

MIRAGE MEDICAL CENTER

12329 W BOLA DRIVE,
SURPRISE, AZ 85378



FOR SALE

NEWLY CONSTRUCTED MEDICAL OFFICE BUILDING

12329 W Bola Drive, Surprise, AZ 85378

Confidential Offering Memorandum

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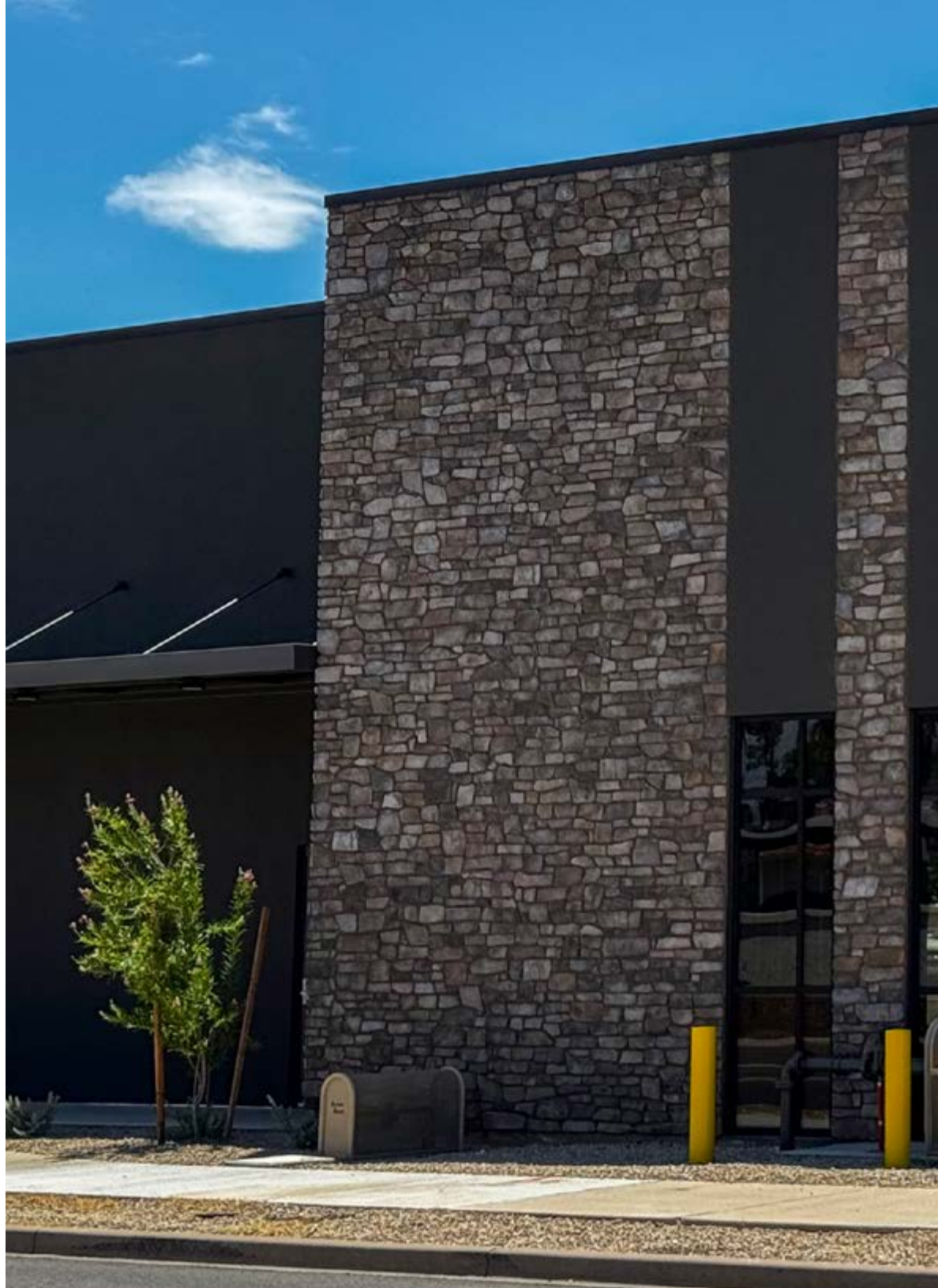
TENANT SUMMARY

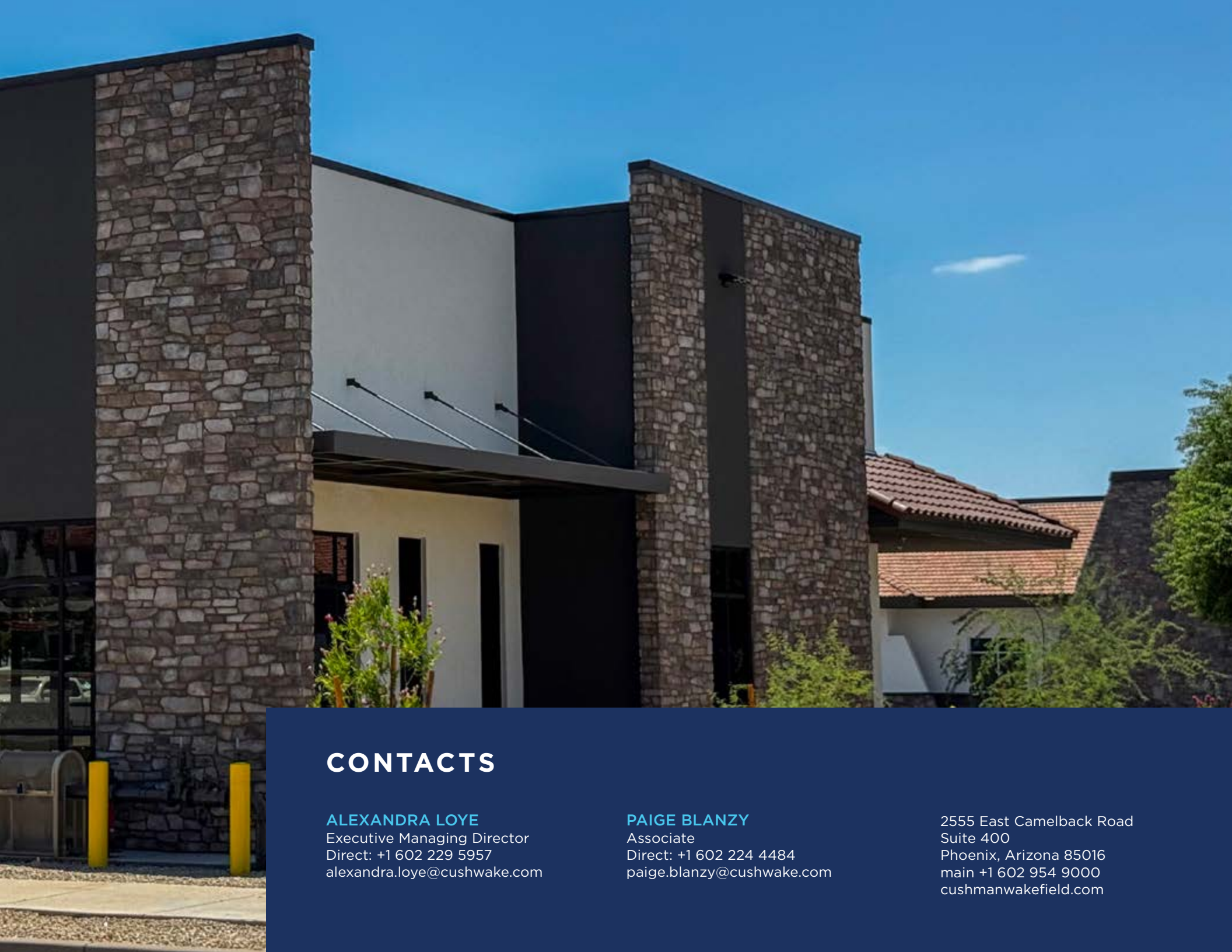
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INVESTMENT OPPORTUNITY & HIGHLIGHTS





Heelex
MEDICAL

100

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.

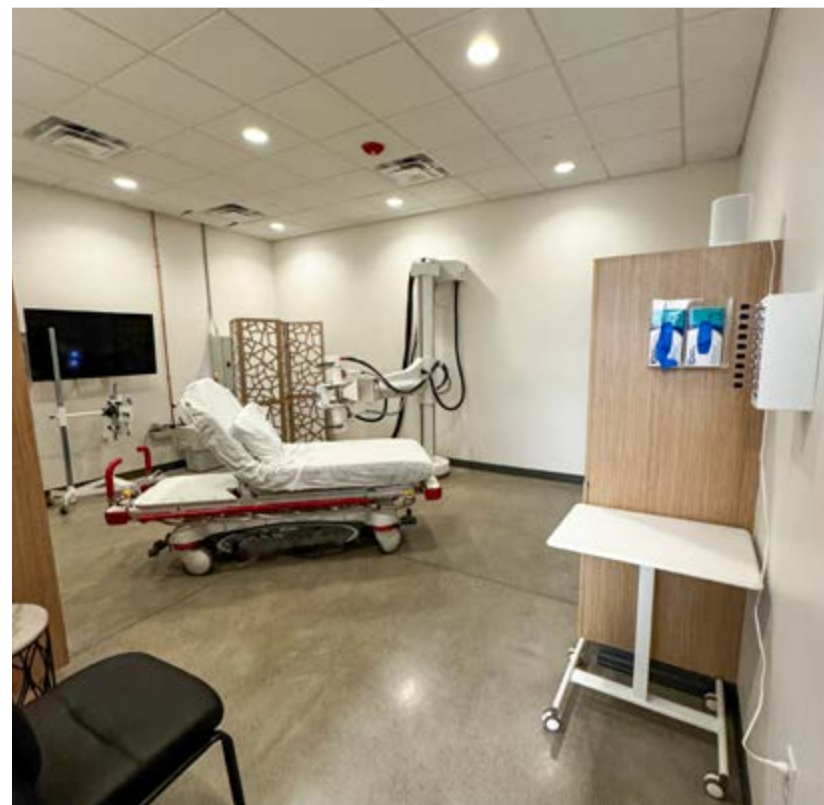
Approximately 66 percent of the building is currently leased, while the remaining vacant space is in shell condition, providing a blank canvas for an owner-user to design and build a customized medical office. As a newly constructed property, it includes installed HVAC systems and roofing, allowing for 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





TENANT SUMMARY



Heelex
MEDICAL

100

Heelex



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

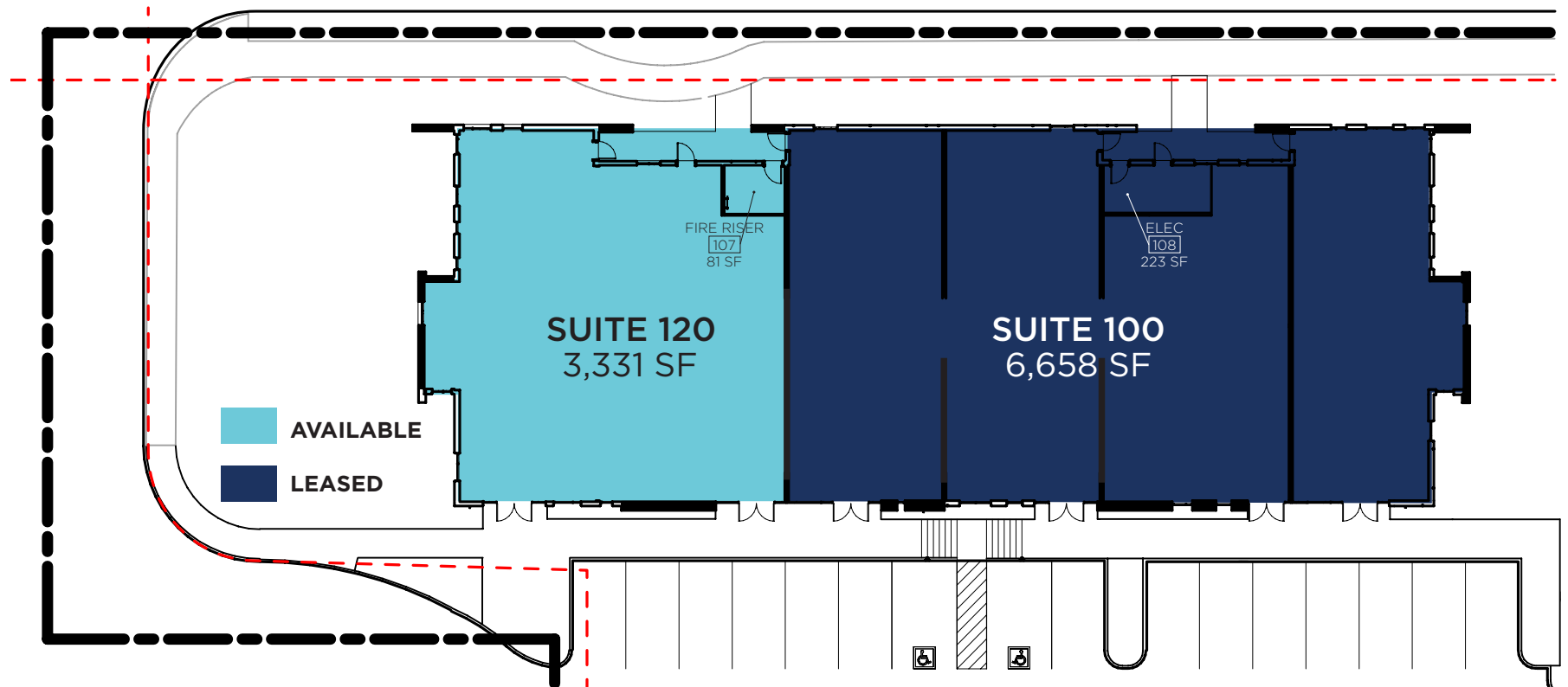
LEASE TYPE
NNN LEASE



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



AERIAL MAP

W BELL RD 51,743 VPD

68,390 VPD

CROSSROADS
TOWNE CENTER

11,906 VPD

12,061 VPD

N EL MIRAGE DRIVE

MIRAGE MEDICAL CENTER



PROPERTY OVERVIEW





LOCATION, AMENITIES & DEMOGRAPHICS





NO PARKING - FIRE LANE

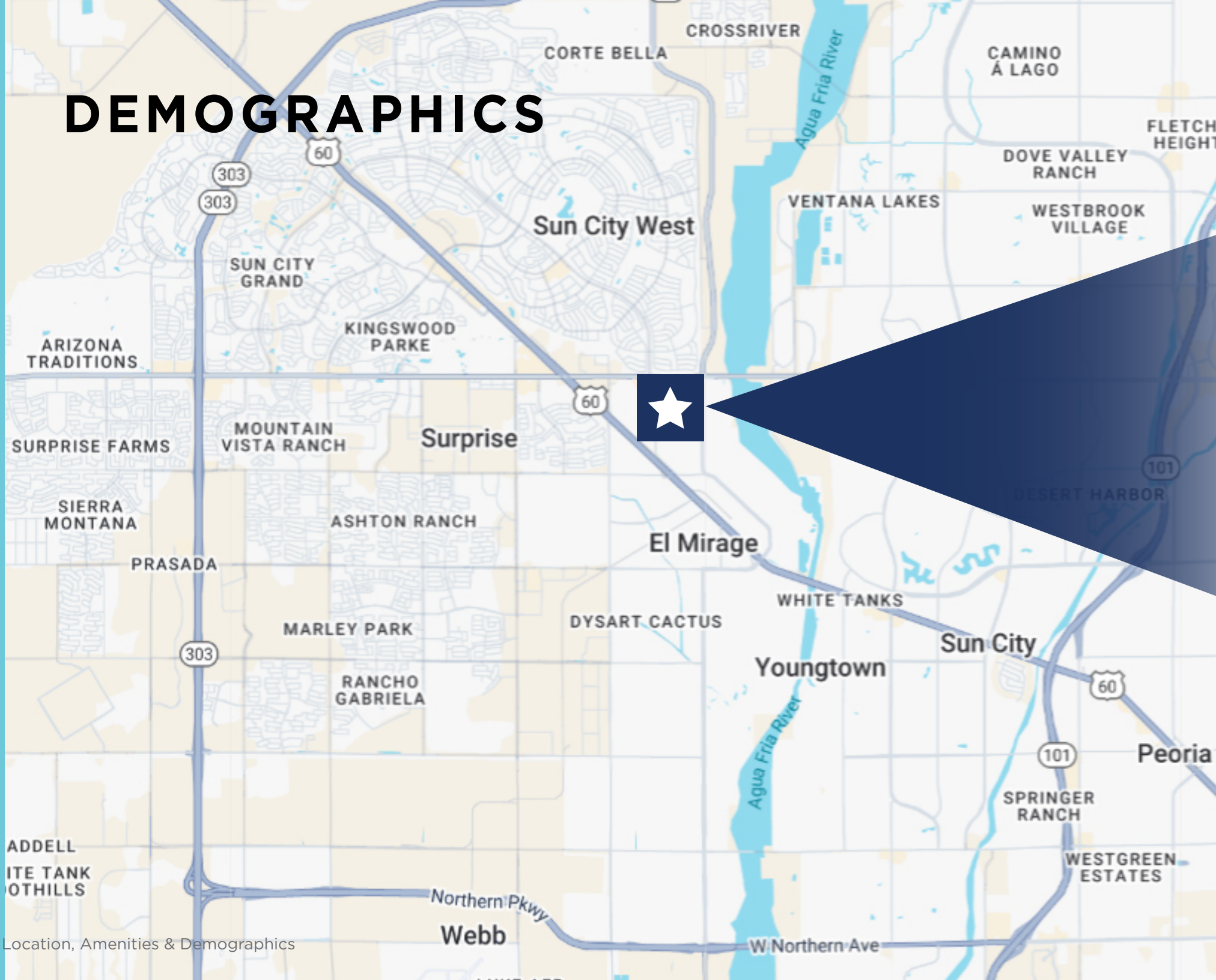
AMENITY MAP





MIRAGE MEDICAL CENTER

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

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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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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the **6677 W Thunderbird Road** ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage,

handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.