

Premier Medical Office Space for Lease



Building owned and managed by
HEALTHCARE REALTY

SHEILA BALE
Managing Director
+1 602 224 4454
sheila.bale@cushwake.com

ERIKA ECKBLAD
Senior Associate
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Opportunity

- 1st Floor Urgent Care On Site
- Parking Ratio: 6.67/1,000
- Built in 1997
- Great Visibility on Gilbert Road
- Less Than 1 Minute South of US-60
- Located Between Banner Baywood Medical Center and Dignity Health Mercy Gilbert Medical Center

EXISTING BUILDING SIZE

39,499 SF

EXPANSION

27,510 SF



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Key Demographics



**POPULATION WITHIN
5 MILES**

404,345

**AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE**

\$97,441

**ANNUAL HEALTHCARE
SPENDING PER PERSON
WITHIN 1 MILE**

\$6,208

Source: ESRI



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Future Expansion



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Floor Plans

1ST FLOOR | 13,755 SF



Collapsible corridor for potential full floor tenant

2ND FLOOR | 13,755 SF



Collapsible corridor for potential full floor tenant



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Nearby Medical



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GILBERT HEALTH CENTER



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 **CUSHMAN &
WAKEFIELD**
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