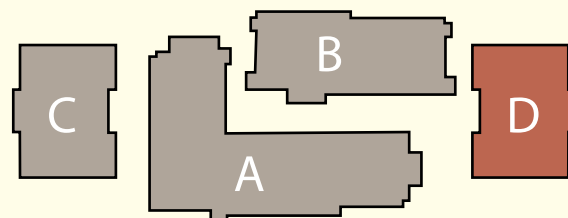
- D175 - 2,000 RSF

### SUITE DESCRIPTION

- Former pharmacy suite

### LEASE RATE

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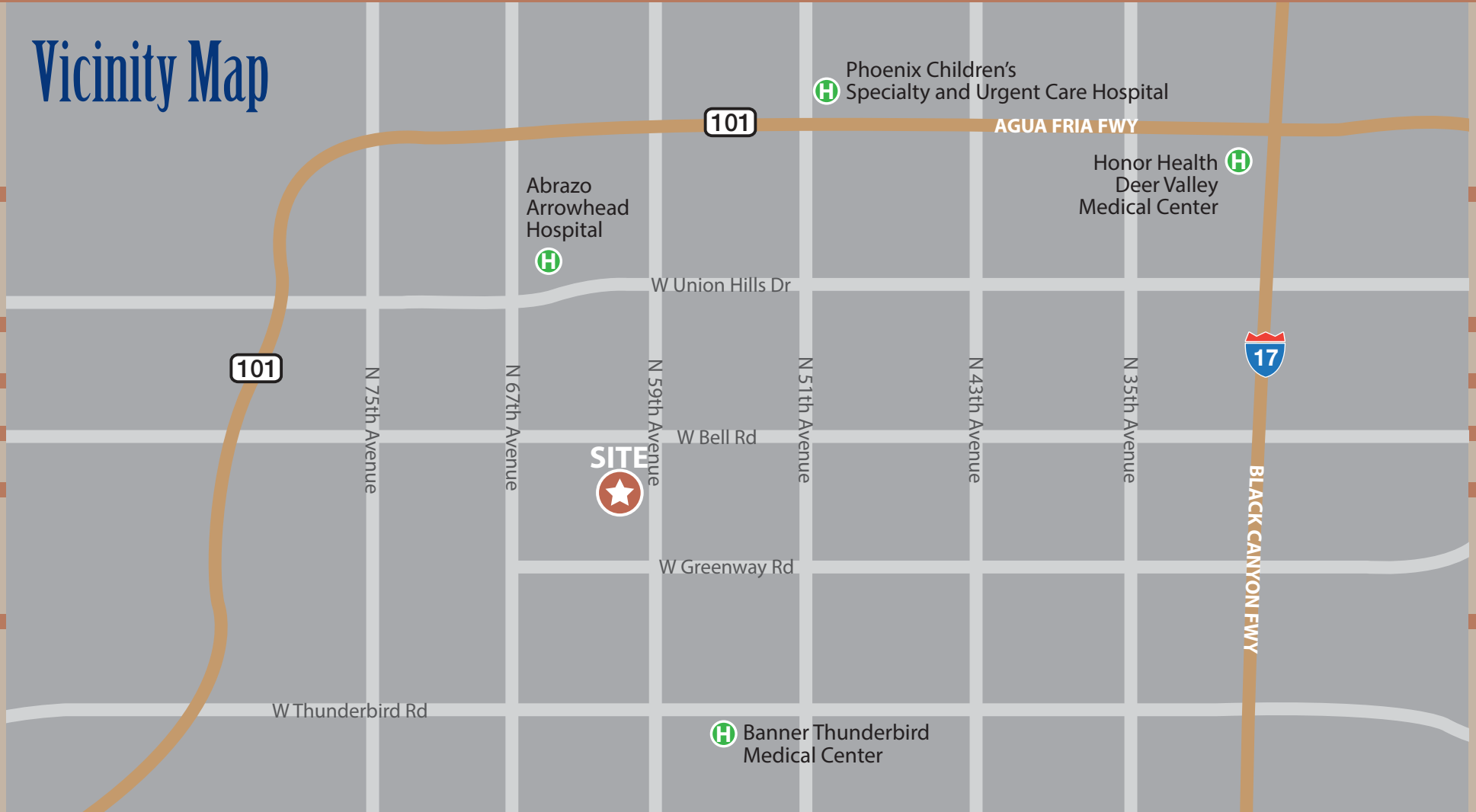


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## Vicinity Map



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