

FOR LEASE

BANNER THUNDERBIRD MEDICAL PAVILION

5757 W Thunderbird Rd, Glendale, AZ 85306



New ownership | Exterior building renovations completed March 2025

Two, move-in ready spec suites available | Turn-key lease options for dental and medical

Newly installed monument sign on Thunderbird Rd | Balconies available on the third floor



Mari Lederman
Executive Vice President
T +1 602 282 6325
M +1 602 705 8870
mari.lederman@jll.com

Katie McIntyre
Executive Vice President
T +1 602 282 6357
M +1 602 538 3855
katie.mcIntyre@jll.com



Jones Lang LaSalle Brokerage, Inc. | NV License #B.100083

PROPERTY HIGHLIGHTS

- Situated within the Banner Thunderbird Medical Campus, this premier medical office building offers convenient accessibility on foot.
- Benefit from on-campus synergy through a diverse and appealing tenant mix.
- Enjoy the convenience of various nearby amenities, including Fry's, Einstein Bros. Bagels, Starbucks, Raising Cane's, Wendy's, Burger King, Chick-fil-A, and Firehouse Subs.
- Flexible leasing options available, with the capability to provide up to 12,000 square feet of contiguous space.
- Recent improvements include a new building façade and secure entrances, common area upgrades, and a complete signage plan.

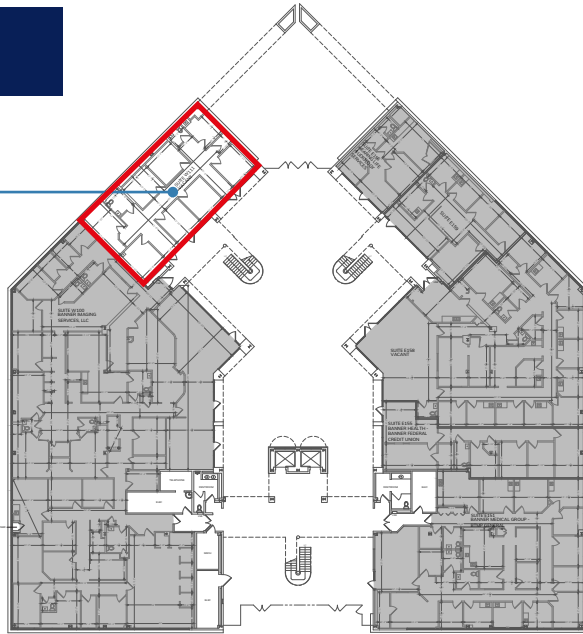


AVAILABILITIES

Click available suite for floor plan

FLOOR 1

Suite W-111
2,008 SF

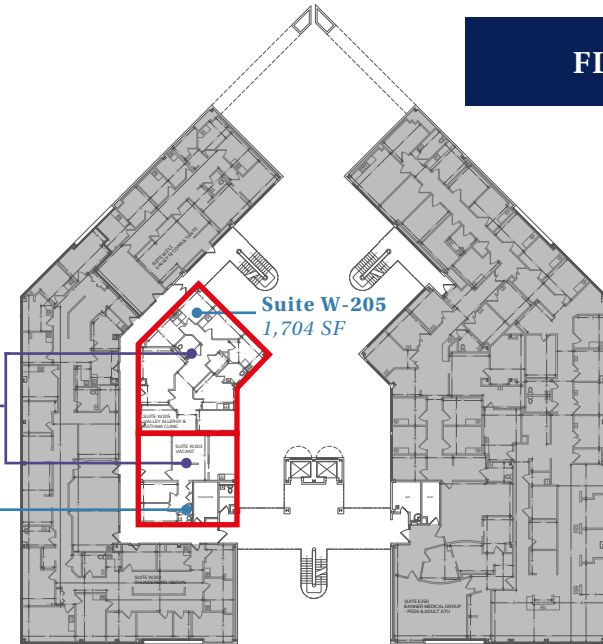


FLOOR 2

Suite W-205/203
(Combined)
2,664 SF

Suite W-203
960 SF

Suite W-205
1,704 SF



FLOOR 3

Suite W-310
4,019 SF

Suite E-352
2,666 SF

Suite E-357
2,855 SF

Suite E-351/
E-352/353/357
(Combined)
12,000 SF

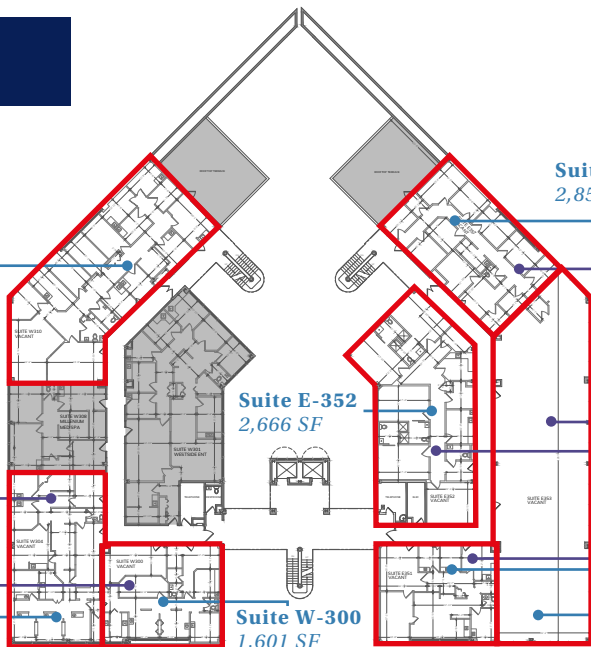
Suite E-351
1,587 SF

Suite E-353
4,558 SF

Suite W-300/304
(Combined)
3,813 SF

Suite W-304
2,212 SF

Suite W-300
1,601 SF



FLOOR 4

Suite W-461
1,603 SF

Suite W-401/461
(Combined)
2,691 SF

Suite W-405
2,077 SF

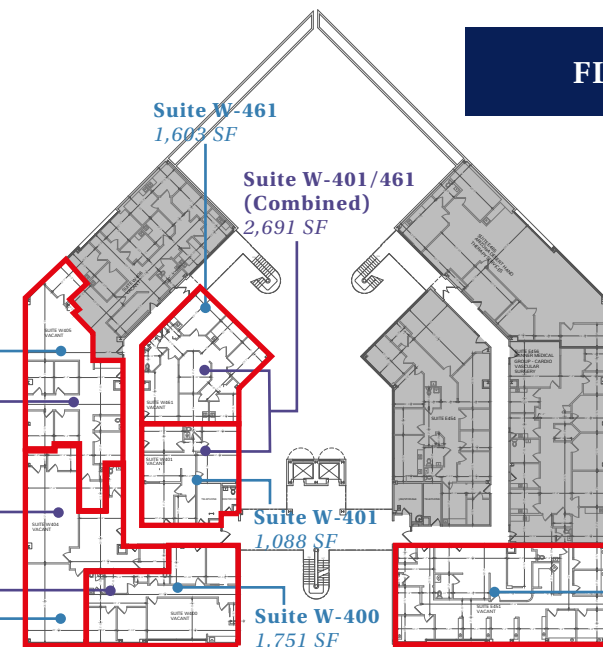
Suite W-400/
404/405
(Combined)
5,579 SF

Suite W-404
1,751 SF

Suite W-401
1,088 SF

Suite W-400
1,751 SF

Suite E-451
2,867 SF





About the Banner Thunderbird Campus

The 561-bed acute-care facility is on 33 acres on the southwest corner of 55th Avenue and Thunderbird Road in Glendale, Arizona. A recently completed \$290 million expansion project added a spacious and comfortable main lobby, a patient/family library, a heart and vascular center, state-of-the-art surgical suites and a 200-bed patient tower to the campus. The new tower includes a new Emergency department and all-private rooms. Banner Thunderbird is now a Level I Adult Trauma Center for patients 15 and older. Other specialties include: maternity, pediatrics, surgery, heart, GI, pulmonary, rehabilitation, and oncology.

Demographics

(within 5 miles)



2023 Population

389,959



2023 Avg. Household Income

\$90,035



2023 Median Age

37.8



2023 Median Home Value

\$318,438

Broker contacts:

Mari Lederman
Executive Vice President
T +1 602 282 6325
M +1 602 705 8870
mari.lederman@jll.com

Katie McIntyre
Executive Vice President
T +1 602 282 6357
M +1 602 538 3855
katie.mcIntyre@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

