MIRAGE MEDICAL CENTER

12329 W BOLA DRIVE, SURPRISE, AZ 85378

CUSHMAN & WAKEFIELD

FOR SALE

NEWLY CONSTRUCTED MEDICAL OFFICE BUILDING

12329 W Bola Drive, Surprise, AZ 85378

Confidential Offering Memorandum

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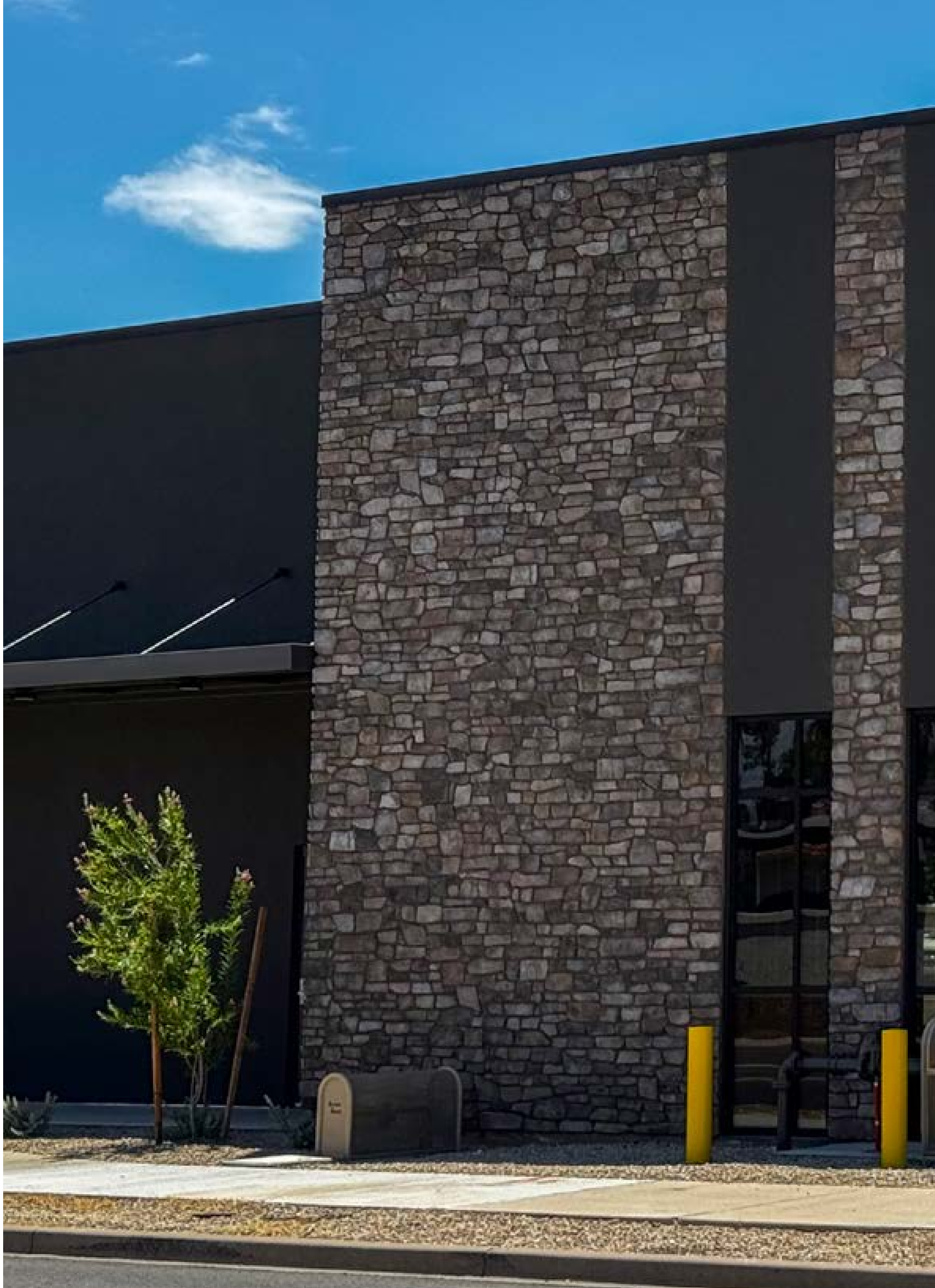

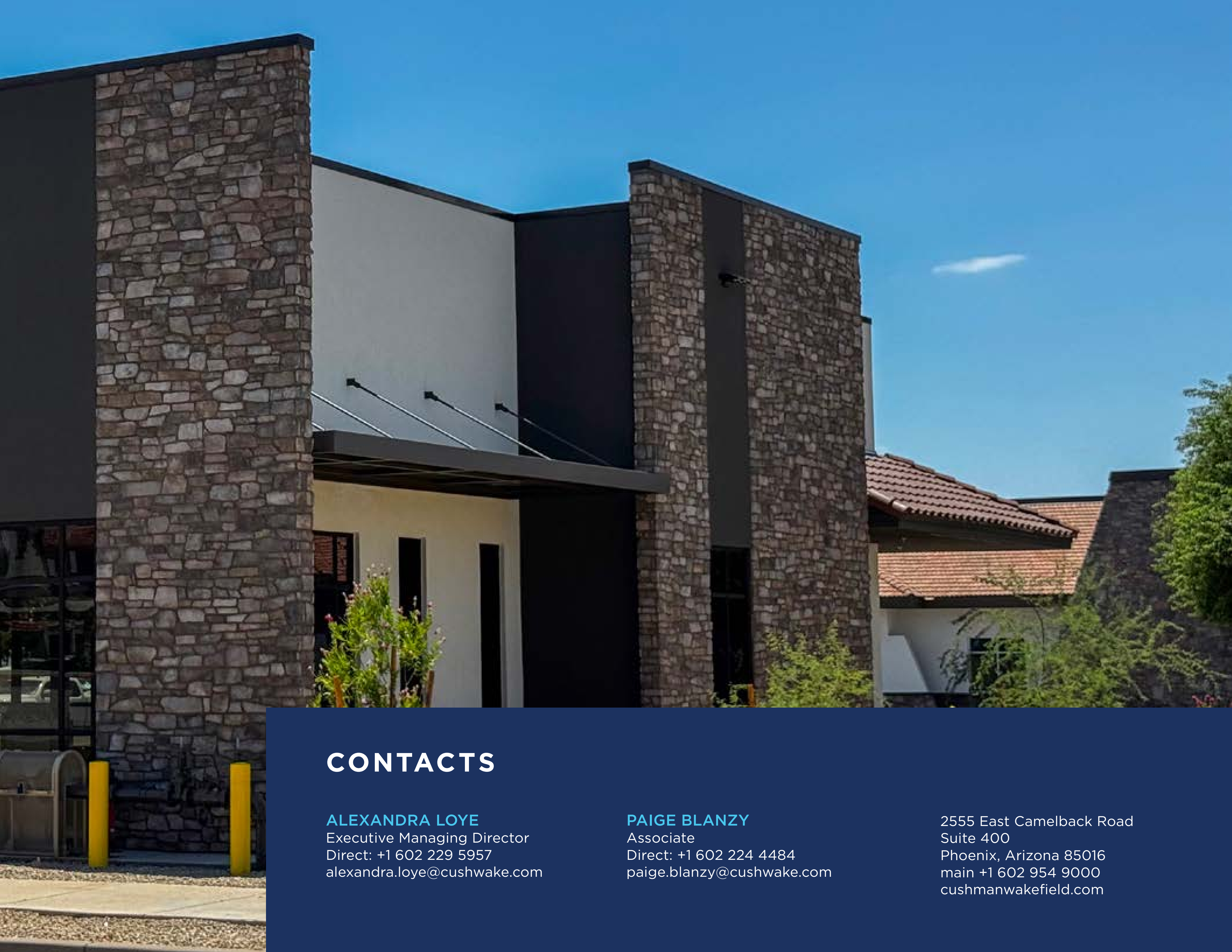

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INVESTMENT OPPORTUNITY & HIGHLIGHTS


Heelex
MEDICAL
100

EXCELLENT OWNER-USER OPPORTUNITY WITH ROBUST IN-PLACE INCOME

Cushman & Wakefield has been retained as exclusive agent for the sale of Mirage Medical Center, located at 12329 W Bola Dr, Surprise, AZ 85378. This approximately 9,989 square foot medical office property is 67% occupied until 12/31/2035, by Heelex 2, LLC, dba Heelex Surprise. The medical clinic is an multimodality high energy X ray, general medicine, podiatry and benign disease therapy. The remaining 3,331 SF vacant suite is ideally configured for a medical practice to occupy as an owner-user.

Mirage Medical, constructed in 2025, is a single-story medical office building located at 12329 W Bola Drive in Surprise, Arizona, and is adjacent to a 37,000 multi-specialty medical building with ASC. Conveniently situated near Loop 303 and Bell Road, the property offers excellent accessibility for both patients and staff. The building features a clean and contemporary exterior, generous parking, and appealing architectural details. It is surrounded by residential communities, retail centers, and healthcare facilities, making it an ideal location for medical professionals seeking visibility and convenience in a growing suburban area.

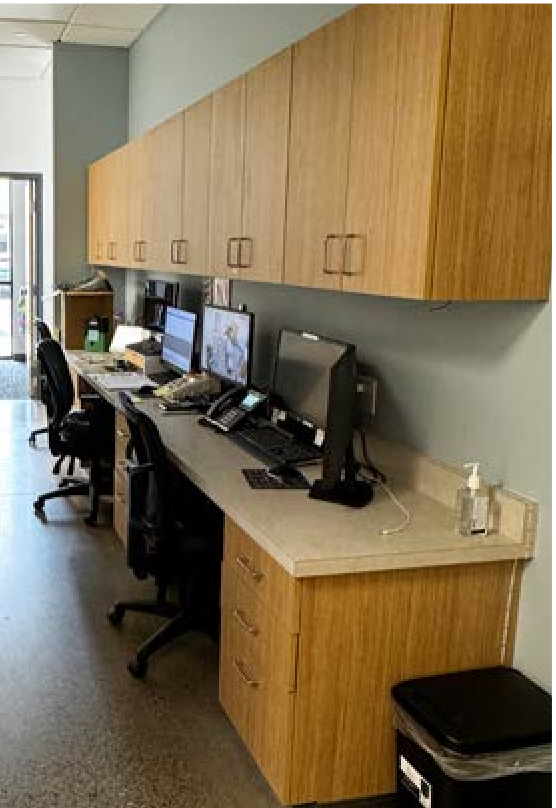
Approximately 66 percent of the building is currently leased, while the remaining vacant space is in shell condition, providing a blank canvas for an owner-user to design and build a customized medical office. As a newly constructed property, it includes installed HVAC systems and roofing, allowing for a streamlined and efficient build-out process. Mirage Medical offers a unique opportunity to establish or expand a healthcare practice in a prime location with existing tenancy, modern infrastructure, and room for future growth.

EXECUTIVE SUMMARY

OFFERING PRICE	**$5,060,000 ($506 PSF)**
LOCATION	**Mirage Medical Center 12329 W Bola Dr, Surprise, AZ 85378**
PROPERTY TYPE	**Fee-simple Medical Office Building**
BUILDING SIZE	**9,989 RSF**
OCCUPANCY	**67%**
AVAILABLE SUITE	**3,331 RSF (SHELL)**
YEAR BUILT	**2025**
PARKING	**Ratio: 5/1,000**
SIGNAGE	**Building signage available**
ZONING	**C-C, Surprise**
PARCEL (APN)	**501-81-221C**
PROPERTY TAXES	**$4,781.60 (2024)**
2025 CAM'S	**$57,849.96 PER YEAR $5.79 PSF**


Heelex
Primary Care / Podiatry / X-Ray Therapy


EXIT



TENANT SUMMARY


Heelex
MEDICAL
100

Heelex SURPRISE

Heelex Surprise is a specialized medical clinic that offers non-invasive treatments for chronic pain and benign conditions using advanced technologies like low-energy X-ray therapy. Their team includes general practitioners, podiatrists, and radiation therapists who collaborate to create personalized care plans for each patient.

The clinic focuses on improving mobility and reducing pain without surgery, providing fast and effective relief. Heelex emphasizes its clinical expertise and commitment to patient-centered care, establishing credibility within the Surprise, Arizona community.

Website: https://www.heelexsurprise.com/about-us

TENANT
HEELEX 2, LLC, DBA HEELEX SURPRISE

GUARANTEE
PERSONAL GUARANTEE BY TENANT

PREMISES SF
6,658 RSF (67% OF THE BUILDING)

LEASE TERM
126 MONTHS

LEASE COMMENCEMENT
APRIL 4, 2025

LEASE EXPIRATION
OCTOBER 31, 2035

LEASE TYPE
NNN LEASE

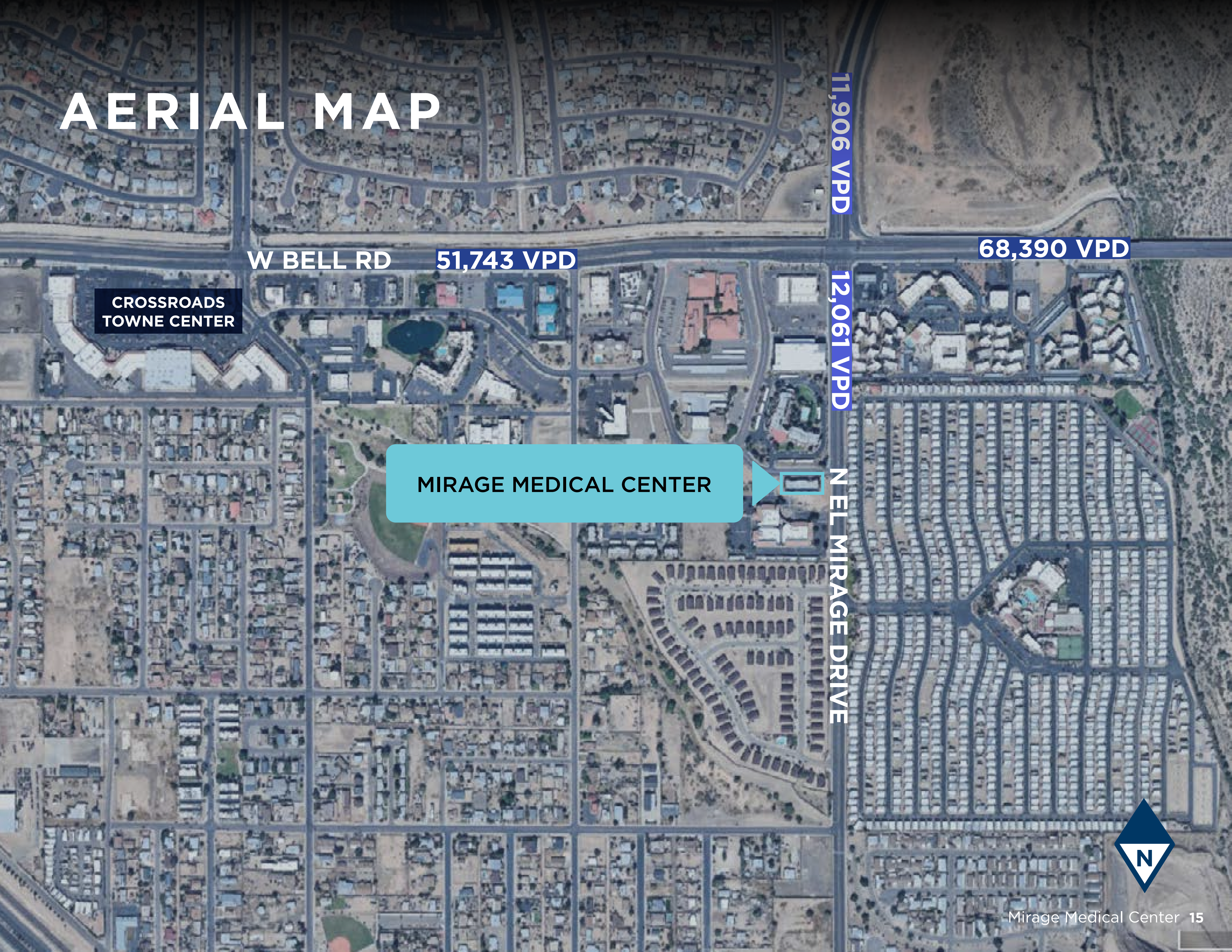
RENT TABLE

Months	Lease Date	Annual Rent PSF	Monthly Rent	Annual Rent	Annual Increase	Lease Type
1-6	4/2025 - 9/2025	Abated Rent				NNN
7-12	10/2025- 3/2026	$39.84	$22,102.05	$132,612.30	3%	NNN
13-24	4/2026 - 3/2027	$40.66	$22,559.78	$270,717.36	3%	NNN
25-36	4/2027 - 3/2028	$41.51	$23,031.25	$276,375.00	3%	NNN
37-48	4/2028- 3/2029	$42.39	$23,516.87	$282,202.44	3%	NNN
49-60	4/2029 - 3/2030	$43.29	$24,017.05	$288,204.60	3%	NNN
61-72	4/2030 - 3/2031	$44.22	$24,532.24	$294,386.88	3%	NNN
73-84	4/2031- 3/2032	$45.17	$25,062.88	$300,754.56	3%	NNN
85-96	4/2032- 3/2033	$46.16	$25,609.44	$307,313.28	3%	NNN
97-108	4/2033- 3/2034	$47.17	$26,172.40	$314,068.80	3%	NNN
109-120	4/2034- 3/2035	$48.22	$26,752.25	$321,027.00	3%	NNN
121-126	4/2035- 10/31/2035	$49.29	$27,349.49	$328,193.88	3%	NNN

FLOOR PLAN

FIRE RISER
107
81 SF
ELEC
108
223 SF
SUITE 120
3,331 SF
SUITE 100
6,658 SF
AVAILABLE
LEASED
N

AERIAL MAP


W BELL RD
51,743 VPD
68,390 VPD
11,906 VPD
12,061 VPD
CROSSROADS
TOWNE CENTER
MIRAGE MEDICAL CENTER
N EL MIRAGE DRIVE
N

PROPERTY OVERVIEW

Heelex
MEDICAL
Bola

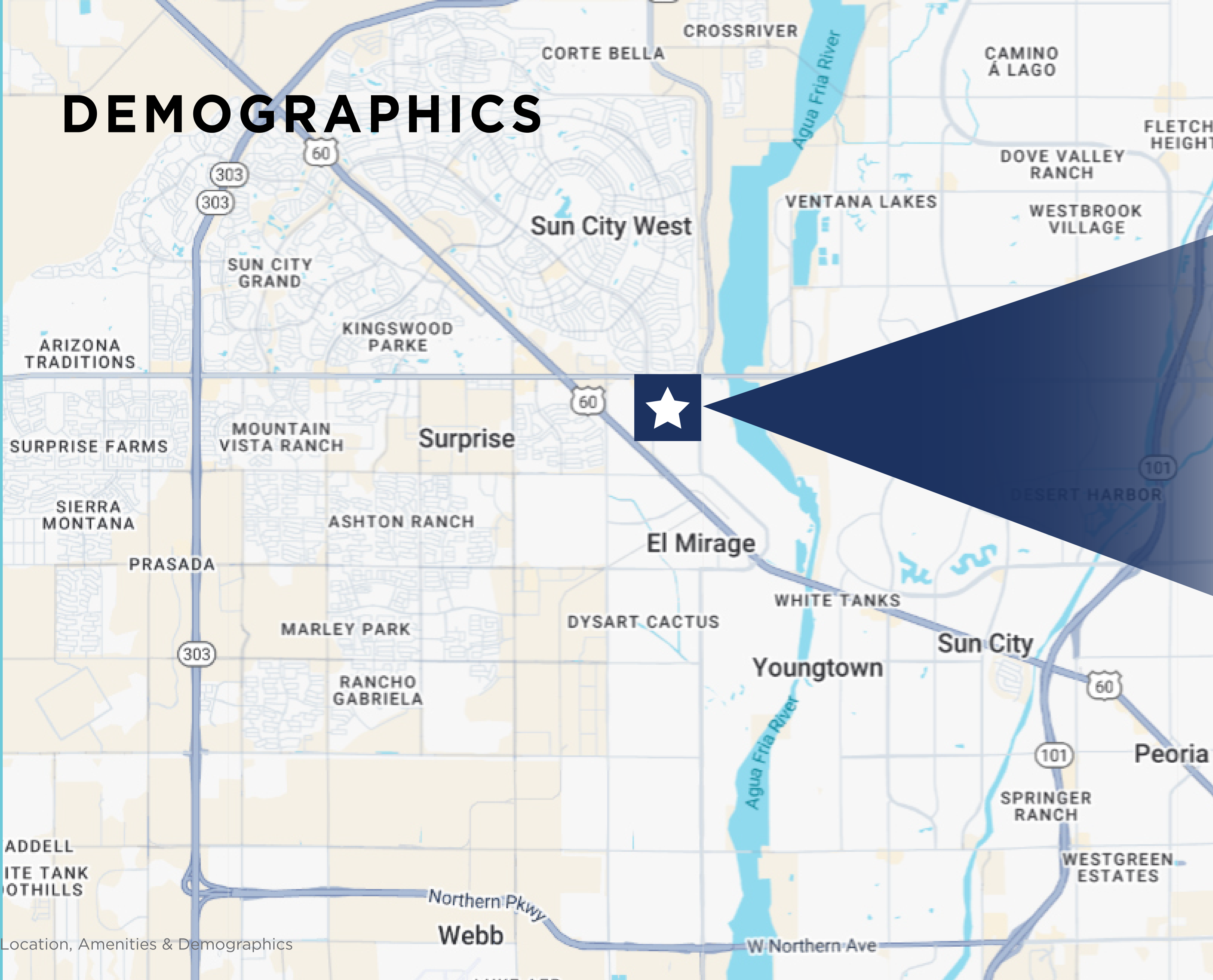
LOCATION, AMENITIES & DEMOGRAPHICS


130
NO PARKING - FIRE LANE

AMENITY MAP


MIRAGE MEDICAL CENTER
W BELL RD
BELL RD
DEER VALLEY DR
R H JOHNSON BLVD
W GRAND AVE
151ST AVE
128TH AVE
EL MIRAGE RD
N LITCHFIELD RD
N COTTON LN
W GREENWAY RD
GREENWAY RD
W WADDELL RD
THUNDERBIRD RD
W CACTUS RD
N BULLARD AVE
DYSART RD
N REEMS RD
BEARDSLEY RD
HUTTON DR
DEL WEBB BLVD
103RD AVE
BOLIVAR DR
99TH AVE
91ST AVE
83RD AVE
107TH AVE
111TH AVE
SUN CITY BLVD
PEORIA AVE
60
101
303
Banner Health
Banner Urgent Care
Abrazo Health
Banner Boswell Medical Center
HONORHEALTH

DEMOGRAPHICS



79,830
Daytime Employees

52.9
Median Age

$411,220
Median Home Value

107,121
Total Households

**Within a 5 Mile Radius*

AREA OVERVIEW


Heelex
MEDICAL

DISCOVER OPPORTUNITY IN SURPRISE, ARIZONA

Nestled in the fast-growing northwest corridor of the Phoenix metropolitan area, Surprise is a dynamic community poised for long-term healthcare and commercial expansion. With a population exceeding 150,000 and robust residential growth, the city offers a strong patient base and increasing demand for medical services. Surprise is home to a thriving healthcare ecosystem, anchored by major providers such as HonorHealth, Banner Health, and Abrazo, and supported by ongoing investment in medical infrastructure. The city's strategic location, pro-business climate, and expanding senior population make it an ideal market for medical office development and acquisition.

A HEALTHCARE HUB ON THE RISE

Surprise continues to attract attention from institutional investors and healthcare systems alike. The recent development of the HonorHealth Asante campus, a 20-acre medical complex featuring urgent care, emergency services, and future hospital plans, underscores the city's commitment to becoming a regional healthcare destination. With high occupancy rates in existing medical office buildings and strong absorption trends, the market offers stability and growth potential. Investors benefit from competitive cap rates, long-term tenancy, and the opportunity to serve a rapidly expanding suburban population in one of Arizona's most desirable communities.

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