

CBRE

# Mercy Gilbert III

3477 S Mercy Rd, Gilbert, AZ 85297

FOR LEASE | MEDICAL OFFICE | ±10,847 SF



# Property Overview

Mercy Gilbert III is a ±45,000 SF Class A, state-of-the-art medical office building, designed to meet the needs of both healthcare providers and their patients. It offers advanced infrastructure with specialized HVAC systems, high-speed internet, and robust electrical support for medical equipment. Located in proximity to the Mercy Gilbert Medical Center, it ensures easy access for patients and medical staff. The facility includes ample parking, patient-friendly design elements, and sustainability features such as energy-efficient lighting and water-saving fixtures. This premier location provides an ideal environment for medical practices, offering both functionality and comfort for healthcare professionals and their patients.

## Property Highlights



Excellent healthcare tenant synergy



Prominent monument signage available



Exceptional visibility fronting Mercy Rd



Convenient surface & covered parking available



Immediate access to Loop 202 Fwy via Val Vista Dr



Close to established retail and dining



Adjacent to Mercy Gilbert Medical Center and the new Women's and Children's Pavilion

## SHELL SPACE



# Property Summary

<b>TYPE:</b>	Medical office building
<b>PROJECT SF:</b>	±45,000 SF
<b>AVAILABLE SF:</b>	1st Floor: ±10,847 SF Shell Condition; Demising Options from ±3,500 SF to ±10,847 SF
<b>RATE:</b>	\$28.00 NNN
<b>OPEX (EST):</b>	\$12.39 PSF
<b>TENANT IMPROVEMENTS:</b>	Generous TI allowance
<b>YEAR OF CONSTRUCTION:</b>	2023

<b>SIZE AREA:</b>	±4.76 AC
<b>TAX ASSESSOR PARCEL NUMBER:</b>	304-53-358
<b>ZONING:</b>	C-O
<b>NO. OF STORIES:</b>	2
<b>PARKING RATIO:</b>	5.50:1,000 SF Covered, reserved available
<b>SIGNAGE:</b>	Entrance and building signage available

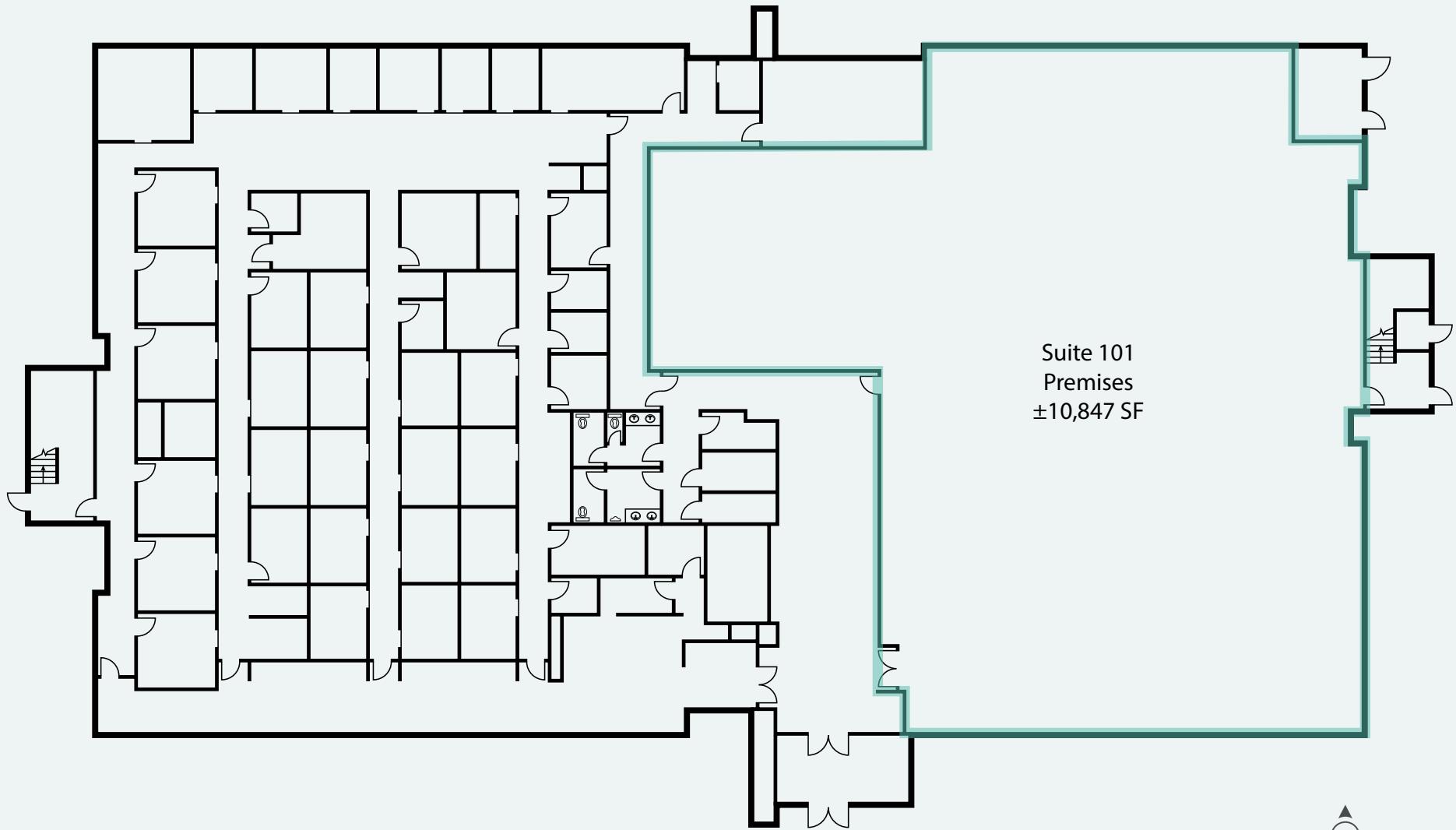


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# Floor Plan

**SUITE 101:  $\pm 10,847$  SF**

Demising Option  
available to  $\pm 3,500$  SF



# Location Overview



# Area Overview



# Demographics



## POPULATION

1 MILE 3 MILES 5 MILES

9,700 109,447 297,048



## MEDIAN HH INCOME

1 MILE 3 MILES 5 MILES

\$114,992 \$131,228 \$126,456



25 MINUTES TO PHOENIX  
SKY HARBOR AIRPORT



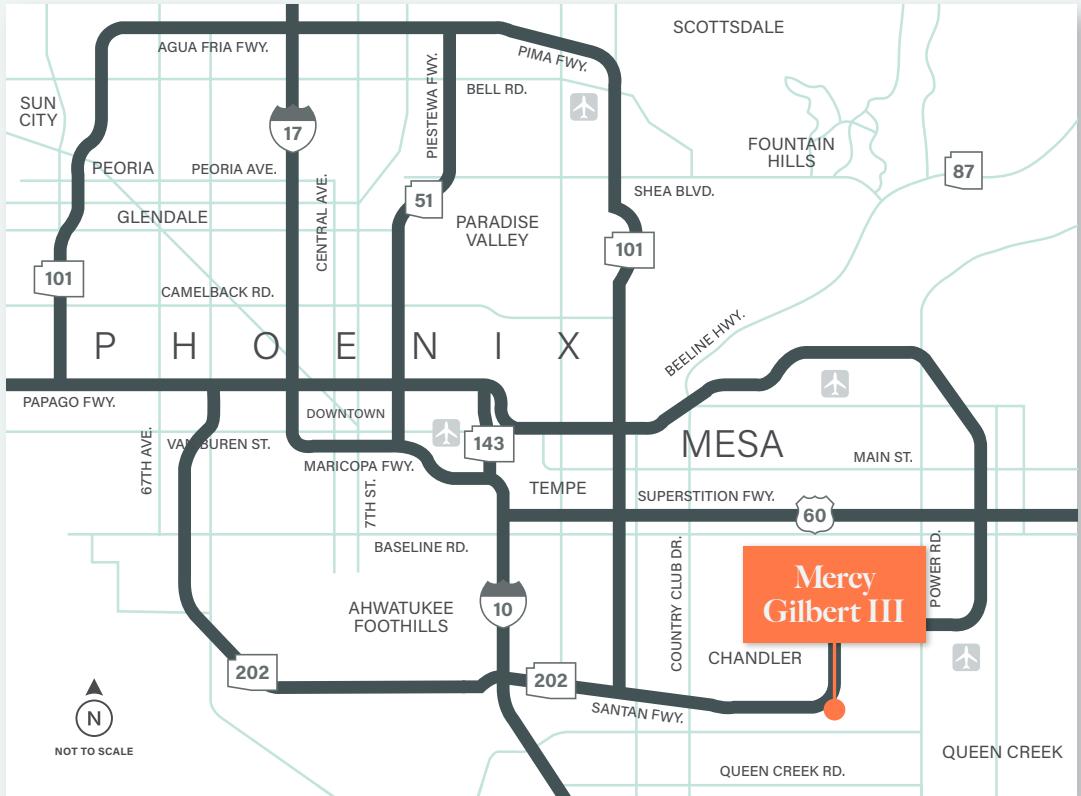
12 MINUTES TO PHOENIX  
MESA GATEWAY AIRPORT



±9,607 VEHICLES PER DAY  
ON MERCY RD



±54,390 VEHICLES PER DAY ON  
VAL VISTA DR & MERCY RD



FOR MORE INFORMATION, PLEASE CONTACT:

**PHILIP WURTH, CCIM**

+1 602 369 9261  
philip.wurth@cbre.com

**ETHAN DIEDRICHSEN**

+1 402 689 3895  
ethan.diedrichsen@cbre.com

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