



A world-class healthcare center serving the Southeast Valley

1840 & 1910 S Stapley Dr, Mesa, AZ



Owned by

CYPRESS
OFFICE PROPERTIES



Harbert
Management
Corporation

For leasing information contact

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km Kidder
Mathews



Stapley Medical Center is a welcoming community of healthcare providers focused on exceptional care.

Situated on the border of Gilbert and Mesa, Stapley Medical Center is the Southeast Valley's newest Class A Medical Center

Ownership has converted this well-known office to provide much needed space for medical providers

Well & Health Safety Certification- the project is focused on cleanliness and wellness

Generous tenant improvement packages are available

Covered & reserved parking are available as well as tenant signage rights

Brand new exterior furniture and landscaping in the outdoor wellness courtyard allows tenants a space to relax and unwind



Property Highlights



181,899 SF

Medical office



2-story

Lobby entrances with
high-end finishes



±2M SF

Retail amenities within 1/4 mile
of the property



Brand new

Courtyard with seating areas
and shade structures



\$38.50-\$39.50

Full service lease rate



5.0/1,000

Parking ratio

Available suites ranging from 2,429 SF - 31,407 SF



1840 Building

Suite 101A	5,089 SF
Suite 131	9,214 SF
Suite 201*	28,978 SF**
Suite 224*	2,429 SF

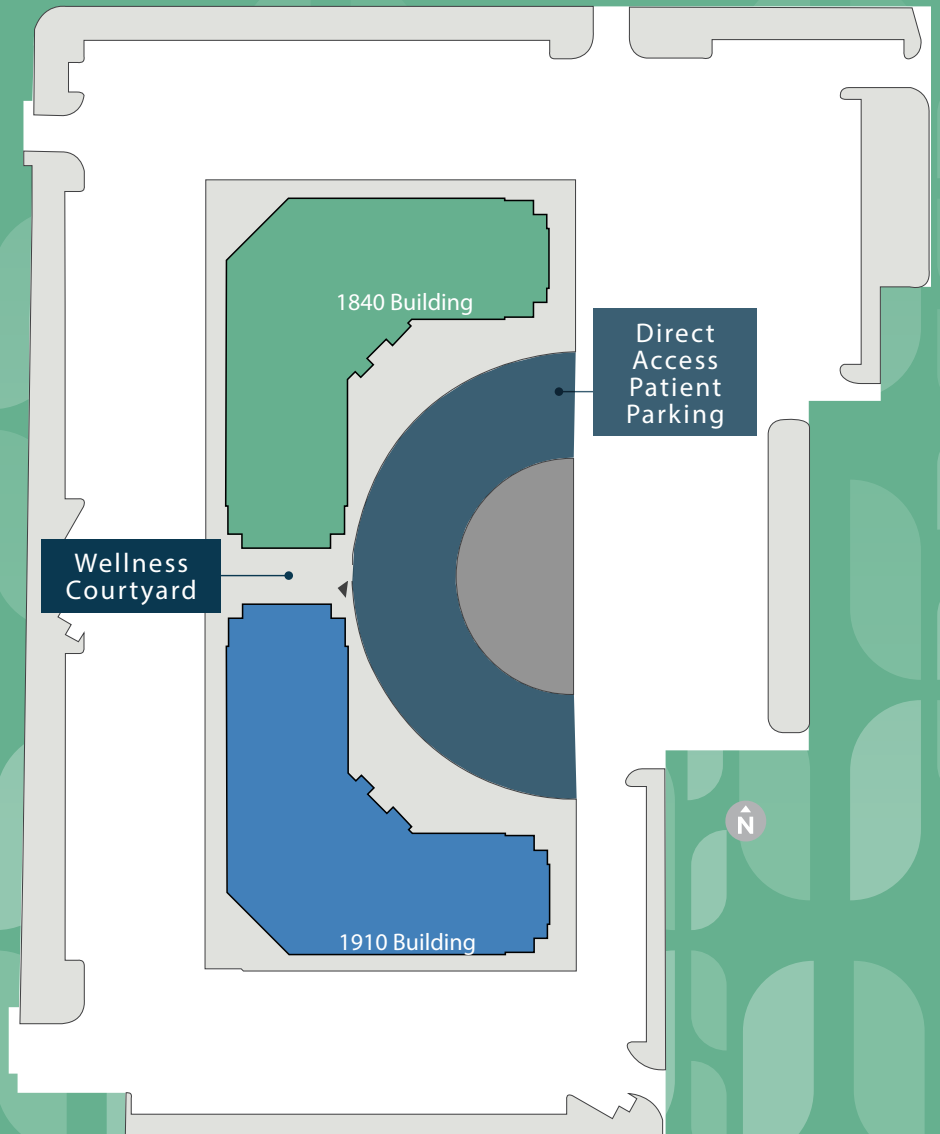
*contiguous to 31,407 SF

**divisible to 3,000 SF



1910 Building

Suite 124	2,687 SF
Suite 137	8,491 SF
Suite 217	1,296 SF





Stapley Medical Center
is located directly
adjacent to $\pm 2\text{M}$ SF of
retail amenities



W Southern Ave



W Baseline Rd

S Alma School Rd

W Warner Rd



Mesa Grand Shopping Center



Shoppes at Gilbert Commons



1 min

to US-60
access

8 min

to Banner
Desert Medical
Center

11 min

to Banner
Gateway
Medical Center



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