

CenterPointe Medical Plaza

BUILD TO SUIT

Suites A, B & C - ±3,000 sf
±9,000 Gross Space

1999 ASSURANCE WAY, PRESCOTT, ARIZONA 86301

AC ARIZONA COMMERCIAL
Sales · Leasing · Management

Three Suites 3,000 – 9,000 s.f.

GENERAL DESCRIPTION:

The CenterPointe Medical Plaza is ideally situated in the heart of the medical community in Prescott, Arizona.

CenterPointe Medical Plaza is adjacent to the Tri City Surgery Center and in proximity to Ponderosa Pediatrics, Desert Hand Therapy and just minutes from Yavapai Regional Medical Center and Bradshaw Mountain Laboratory, the area's premiere testing center.

The Plaza offers three complete medical suites, each with ±3,000 s.f. Additionally, each suite has a private entrance, private offices and dedicated Physician and staff parking

New Multi-Suite Medical Office Plaza – Prescott, Arizona

FOR DETAIL INVESTMENT, LEASING AND PROPERTY INFORMATION CONTACT: Bebe Wright, CPM, CCIM – 928.710.1783

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CenterPointe Medical Plaza

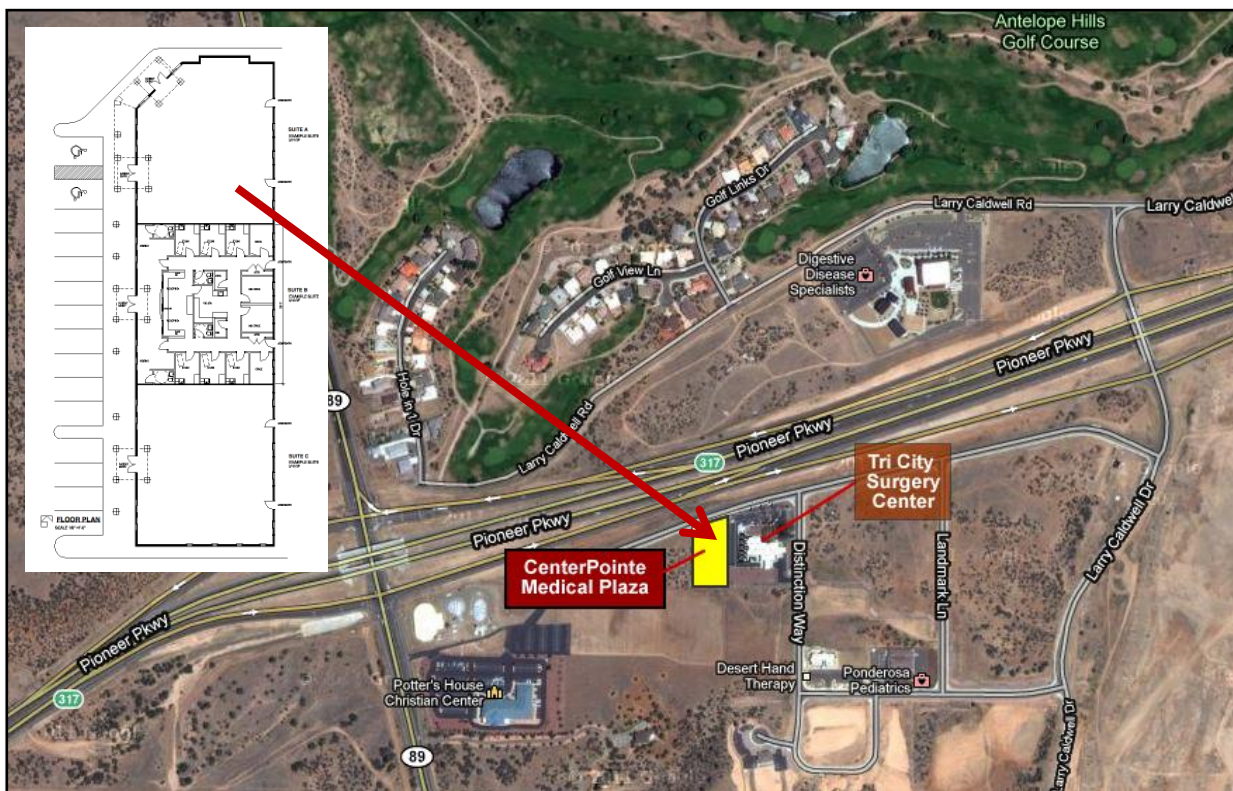
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Aerial View, CenterPointe Medical Plaza Location

CALL 928-710-1783



SPECIFIC INFORMATION:

Rental Rates: \$20-25/SF/Year (incentives)

Tenant Improvement Allowance: \$25-45/sf

Min. Divisible: 3,000 SF

Max. Contiguous: 9,120 SF

Property Type: Medical Office

Private Covered Parking: 11 Covered Parking Spaces

Major Streets: Pioneer Parkway & Highway 89

Space Type: Single or Multi-Tenant Medical Center

Lease Type: NNN, Suites A, B & C or Build-to-Suit

NNN Expenses: ± \$3/s.f./year

AREA MEDICAL INFORMATION:

Due to the high population growth and area demographics, the Prescott, Arizona medical community represents a rapidly growing opportunity for general medical practices and all specialties.

Despite the economic slowdown, the tri-cities (Prescott, Prescott, Valley and Chino Valley) have experienced an increase in need for medical services. Sole and group practices invited.

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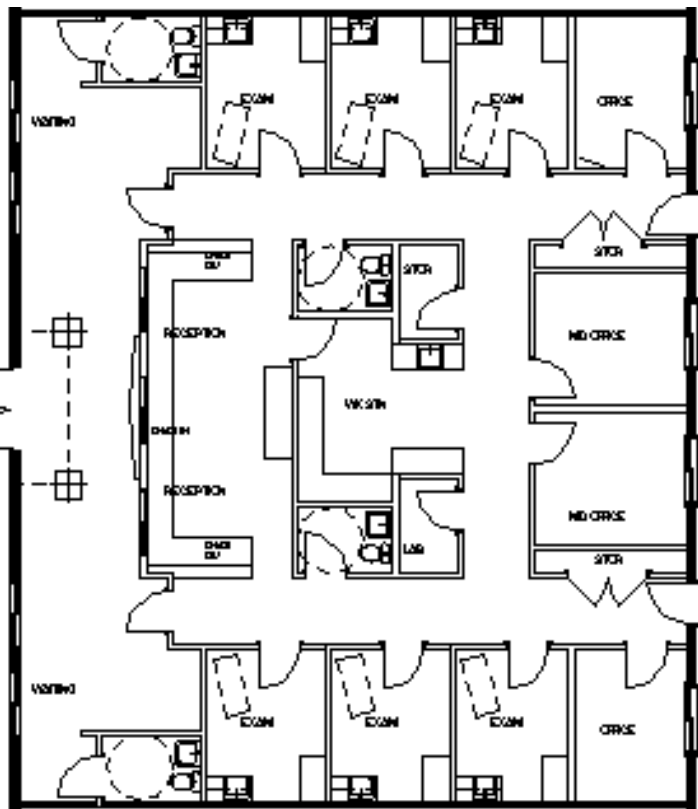
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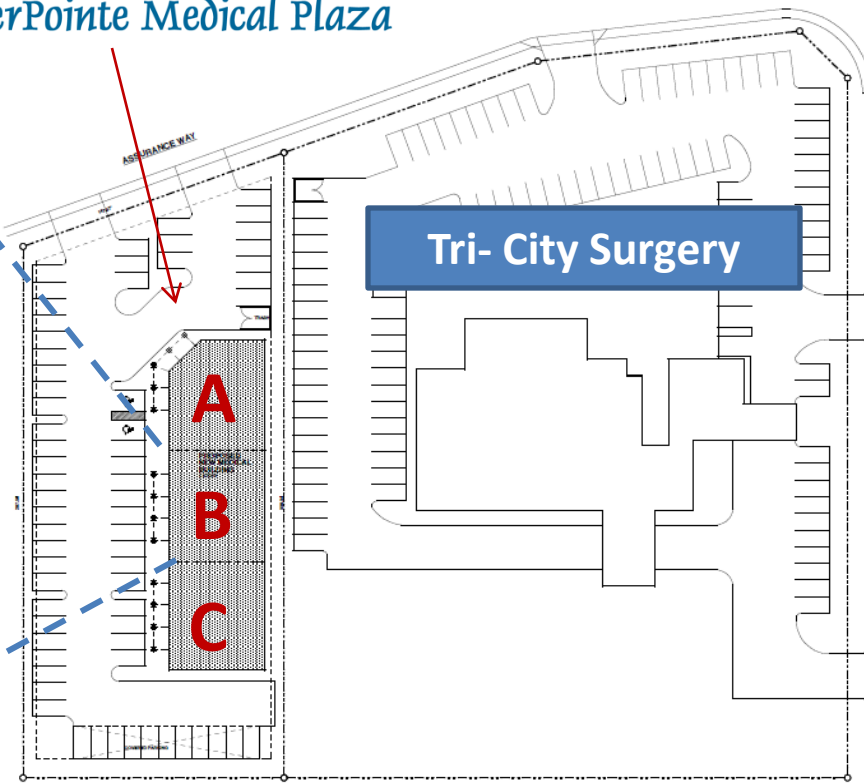
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Detailed Site Plan and Plaza Proximity

CALL 928-777-8100



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Prescott, Arizona

With an MSA of nearly 100 miles and a population and trade area population of ±200,000 people, Prescott, Arizona is one of central Arizona's most attractive retail markets.

The core medical market demographic is within a ten mile radius and includes major employers such as Embry Riddle Aeronautical University, Strum Ruger, Yavapai College, Yavapai-Prescott Indian Tribe and ACE Hardware regional.

The economic strength of Prescott continues to be the higher than average influx of individuals, families and business, creating a growing market for medical services.

The CenterPointe Medical Plaza is positioned as the premiere area where the growth of medical offices has increased over the past 3 years, including a surgical center, pediatrics and other general and specialty practices.

CenterPointe Medical Plaza is a build-to-suit or lease opportunity for individual practices or medical groups.



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Medical Service Area

CenterPointe Medical Plaza services a wide geographic area encompassing more than a 20-mile radius.

The core service area is ten miles and includes the communities of Prescott, Prescott Valley, Chino Valley, Humboldt, Mayer and Dewey.

Prescott's permanent retirement population exceeds the national average by approximately 8% and the familial demographic is growing at a rate higher than the state and national average.

The anticipated area growth projected by the Census Bureau demonstrates a heavy influx of individuals and families within the 20-mile radius comprising the Service area for the CenterPointe Medical Plaza.

The center is the area's premiere, upscale medical office opportunity for local and national brands as demonstrated by the consistency of occupants.

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