



TRANSWESTERN

REAL ESTATE
SERVICES



ABRAZO HEALTH MEDICAL OFFICE

NEW ABRAZO BUCKEYE MEDICAL OFFICE BUILDING

*Photo is only a representation;
actual building is being designed*

CLASS A MEDICAL OFFICE SPACE FOR LEASE

SWC @ I-10 & VERRADO WAY | BUCKEYE, ARIZONA

BRAND NEW CONSTRUCTION

DEVELOPED BY



Cambridge



PROPERTY HIGHLIGHTS

BUILDING NAME:	Verrado MOB
ADDRESS:	SWC I-10 & Verrado Way Buckeye, AZ
SIZE:	±60,000 SF
STORIES :	3
TYPICAL FLOOR PLATE:	20,000 SF

FEATURES

- Class A medical office building
- Large, flexible floor plate
- State-of-the art medical building
- Easy ingress/egress for patient parking at signalized light
- Freeway visibility

- **POTENTIAL FOR PHYSICIAN OWNERSHIP**
- **CONTIGUOUS TO ABRAZO'S NEW BUCKEYE HOSPITAL (COMING 2025)**
- **FREEWAY VISIBILITY**

Specialties Needed:

- Primary Care
- Internal Medicine
- Imaging
- Urology
- Cardiovascular
- Endocrinology
- Neurology
- Ear, Nose Throat
- Gastrointestinal
- Physical Therapy
- Pain
- Orthopedic





DEMOGRAPHICS

POPULATION

	1-MI	3-MI	5-MI
TOTAL POP 2021	4,268	40,630	83,784
POP GROWTH RATE	2.57%	1.94%	2.09%
AVERAGE AGE	33.8	32.7	33.6
AVERAGE AGE (MALE)	32.9	32.1	33.2
AVERAGE AGE (FEMALE)	34.5	33.2	33.9

HOUSEHOLDS & INCOME

	1-MI	3-MI	5-MI
Total Households	1,450	11,943	25,018
# of Persons Per HH	2.94%	3.26%	3.17%
Average HH Income	\$129,408	\$105,490	\$106,849

AMENITIES

	1-MI	3-MI	5-MI
Retail	4	36	82
Restaurants	1	11	38





T
TRANSWESTERN

REAL ESTATE
SERVICES

NEW ABRAZO BUCKEYE MEDICAL OFFICE BUILDING

SWC @ I-10 & VERRADO WAY | BUCKEYE, ARIZONA

Leasing Information:

Vince Femiano

602.954.7559

vince.femiano@transwestern.com

Kate Morris

602.296.6369

kate.morris@transwestern.com

Kevin Smigiel

602.265.5502

kevin.smigiel@transwestern.com



TRANSWESTERN[®]

2501 E Camelback Rd, Ste 1
Phoenix, AZ 85016

[transwestern.com](https://www.transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.