

MEDICAL OFFICE | FOR LEASE



5222 E Baseline Rd | Gilbert, AZ 85234

CBRE

Property Summary

- + Located along the Baseline Road medical corridor in Gilbert, the property offers excellent accessibility and visibility, with convenient access to both Loop 202 and US-60, allowing for efficient connectivity across the Southeast Valley for patients and staff.
- + Situated in close proximity to Banner Gateway Medical Center and Banner Baywood Medical Center, the property is well-positioned within a highly established healthcare hub, supporting strong demand from medical users seeking nearby hospital adjacency.
- + The surrounding area is characterized by a dense concentration of medical providers, specialty practices, and complementary healthcare services, as well as established residential communities, creating a built-in referral network and consistent patient base.
- + Comprised of a single-story building totaling approximately 28,035 square feet, the property offers convenient ground-level access, efficient patient flow, and flexible layout potential ideal for a variety of medical, dental, and specialty healthcare users.



Property Highlights

Property Details

Type	Medical Office
Building SF	±60,600 RSF
Available SF	±28,035 RSF (Demisable)
Suite	101
Listing Type	Lease
Lease Rate	\$29.00 NNN
OPEX	\$10.45/SF
Year Built	2000
Zoning	C-O
Stories	1
Parking Ratio	6.60/1000 SF

- + ±28,035 square foot single-story medical office building designed to support a variety of outpatient healthcare uses, offering efficient layouts and a patient-focused environment
- + Located near Banner Gateway Medical Center and Banner Baywood Medical Center, the property benefits from proximity to two major healthcare anchors, supporting strong referral patterns and sustained demand from medical users
- + An established presence of medical providers within the building creates a cohesive healthcare setting, encouraging synergy and cross-referral opportunities among complementary practices
- + Surrounded by a mix of residential communities, retail amenities, and healthcare services, the location provides convenience for patients along with a consistent and reliable patient base
- + On-site parking includes covered and reserved spaces, providing convenient access for patients and staff

Suite 101 - ±28,035 SF





Demographics

Radius	Estimated Population	Average Household Income
2 miles	46,005	\$118,882
5 miles	340,116	\$107,211
10 miles	1,025,527	\$113,878

Source: ESRI 2026

Traffic Counts

±20,084 vehicles per day
at E Baseline Rd & N Higley Rd

Source: ADOT 2025



Banner MD Anderson
Cancer Center

Banner Gateway
Medical Center

Surrounding Amenities



S Higley Rd

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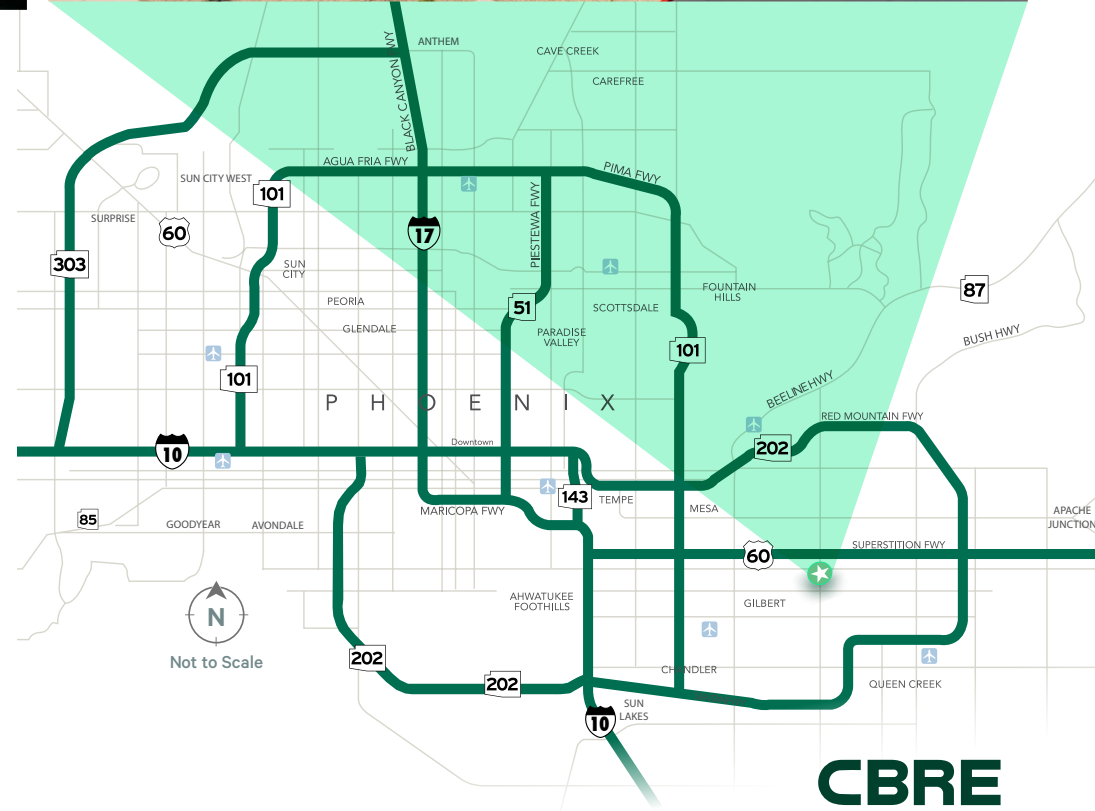
E Baseline Rd





Area Overview

- + Prime East Valley Location in one of the Phoenix metro area's most desirable and rapidly growing communities. Gilbert is consistently recognized for its strong quality of life, family-friendly environment, and thriving business climate.
- + Located within Gilbert's established Medical Corridor, adjacent to major healthcare providers including Banner Gateway Medical Center and Banner MD Anderson Cancer Center, creating a prominent healthcare and professional services hub.
- + Excellent accessibility with direct frontage on Baseline Road and convenient connections to Loop 202 (Santan Freeway) and US-60, providing efficient access throughout the Southeast Valley.
- + Surrounded by affluent residential communities, offering a strong local customer base and a highly educated workforce.
- + Strong Retail and Dining Amenities Nearby, with easy access to Superstition Springs, Dana Park, and numerous neighborhood shopping centers featuring national retailers, restaurants, and everyday conveniences.



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