



Menlo Group
COMMERCIAL REAL ESTATE

VERO PARK

Defining the Standard for Health and Wellness

OFFICE / MEDICAL FOR LEASE

VERO PARK

Defining the Standard for Health and Wellness

2030 E Bonanza Rd | Gilbert, AZ 85297

\$36.00 / SF NNN
Lease Rate

Q4 2027
Estimated Delivery

JASON TRIANO, CCIM
480.659.1777
jason@menlocre.com

MENLO GROUP COMMERCIAL REAL ESTATE
1809 S Holbrook Ln, Tempe, AZ 85281
480.659.1777 | menlocre.com

VERO PARK

2030 E Bonanza Rd | Gilbert, AZ 85297

LOCATION DESCRIPTION

Vero Park is a premier medical and wellness campus now under development in Gilbert's high barrier to entry medical corridor. Positioned on Bonanza Road just south of the Loop 202 SanTan Freeway, the project places tenants six minutes from Mercy Gilbert Medical Center and Phoenix Children's Hospital East Valley, and six minutes from the San Tan Village retail district and its extensive dining and shopping amenities.

The campus pairs institutional quality construction with a purpose built tenant ecosystem spanning clinical care, physical therapy, sports medicine and athletic performance. Single story, walk up suites offer direct exterior entry, prominent signage opportunities and clinical buildouts tailored to each practice, all within a high barrier to entry submarket defined by strong demographics and a booming young family population.

PROPERTY HIGHLIGHTS

- ±24,400 SF across three single story buildings on a ±2.99 acre campus
- Walk up suites from ±1,500 SF with direct exterior entry and clinical buildout flexibility
- Integrated health, recovery and performance tenant mix anchored by physical recovery and physical therapy operators
- Building and monument signage opportunities along Bonanza Road
- Abundant surface parking: 130 spaces including 5 ADA, over 5 stalls per 1,000 SF
- Six minutes from Mercy Gilbert Medical Center and Phoenix Children's Hospital East Valley
- New construction delivering Q4 2027



LEASE DETAILS

Lease Rate	\$36.00 / SF NNN
Estimated NNN Expenses	\$11.00 / SF
Available Suites	±1,500 to ±12,810 SF
Estimated Delivery	Q4 2027
Lease Term	5 to 10 Years
Tenant Improvements	Negotiable Allowance
Signage	Building Signage Available

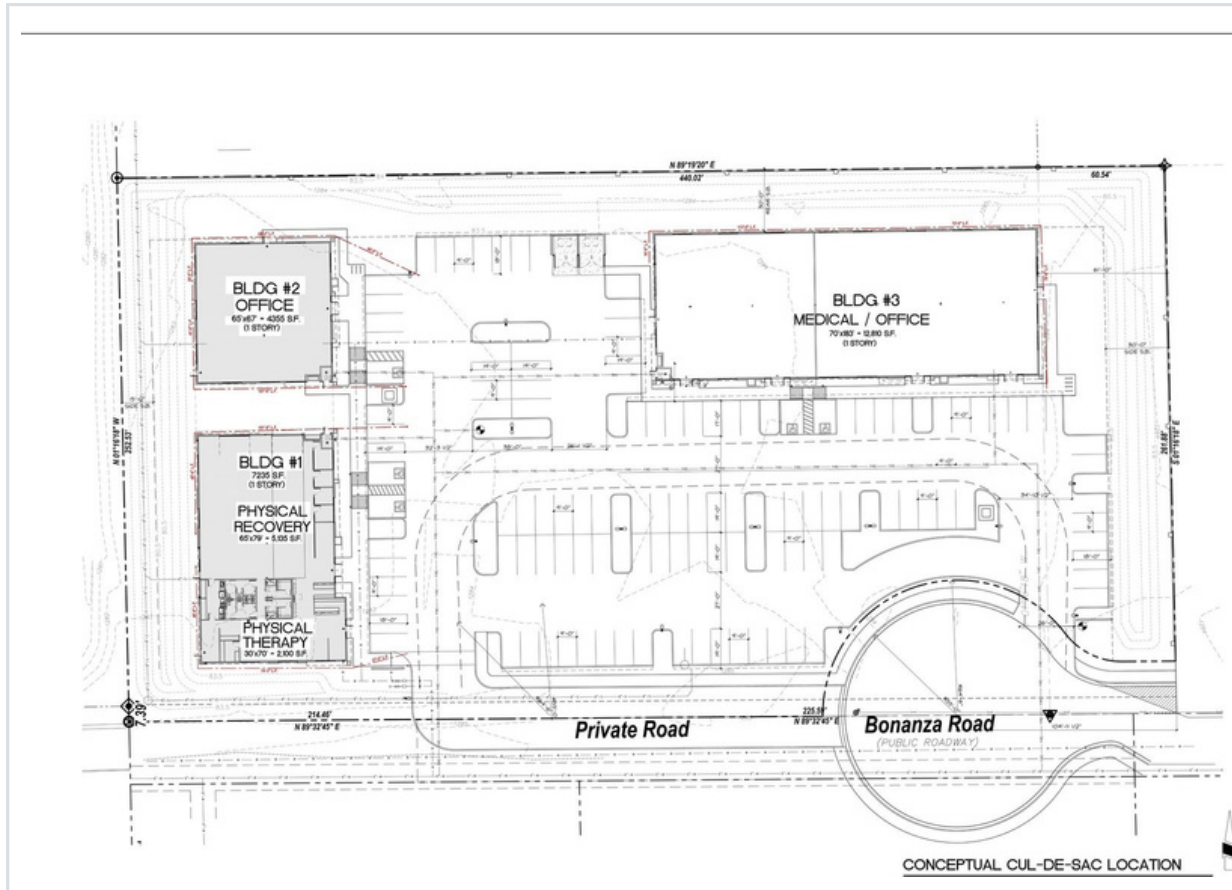
AREA ANCHORS & DEMAND DRIVERS

Mercy Gilbert Medical Center	San Tan Village
Phoenix Children's Hospital East Valley	Loop 202

OFFICE / MEDICAL FOR LEASE

VERO PARK | SITE PLAN

2030 E Bonanza Rd | Gilbert, AZ 85297



PROJECT SUMMARY

Building	Use	Approx. SF
Bldg #1	Physical Recovery & Physical Therapy	±7,235 SF
Bldg #2	Office	+/-1,500 SF to ±4,355 SF
Bldg #3	Medical / Office	+/-1,500 SF to ±12,810 SF
Total Single Story Campus		±24,400 SF

SITE DATA

Site Area: ±2.99 Acres (130,111 SF)
Parcel: 304-53-160A
Parking: 130 Spaces inc. 5 ADA (5+ / 1,000 SF)
Zoning: GO, Town of Gilbert
Construction: Single story, walk up suites
Access: Bonanza Road, conceptual cul-de-sac

Conceptual site plan by John Reddell Architects, Inc. Preliminary and subject to change. Not for construction.

VERO PARK | AVAILABLE SUITES

2030 E Bonanza Rd | Gilbert, AZ 85297

AVAILABILITY

Building	Space	Approx. SF	Use	Status
Bldg #1	Physical Recovery	±5,135 SF	Physical Recovery	PLANNED USE
Bldg #1	Physical Therapy	±2,100 SF	Physical Therapy	PLANNED USE
Bldg #2	Full Building	+/- 1,500 SF to ±4,355 SF	General Office	AVAILABLE
Bldg #3	Full Building	+/-1,500 to ±12,810 SF	Medical / Office	AVAILABLE

Building #3 may be demised into suites of ±2,000 to ±5,000 SF per the project's target unit sizes. Building #1 is designed for physical recovery and physical therapy operators; contact brokers regarding pre-leasing status and current availability.

LEASE TERMS

Lease Rate	\$36.00 / SF NNN
Estimated NNN	\$11.00 / SF
Escalations	3.0% Annually
Term	5 to 10 Years
Delivery	Q4 2027

IDEAL FOR

Medical

Rehabilitation

Physical Therapy

Sports Medicine

Orthopedics

Pediatrics

Wellness & Recovery

Professional Office

WHY VERO PARK

Join an integrated campus where clinical care, rehabilitation and athletic performance tenants cross generate patients and members, reinforcing durable occupancy in a high barrier to entry medical corridor.

EAST

10'

10'

5'8"

10'

E

A

Per the preliminary color schedule: synthetic stucco system with sand finish, Coronado Stone sawtooth ledge veneer in Silver Ash, black ATAS Vesa Lok metal panel cladding, and dual pane storefront glazing in black anodized aluminum frames.



OFFICE / MEDICAL FOR LEASE

VERO PARK | AREA AERIAL

2030 E Bonanza Rd | Gilbert, AZ 85297



Mercy Gilbert / PCH: 6 min | San Tan Village: 6 min | Gateway Airport: 13 min | Sky Harbor: 37 min

OFFICE / MEDICAL FOR LEASE

VERO PARK | PICTURES

2030 E Bonanza Rd | Gilbert, AZ 85297

