



VAL VISTA

MEDICAL CENTER

3345 S VAL VISTA DR | GILBERT, AZ 85297

Val Vista Medical Center is undergoing a full transformation into a dedicated medical office facility, presenting an exceptional leasing opportunity in one of the East Valley's fastest-growing healthcare corridors.

The building will offer flexible suite sizes to accommodate a wide range of medical specialties and features modernized common areas and ADA-compliant access throughout.



PROPERTY SUMMARY

TYPE:	Medical Office
PROJECT SF:	±88,500 SF
AVAILABLE SF:	±3,322 – ±74,000 RSF
RATE:	\$32.50/NNN
YEAR BUILT:	2009 / 2025
TENANT IMPROVEMENT:	Turnkey Available
ZONING:	RC, City of Gilbert
NO. OF STORIES:	3-story
PARKING RATIO:	4.85:1,000 SF
SIGNAGE:	Monument, Entrance and Building

AVAILABLE SPACE

±3,322 - ±74,000 RSF

Customizable to any size suite between ±3,500-74,000 RSF

2ND FLOOR ±3,322 RSF to 40,000 RSF

3RD FLOOR ±34,000 RSF Available for buildout 9/2027

LOCATION HIGHLIGHTS



Prime Gilbert medical corridor near Dignity Health Mercy Gilbert Medical Center, Banner Gateway Medical Center, and multiple specialty practices



Within 10 miles of several major hospitals and outpatient facilities



Seconds from Loop 202 with direct connectivity across Gilbert, Chandler, Tempe, and the Southeast Valley



Surrounded by residential neighborhoods, retail centers, and supportive services, driving patient convenience and strong referral potential

According to Revista, within 3 miles there is approximately 1M SF of MOB space that is over 94% leased.

FOR MORE
INFORMATION,
PLEASE CONTACT:

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