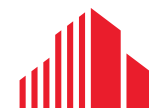




FOR LEASE - MEDICAL OFFICE SPACE
3,047 RSF of Move-in Ready

6677 W. THUNDERBIRD ROAD
BUILDING D
GLENDAL, AZ 85306



**CUSHMAN &
WAKEFIELD**

6677 W. THUNDERBIRD ROAD
BUILDING D
GLENDAL, AZ 85306

\$26.00 NNN

RATE:

3,047 SF

AVAILABLE: Second Generation Medical Suite with Sinks in
Exam Rooms

LOCATION Paseo Ranch 6677 W. Thunderbird Road
Building D, Suite D148 Glendale, Arizona 85306

PROPERTY TYPE Medical Office Condominium

YEAR BUILT 2003

PARKING Ratio: 6.13/1,000

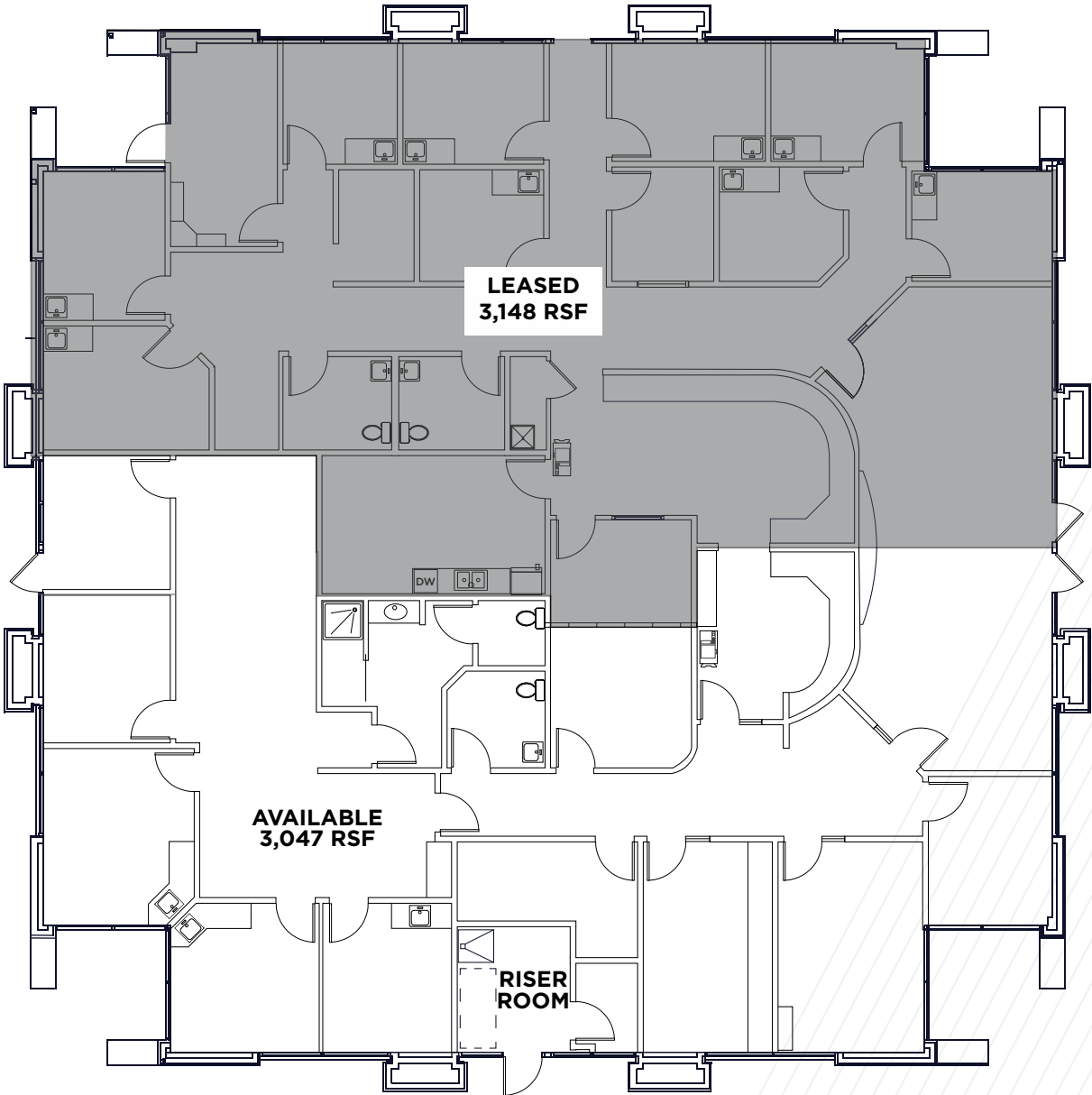
SIGNAGE Building Signage Available

ZONING C-O, Glendale



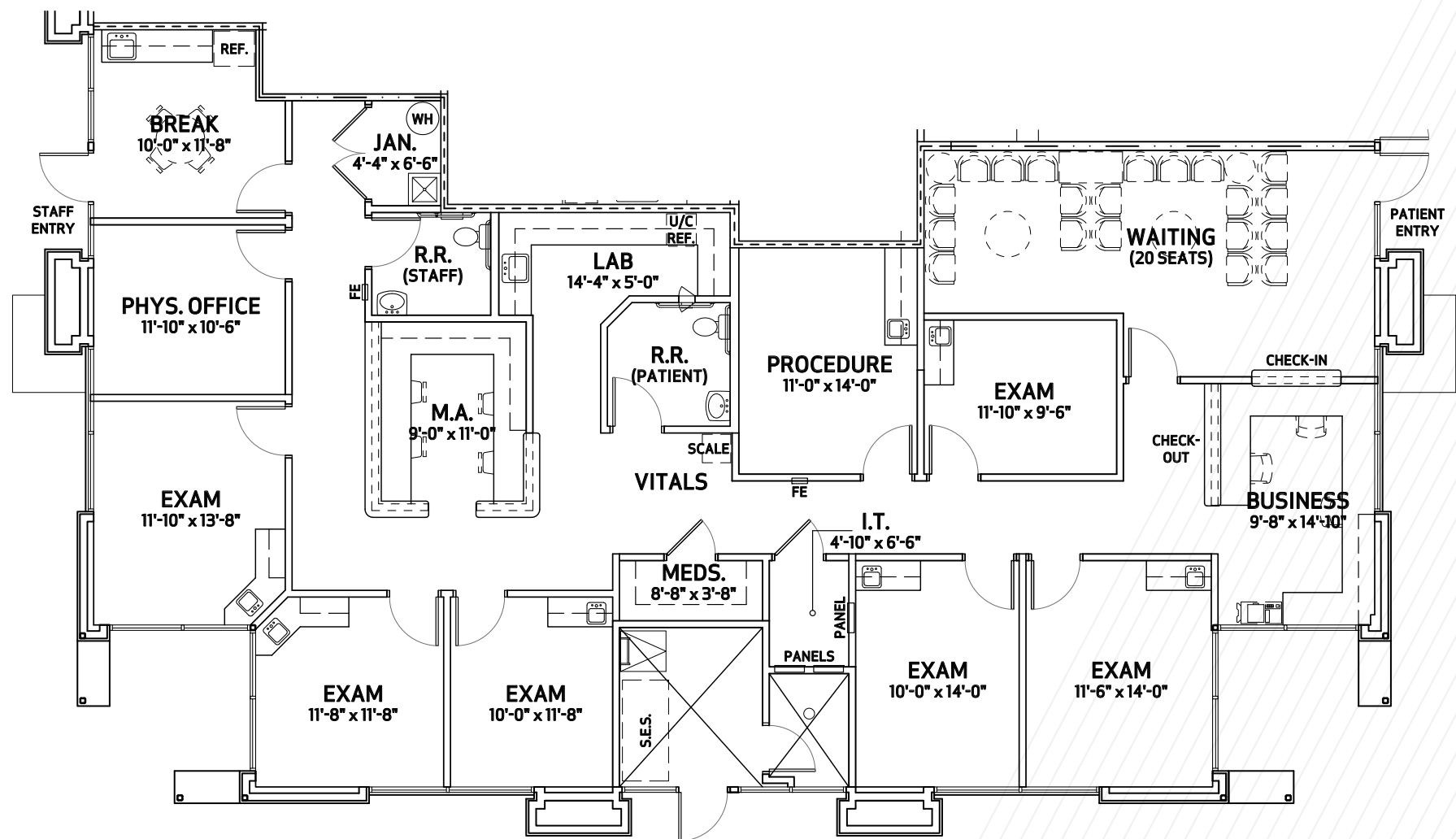
6677 W. THUNDERBIRD ROAD, BUILDING D
GLENDALE, AZ 85306

Existing Floor Plan



6677 W. THUNDERBIRD ROAD, BUILDING D
GLENDALE, AZ 85306

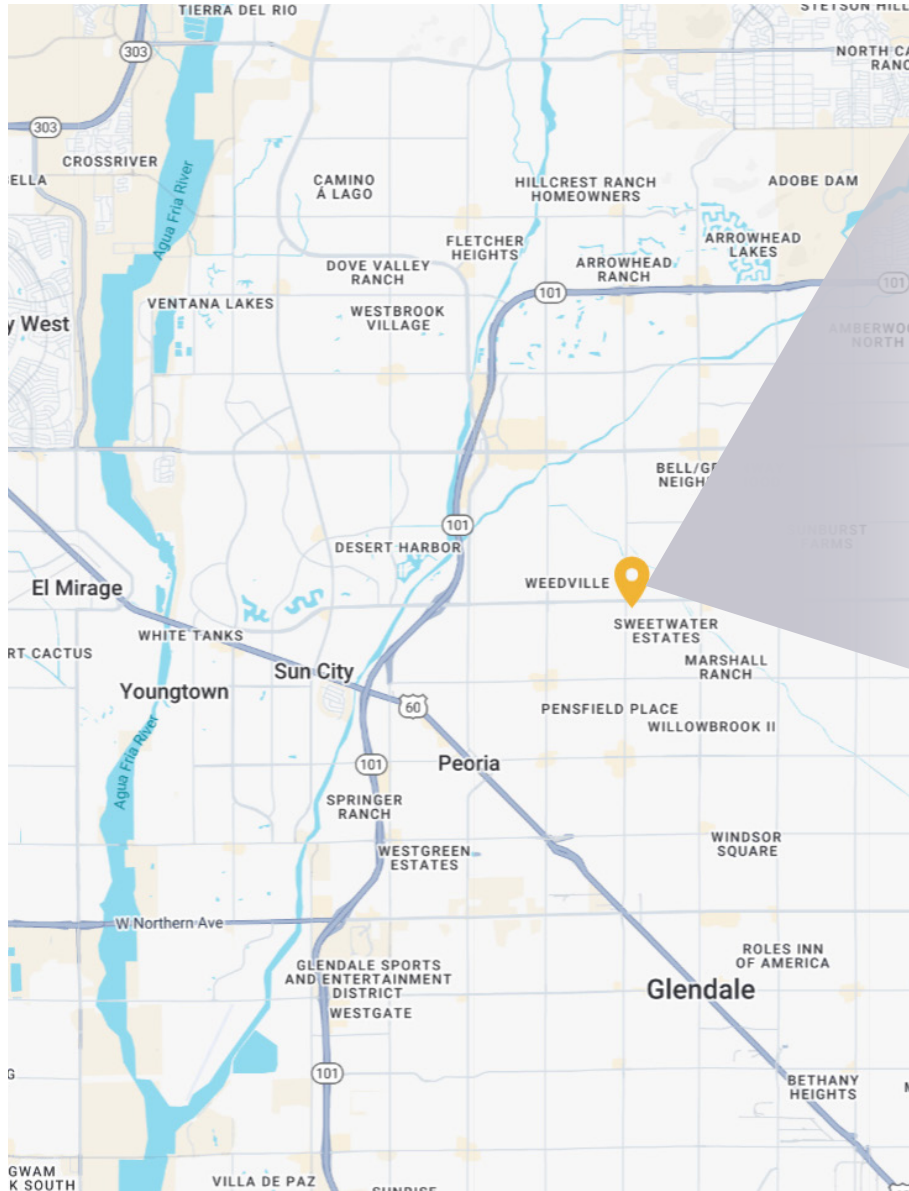
Conceptual Floor Plan



6677 W. THUNDERBIRD ROAD, BUILDING D

GLENDALE, AZ 85306

Demographics



TRAFFIC COUNTS

West Thunderbird Road	26,800 VPD
67th Ave. @ West Thunderbird Road	20,800 VPD



161,475
Daytime
Employees



40.4
Median
Age



\$407,866
Median
Home Value



148,528
Total
Households

**Within a 5-Mile Radius*



FOR MORE INFORMATION, CONTACT:

ALEXANDRA LOYE

Executive Managing Director
+1 602 229 5957
alexandra.loye@cushwake.com

2555 E. Camelback Road
Suite 400
Phoenix, Arizona 85016
main +1 602 954 9000
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-111790-V12

