



7201 East Camelback Road, Suite 250
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 (480) 994-8155 • (480) 994-8599
 www.GPE1.com

COMMERCIAL ADVISORS

GPE COMMERCIAL ADVISORS

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ESSEX REALTY MANAGEMENT

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 krice@essexrealty.com

SOUTHERN AVENUE MEDICAL CENTER - 2034 E Southern Ave



SOUTHERN AVENUE MEDICAL CENTER
 2034 E Southern Ave • Tempe, AZ 85282

FREE RENT

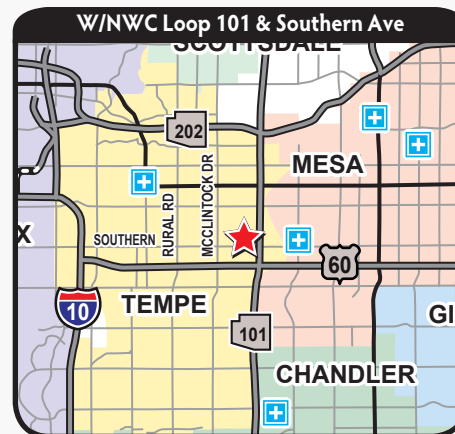
- ONE MONTH OF FREE RENT on 3-Year Lease.*
- THREE MONTHS OF FREE RENT on 5-Year Lease.*

*Qualifying leases must be executed by June 30, 2009.

Building Size	24,030 SF																			
Availability	<table border="0"> <tr> <td>Suite C</td> <td>978 RSF</td> <td rowspan="6">} 1,938 RSF Contiguous</td> </tr> <tr> <td>Suite D</td> <td>960 RSF</td> </tr> <tr> <td>Suite E</td> <td>938 RSF</td> </tr> <tr> <td>Suite F</td> <td>1,000 RSF</td> </tr> <tr> <td>Suite I</td> <td>1,012 RSF</td> </tr> <tr> <td>Suites P+Q</td> <td>2,029 RSF</td> </tr> <tr> <td>Suite U</td> <td>1,217 RSF</td> <td></td> </tr> <tr> <td>Suite Y+Z</td> <td>2,029 RSF</td> <td></td> </tr> </table>	Suite C	978 RSF	} 1,938 RSF Contiguous	Suite D	960 RSF	Suite E	938 RSF	Suite F	1,000 RSF	Suite I	1,012 RSF	Suites P+Q	2,029 RSF	Suite U	1,217 RSF		Suite Y+Z	2,029 RSF	
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Suite U	1,217 RSF																			
Suite Y+Z	2,029 RSF																			
Lease Rate	\$18.50 per RSF; Net Electric and Janitorial																			
Annual Increases	3.0%																			
Tenant Improvements	Negotiable																			
Operating Expenses	Base Year																			
Regional Hospitals	<ul style="list-style-type: none"> • Tempe St. Luke's Hospital • Banner Desert Medical Center 																			



FREE RENT
 RECEIVE UP TO
3 MONTHS FREE RENT



AMENITIES

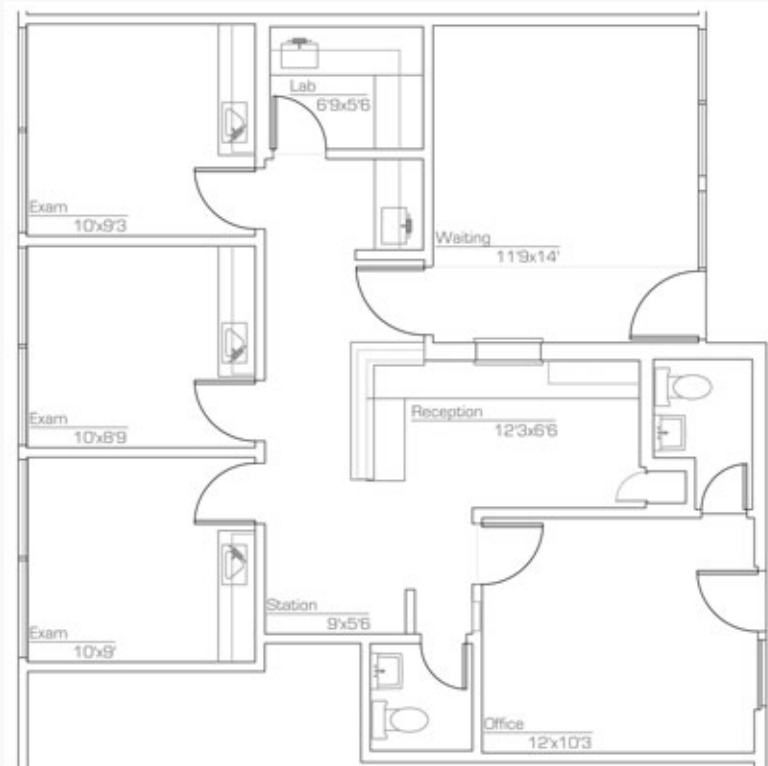
- FREE RENT AVAILABLE
- Easy access to US60 and Loop 101
- Close proximity to Tempe St. Luke's Hospital and Banner Desert Medical Center
- Mature landscaping



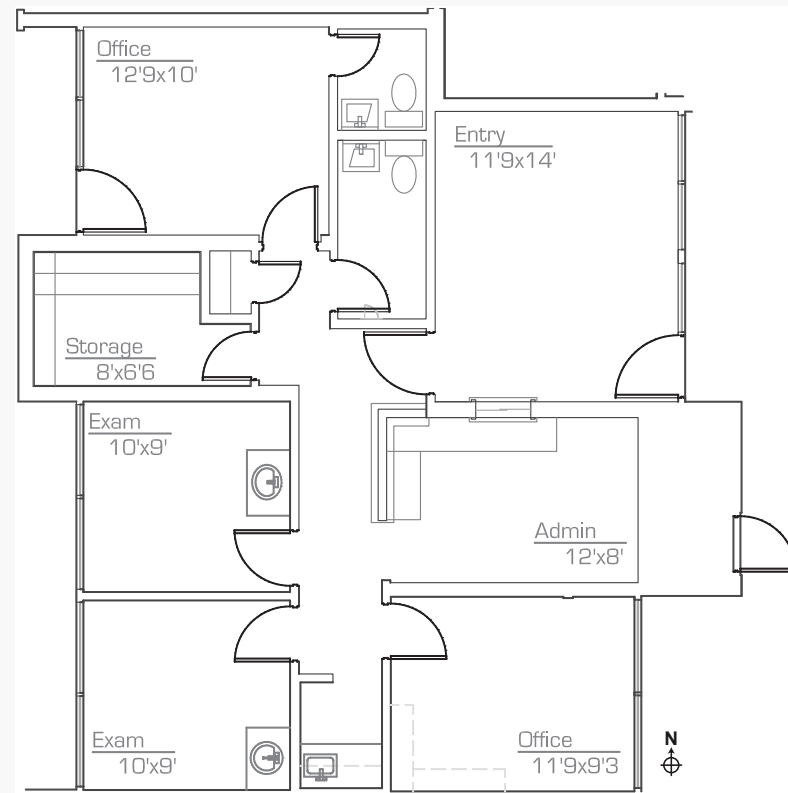
GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.

SOUTHERN AVENUE MEDICAL CENTER - 2034 E Southern Ave

Suite C • 978 RSF



Suite D • 960 RSF





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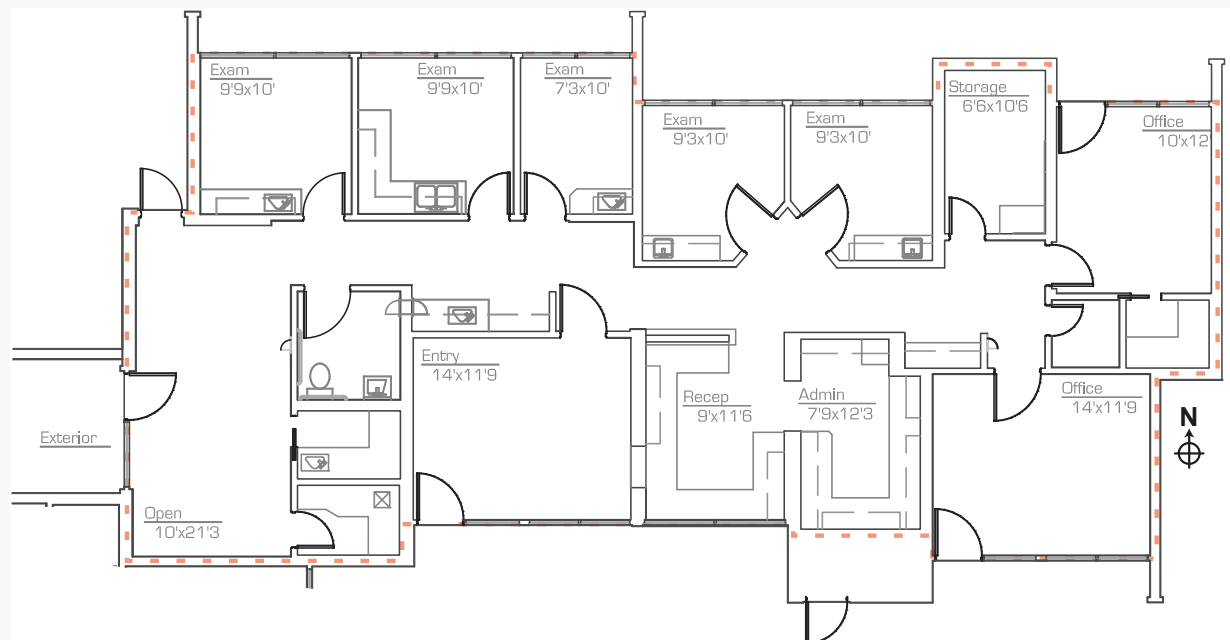
ESSEX REALTY MANAGEMENT

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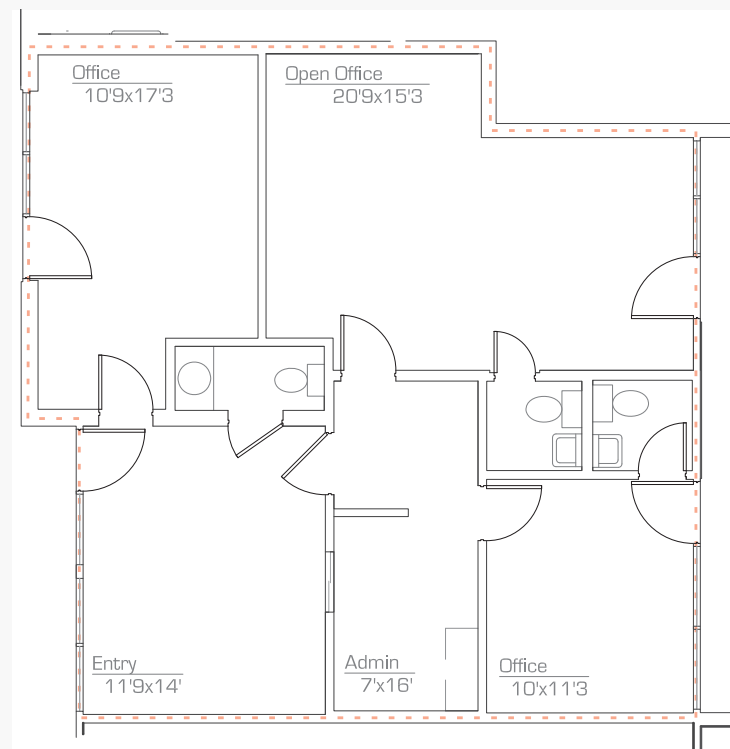
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SOUTHERN AVENUE MEDICAL CENTER - 2034 E Southern Ave

Suite E + F • 1,938 RSF



Suite I • 1,012 RSF





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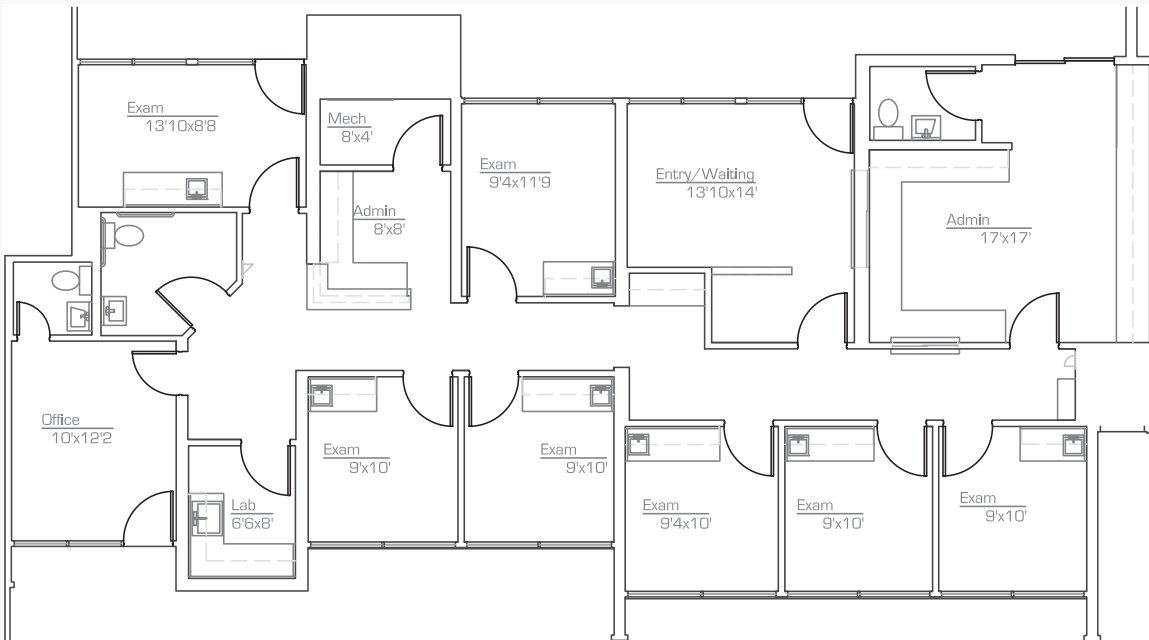
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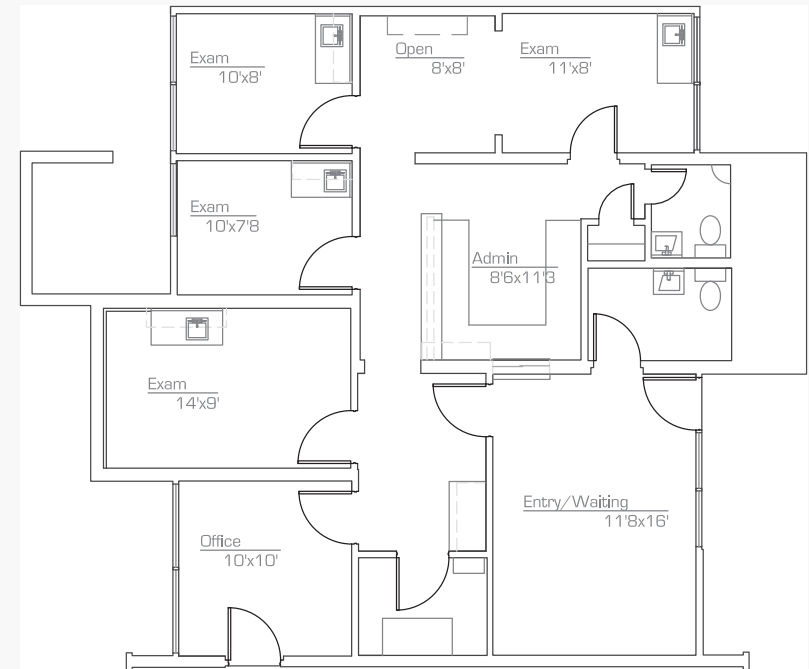
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SOUTHERN AVENUE MEDICAL CENTER - 2034 E Southern Ave

Suites P + Q • 2,029 RSF



Suite U • 1,217 RSF





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SOUTHERN AVENUE MEDICAL CENTER - 2034 E Southern Ave

Suite Y & Z • 2,029 RSF

