

CBRE

Mercy Gilbert III

3477 S Mercy Rd, Gilbert, AZ 85297

FOR LEASE | MEDICAL OFFICE | $\pm 10,847$ 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



Property Summary

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

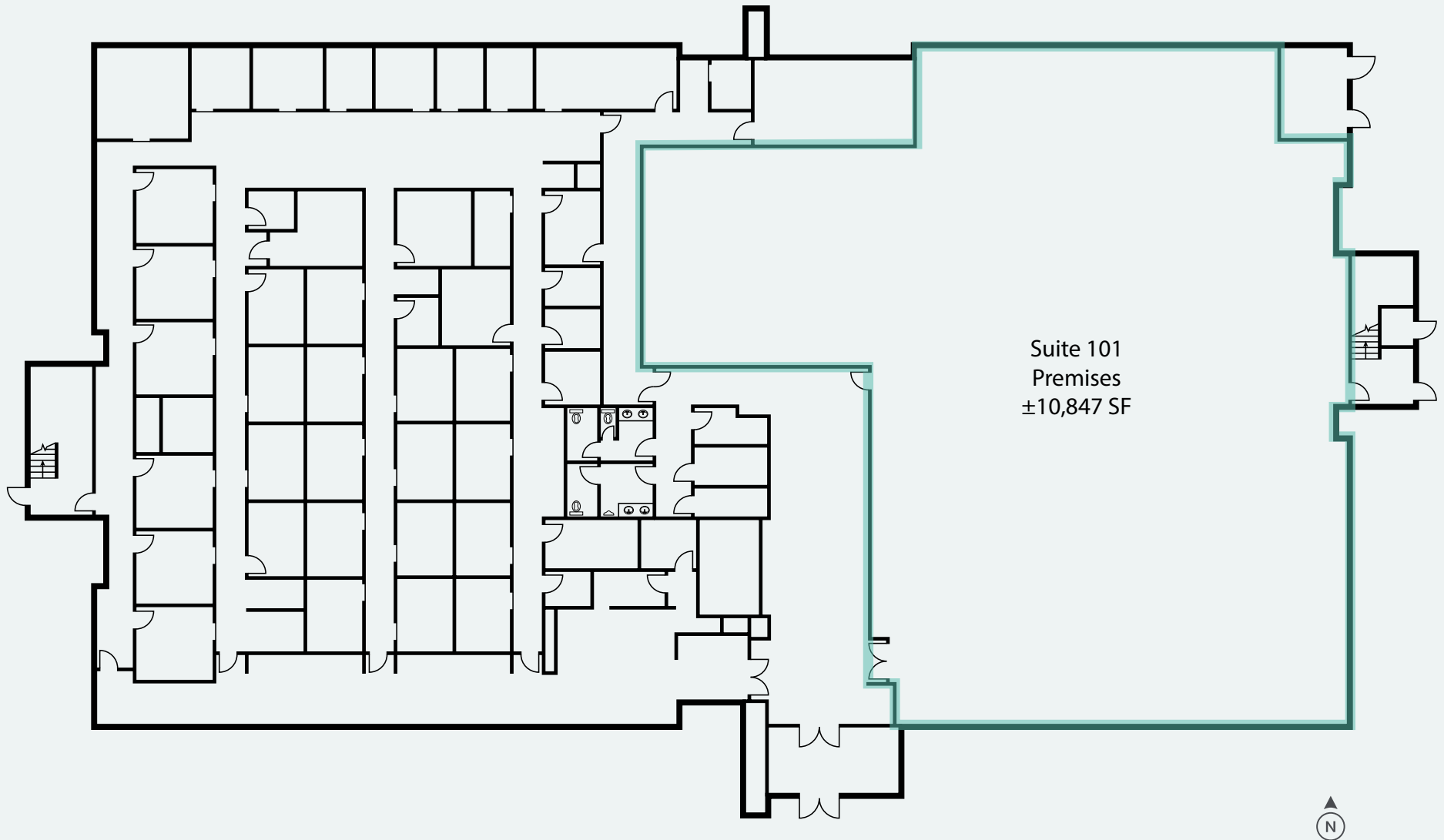
SIZE AREA:	±4.76 AC
TAX ASSESSOR PARCEL NUMBER:	304-53-358
ZONING:	C-O
NO. OF STORIES:	2
PARKING RATIO:	5.50:1,000 SF Covered, reserved available
SIGNAGE:	Entrance and building signage available



Floor Plan

SUITE 101: $\pm 10,847$ SF

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



Location Overview



202

S VAL VISTA DR

 **Dignity Health**
Mercy Gilbert Medical Center

 **HYATT PLACE**

HOME2
SUITES BY HILTON

202

Val Vista Square
S MARKET ST

 **Phoenix Children's**

S MERCY RD

Spectrum Medical Commons

AB Staffing Solutions

The Medical Plaza
at Spectrum

HonorHealth
Cancer Care

E WOODSIDE CT

Mercy Gilbert III



Area Overview



SANTAN VILLAGE

AMC 16	In-N-OutBurger
Apple	Kay Jewelers
Best Buy	Macy's
Dillard's	Starbucks
Foot Locker	Target
HomeGoods	Sunglass Hut

SANTAN MOTORPLEX



PLANNED LIMITED-SERVICE MARRIOTT HOTEL



MERCY RD

GILBERT MEDICAL CENTER

S GREENFIELD RD

Mercy Gilbert III



S VAL VISTA DR

LOOP 202

LOOP 202

Demographics



POPULATION



MEDIAN HH INCOME



25 MINUTES TO PHOENIX
SKY HARBOR AIRPORT



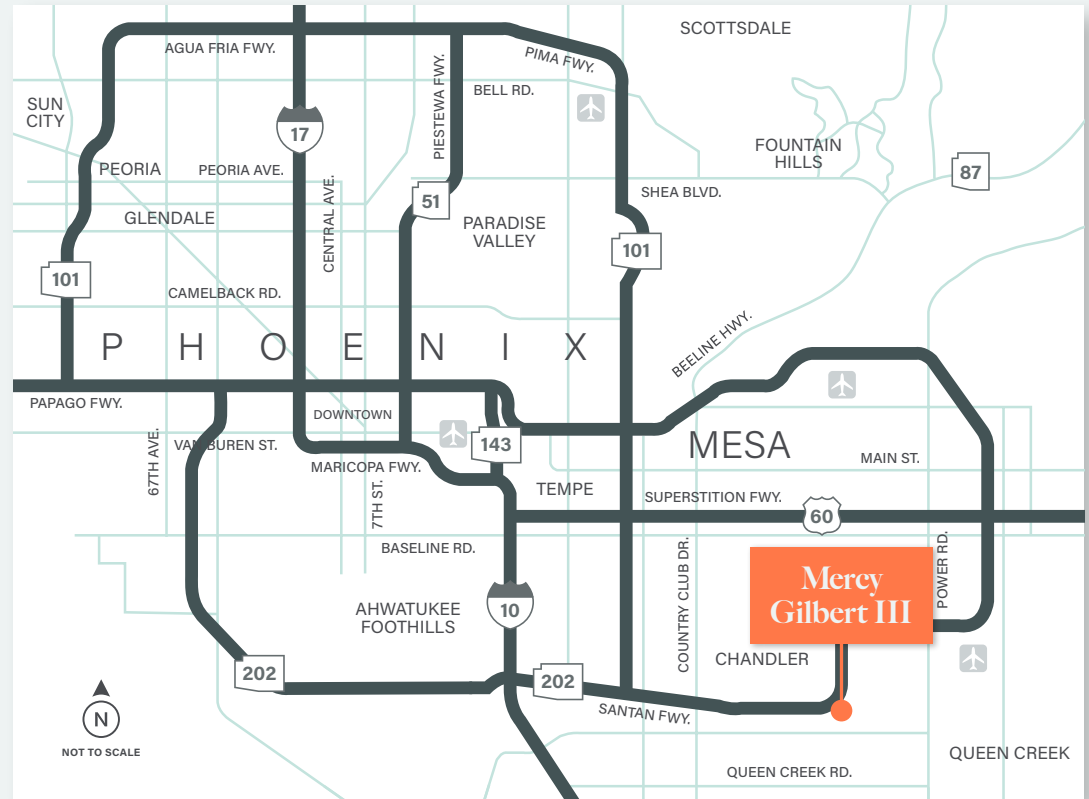
12 MINUTES TO PHOENIX
MESA GATEWAY AIRPORT



±9,607 VEHICLES PER DAY
ON MERCY RD



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



FOR MORE INFORMATION, PLEASE CONTACT:

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