



Menlo Group
COMMERCIAL REAL ESTATE



AVAILABLE | EAST VALLEY SURGERY CENTER

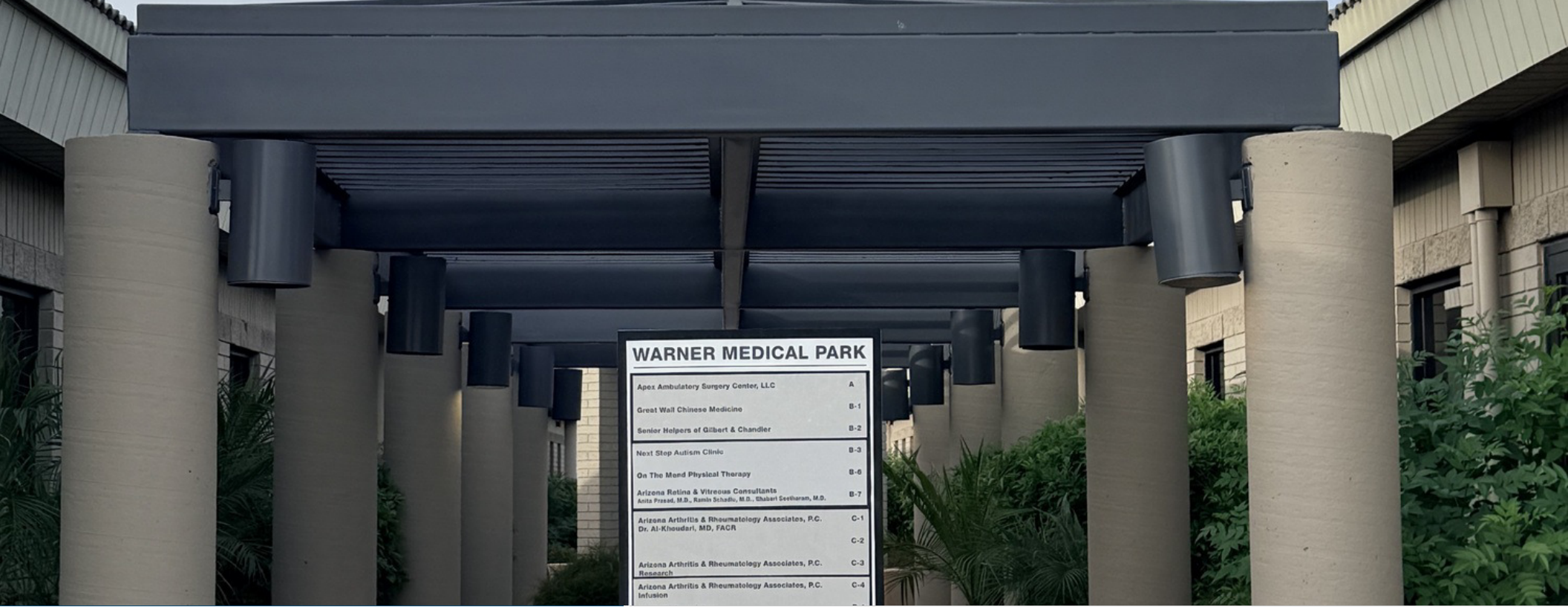
Warner Park Surgery Center

604 W Warner Road, Bldg A, Chandler, AZ 85225

FOR SALE or LEASE

Exclusively listed by:

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WARNER MEDICAL PARK

Apex Ambulatory Surgery Center, LLC	A
Great Wall Chinese Medicine	B-1
Senior Helpers of Gilbert & Chandler	B-2
Next Step Autism Clinic	B-3
On The Mend Physical Therapy	B-6
Arizona Retina & Vitreous Consultants Ante Pressel, M.D., Ronik Schallig, M.D., Shabir Seetharam, M.D.	B-7
Arizona Arthritis & Rheumatology Associates, P.C. Dr. Al-Khoudari, MD, FACR	C-1
	C-2
Arizona Arthritis & Rheumatology Associates, P.C. Research	C-3
Arizona Arthritis & Rheumatology Associates, P.C. Infusion	C-4

PROPERTY SUMMARY

PRICE	Market
PROPERTY TYPE	Surgery Center
PROPERTY SUBTYPE	Medical
APN	302-27-936
BUILDING SIZE	+/- 10,080 SF
LOT SIZE	+/- 13,504 SF
HOA	Yes
YEAR BUILT	1987
NUMBER OF FLOORS	1
CONSTRUCTION	Concrete Block
ZONING	PAD, Planned Area Development

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase or lease an existing surgery center
- Building Size: +/-10,080 SF
- Strategically located in between Banner Desert Medical Center, Cardon Children's Medical Center & Dignity Health Chandler & Gilbert Regional Medical Center
- Space Plan: Lobby, billing/administrative offices, doctor's lounge, break room, laundry, two (2) locker rooms, pre-op & post op areas, and four (4) operating rooms.
- 600 amp electrical service and back-up generator
- Ability to purchase below replacement cost

Photos

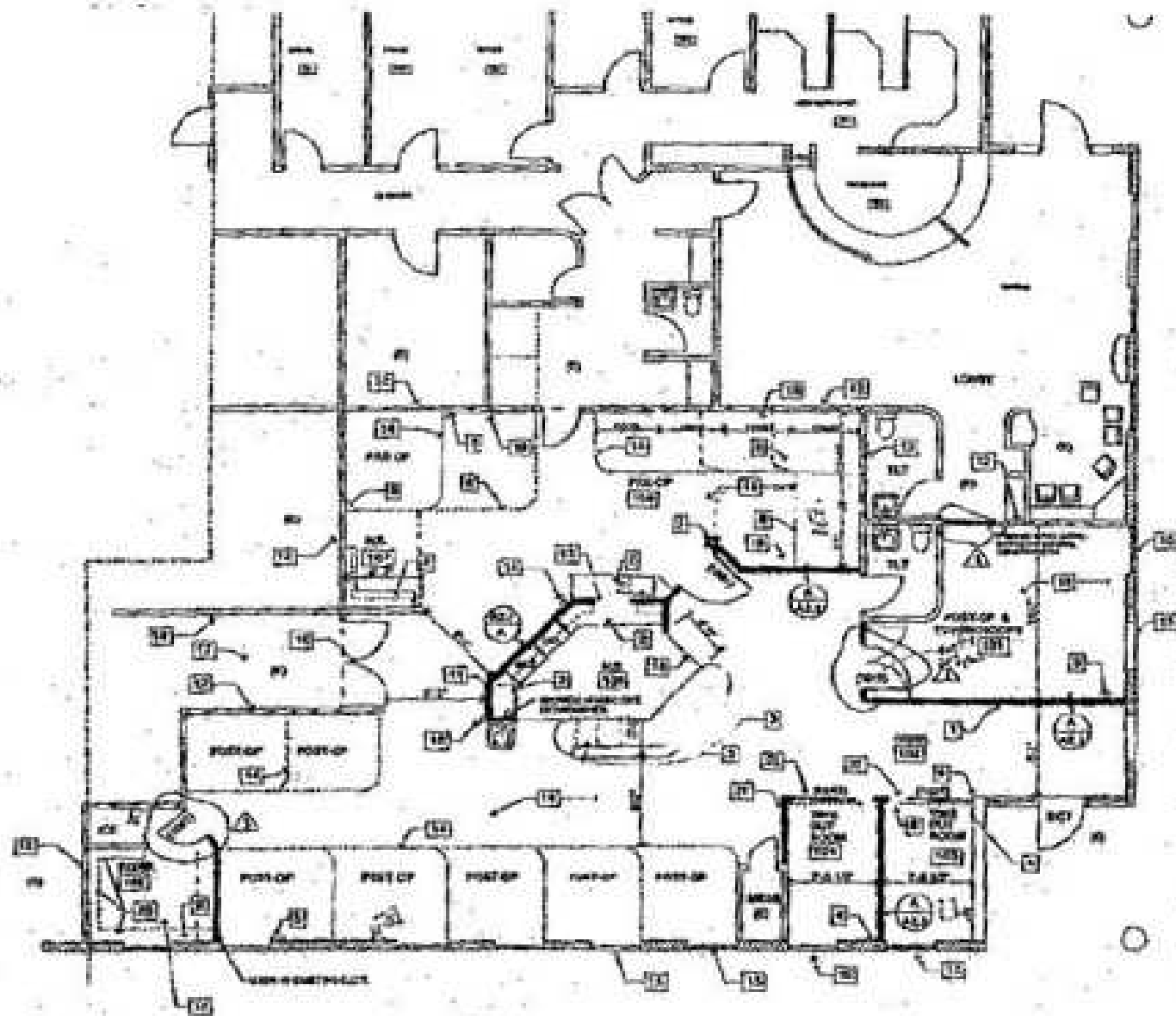


Photos



Floor Plan

Partial Floor Plan



FLOOR PLAN - NEW



Parcel Map



This is an aerial map of the Oasis Neighborhood in Phoenix, Arizona. The map displays a grid of streets including W Barrow Dr, W Rosal Pl, W Palomino Dr, W Nopal Pl, W El Alba Way, W El Prado Rd, W El Monte Pl, W Grace Blvd, W Warner Rd, W Caroline Ln, W Calle Del Norte, W Knox Rd, W Manor St, W Ranch Rd, W Highland St, W Greentree Dr, W Carolina Ln, N Alma School Rd, N Pleasant Dr, N Evergreen St, N Grace Blvd, N Illinois St, N Iowa St, N Hartford St, N Central Dr, N Verano Way, N Comanche Dr, N Apache Dr, N Seann Dr, and E Palomino Dr. A yellow 'M' icon is located near the intersection of W El Monte Pl and N Evergreen St. The map also shows the Oasis Neighborhood and Windrose East areas. The Google logo is visible in the bottom left corner, and map data is attributed to 2025 Imagery, 2025 Airbus, and Maxar Technologies.

An aerial map of the Oasis Neighborhood in Phoenix, Arizona. The map shows a grid of streets including W Barrow Dr, W Rosal Pl, W Palomino Dr, W Nopal Pl, W El Alba Way, W El Prado Rd, W El Monte Pl, W Grace Blvd, W Warner Rd, W Caroline Ln, W Calle Del Norte, W Knox Rd, W Manor St, W Ranch Rd, W Highland St, W Greentree Dr, W Carolina Ln, N Alma School Rd, N Pleasant Dr, N Evergreen St, N Grace Blvd, N Illinois St, N Iowa St, N Hartford St, N Central Dr, N Verano Way, N Comanche Dr, N Apache Dr, and E Palomino Dr. A yellow 'M' icon is located on W El Monte Pl. The map is labeled 'OASIS NEIGHBORHOOD' and 'WINDROSE EAST'. The Google logo is in the bottom left corner, and map data is attributed to 2025 Imagery, Airbus, and Maxar Technologies in the bottom right corner.

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Aerial Map

OASIS NEIGHBORHOOD

WINDROSE EAST

Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

An aerial map of the Oasis Neighborhood in Las Vegas, NV. The map shows a grid of streets including W Barrow Dr, W Rosal Pl, W Palomino Dr, W Nopal Pl, W El Alba Way, W El Prado Rd, W El Monte Pl, W Grace Blvd, W Warner Rd, W Caroline Ln, W Calle Del Norte, W Knox Rd, W Manor St, W Ranch Rd, W Highland St, W Greentree Dr, and W Carolina Ln. Major roads like N Alma School Rd, N Central Dr, N Verano Way, N Comanche Dr, N Apache Dr, N Evergreen St, N Illinois St, N Iowa St, N Hartford St, and E Palomino Dr are also visible. A yellow 'M' icon is located near the intersection of W El Monte Pl and N Evergreen St. The map is labeled 'OASIS NEIGHBORHOOD' and 'WINDROSE EAST'. The Google logo is in the bottom left corner, and map data is attributed to 2025 Imagery, Airbus, and Maxar Technologies in the bottom right corner.

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