

FOR LEASE: UP TO ±3,000 - 20,000 SF

HIGH END TENANT IMPROVEMENTS

DELIVERED QUICKLY



**26900 N Lake Pleasant Parkway**

**PEORIA, AZ 85383**



**CBRE**

±20,000 SF AVAILABLE ON 2ND FLOOR



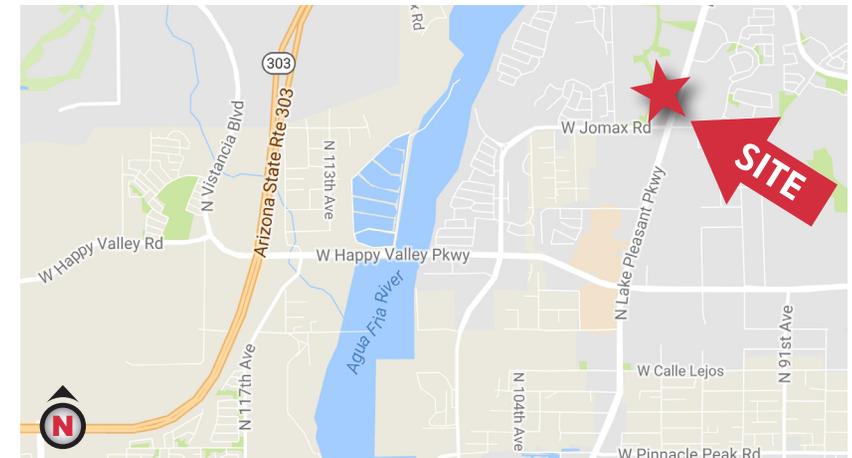
## 26900 NORTH LAKE PLEASANT PARKWAY PEORIA, AZ 85383

### PROPERTY FEATURES

- Abrazo Peoria Emergency Center, a 24-hour, 14-bed emergency department with imaging capabilities
- 2-story, class A office building
- Up to ±3,000 - 20,000 SF available on second floor
- Ample parking (5 per 1,000 SF)
- High quality construction
- Strong, stable ownership

### LOCATION HIGHLIGHTS

- Proximity to the Loop 303
- More than 100 restaurants and retail amenities located within a ±1.5 mile radius
- High income demographic: \$111,595 Median Household Income (source: CoStar)
- Growing population: 11.47% projected growth in the next 5 years (source: CoStar)



NOT TO SCALE

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