

# VERDE MEDICAL CENTER

3875 E. WILLIAMS FIELD ROAD, GILBERT, AZ 85295



ONLY TWO REMAINING SPACES



PLAZA COMPANIES

FOR MORE INFORMATION:

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## PROJECT HIGHLIGHTS

- A beautiful new ±36,000 square foot, three story, medical office building in Gilbert, AZ with direct access and visibility onto Williams Field Road.
- Just two spaces remaining of 999 rsf and 3,022 rsf.
- Strong medical co-tenancy including women's health, family practice, pediatrics, general dentistry, pediatric therapy, vein care, infusion, pediatric dentistry, orthodontics, and aesthetician services.
- Located within a 23-acre mixed-use development comprised of retail, restaurants, medical office and residential.
- Cooley Station area is experiencing explosive growth with over 3,000 housing units planned and built within one mile of the project.



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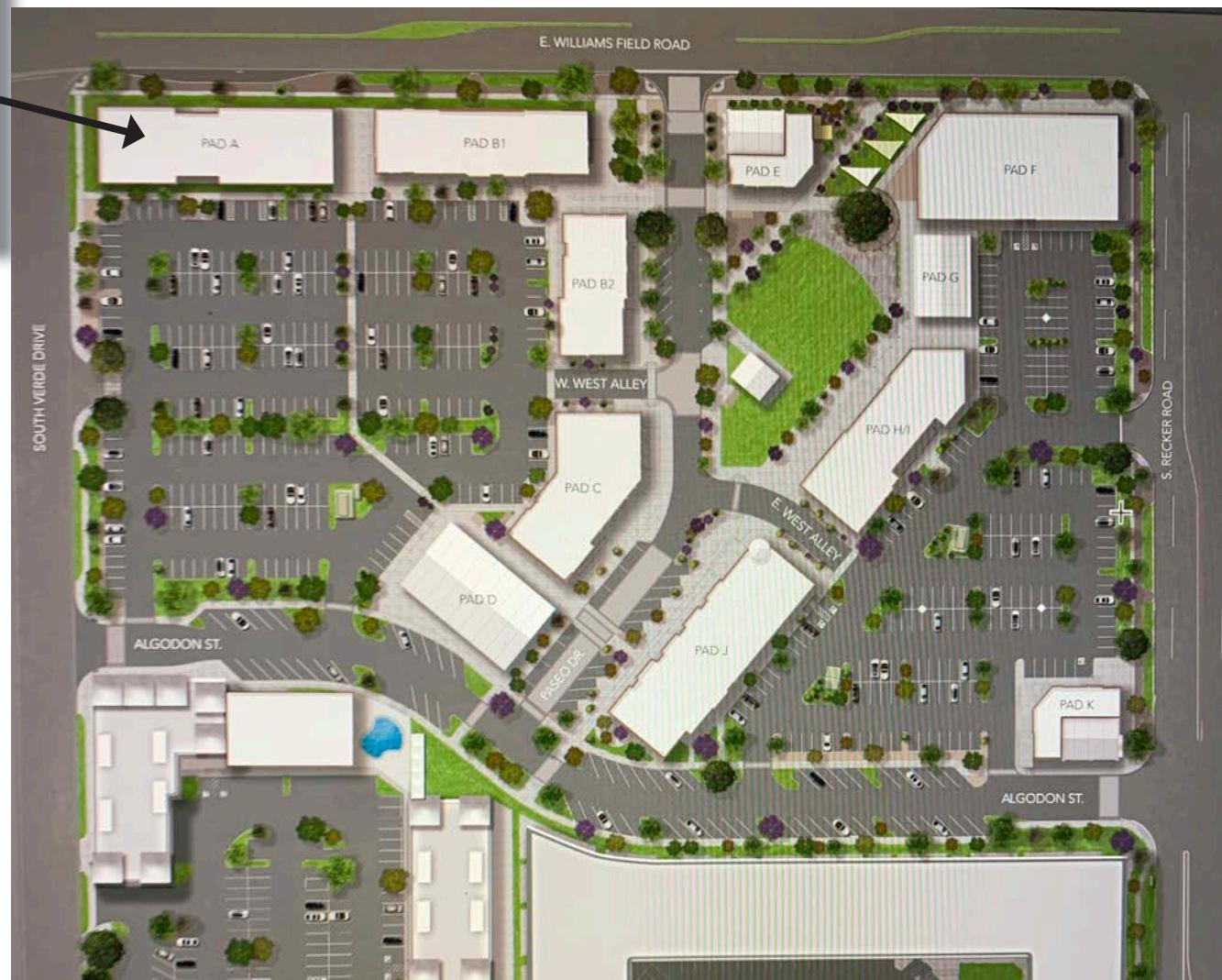
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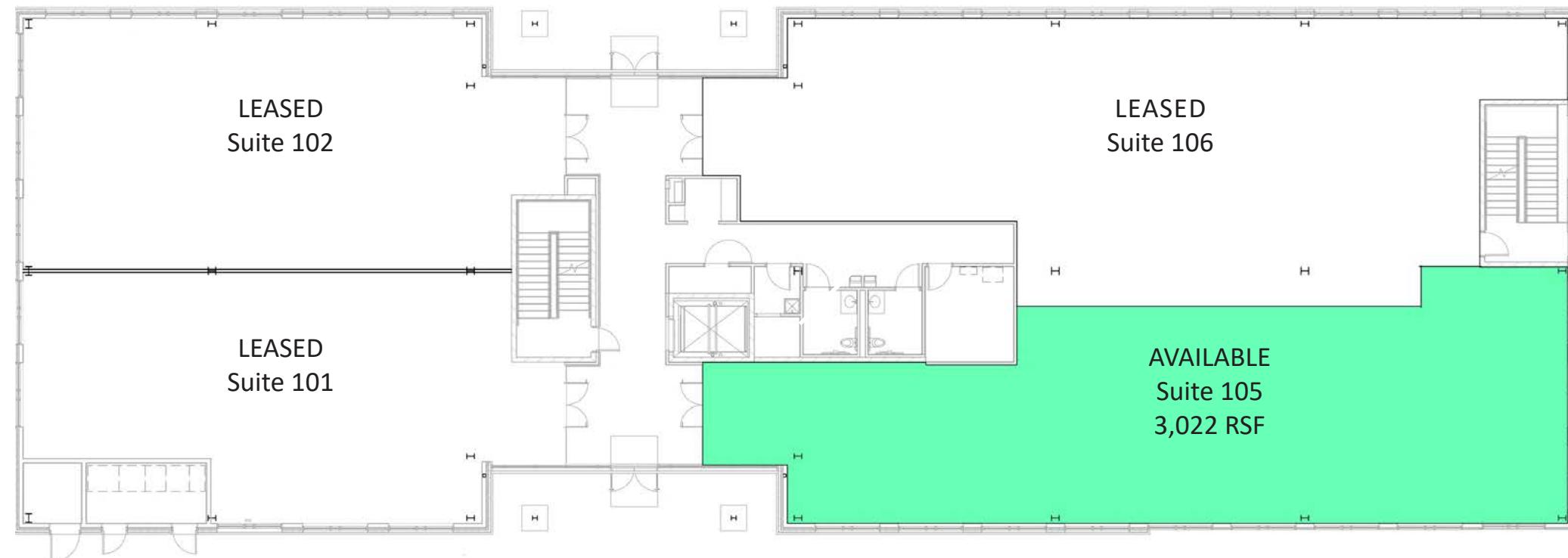
## PROPERTY SUMMARY

Project SF:	Three-story MOB totaling approximately +/- 36,000 SF
Lease Rate:	\$29.95/SF, NNN - First Floor \$28.50/SF, NNN - 2nd & 3rd
Availability:	Suite 105 - 3,022 rsf Suite 209 - 999 rsf
Tenant Improvements:	Generous allowance subject to Term.
Parking:	Covered reserved parking available for physicians and staff at \$35.00/stall/month. Generous open unreserved parking.
Signage:	Building and monument signage available.



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**LEVEL 1 - TENANT LAYOUT - FOR REFERENCE ONLY (NOT IN PROJECT SCOPE)**

SCALE: 1" = 10'-0"



PLAZA COMPANIES

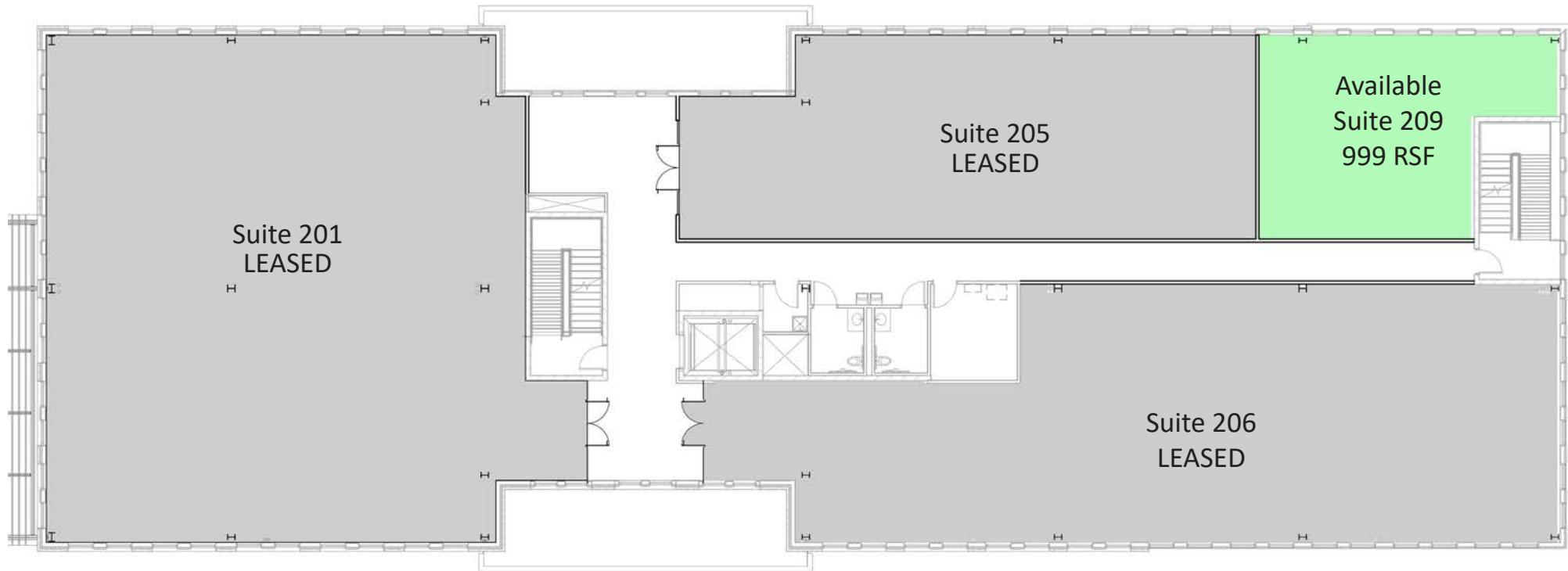
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## LEVEL 2 - TENANT LAYOUT - FOR REFERENCE ONLY (NOT IN PROJECT SCOPE)

SCALE: 1" = 10'-0"



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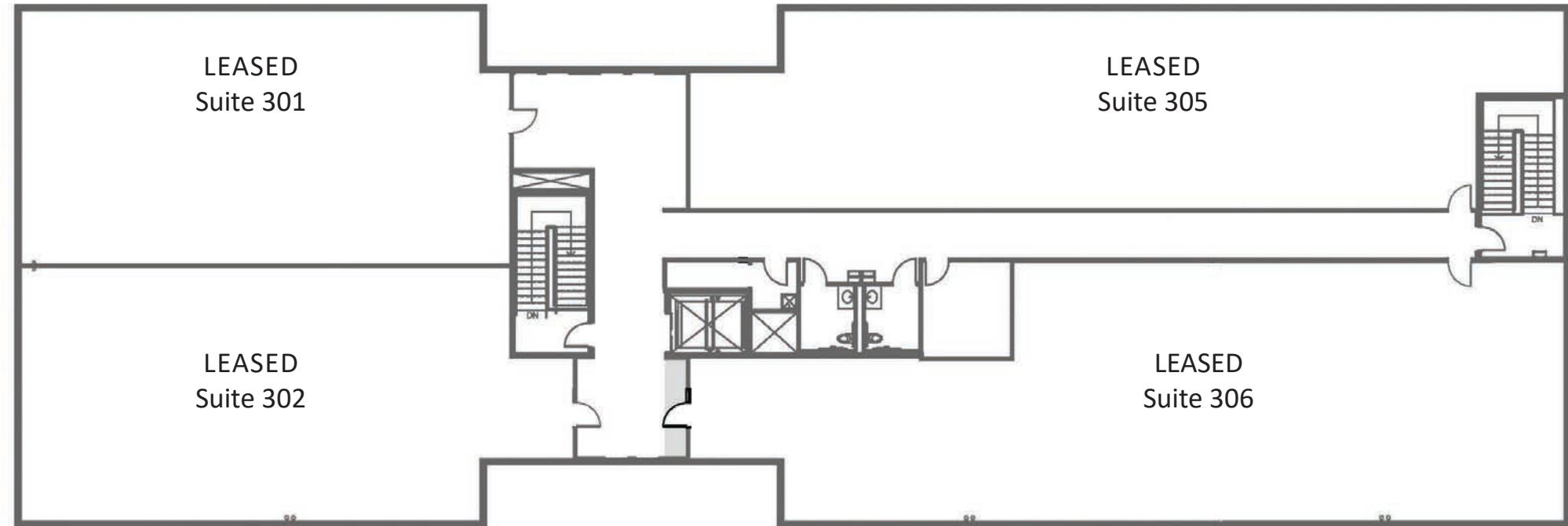
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## 3RD FLOOR PLAN

1,883 USF / 1,984 RSF

1/16" = 1'-0"



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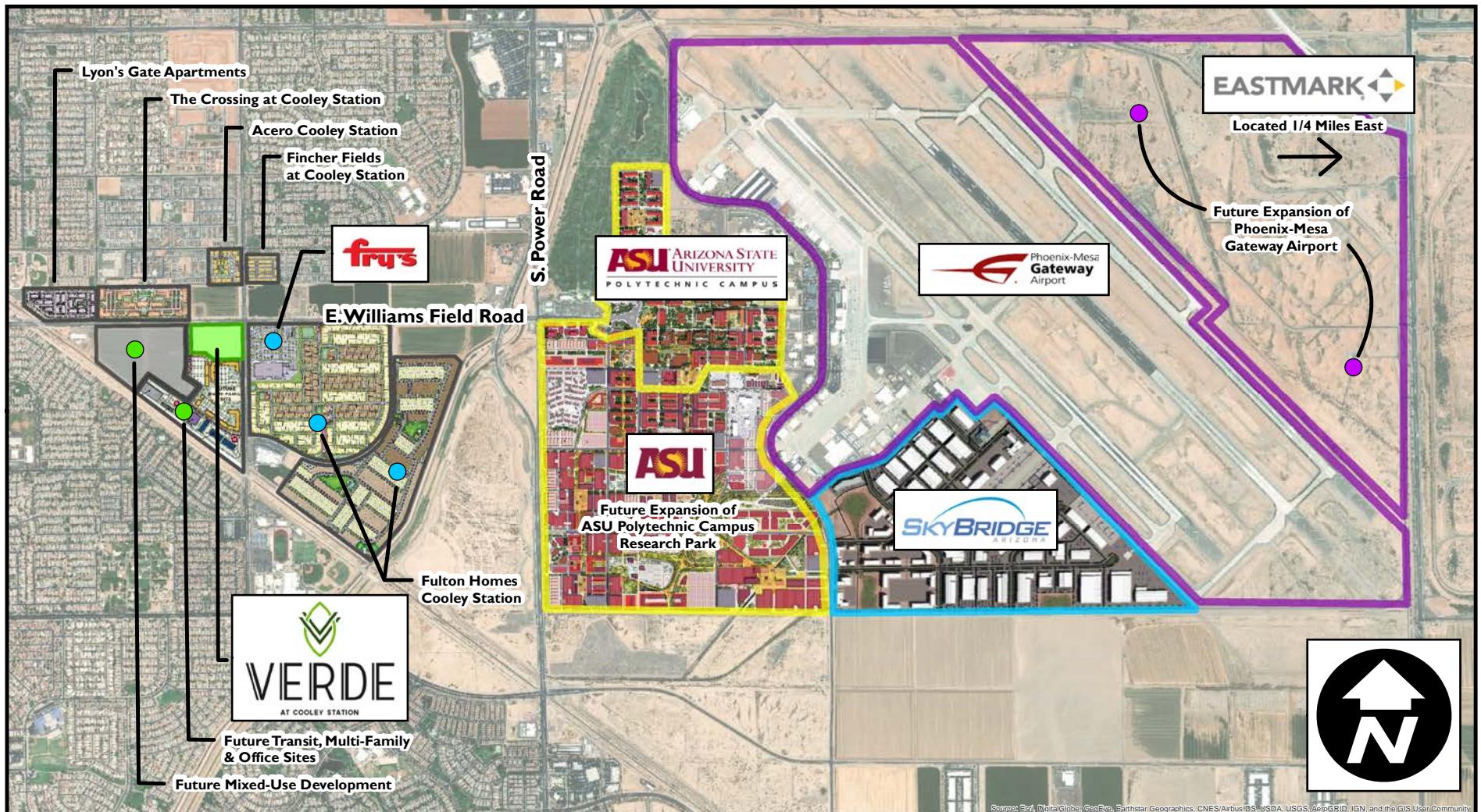
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Gilbert, Arizona was named the 12th fastest-growing community in the United States in 2016. This renowned city increased in population from 5,717 in 1980 to 247,542 in 2016, US Census Bureau estimate.

Acknowledged as an affluent community, Gilbert is located just 20 minutes southeast of Phoenix and has been recognized as the "7th Happiest Place to Live in the Nation" (2016, Zippia) as well as the nation's "Top Place to Live and learn" by [GreatSchools.org](http://GreatSchools.org). C.Q. Press also rated Gilbert the "Safest Municipality in Arizona" in their annual report that released November, 2014.

Gilbert's charm and diversity attracts visitors from across the United States with a 110-acre nature preserve and wetland, Big League Dreams Sports Park and outstanding restaurants and shopping. It sits at the core of a 500-acre mixed use commercial district.

Gilbert has evolved as a highly educated community which supports high-wage jobs in life science and health services, high technology, and clean and renewable energy. The city is also home to several corporate and regional headquarters/offices in the advanced business services sector.



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## Verde Medical Center - 15 Minute Trade Area

Drive -Time Trade Area: 15 minutes

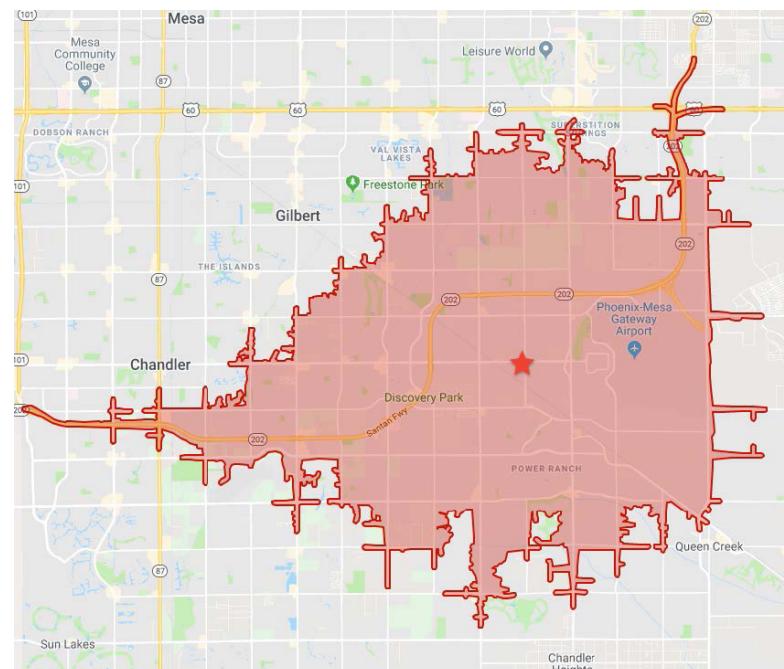
The day in day out sustainable consumer base lies within 15 minutes.



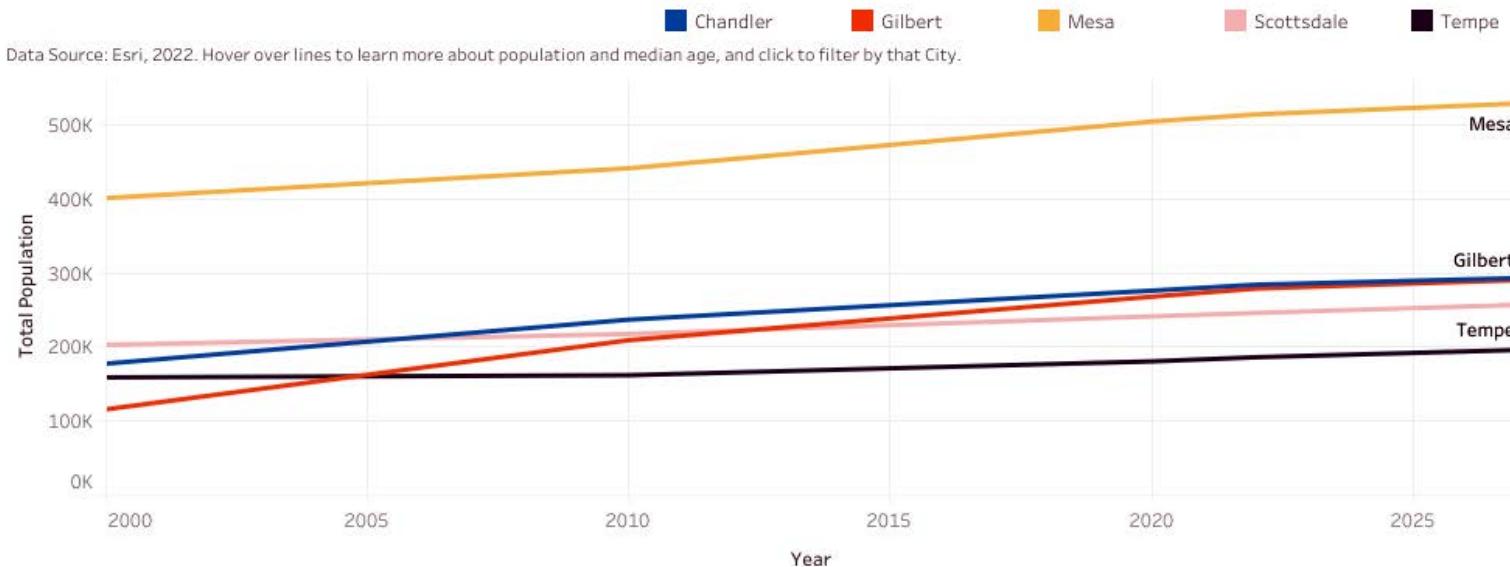
E. Williams Field Rd. & S. Reckler Rd. Gilbert, AZ 85295



15-Minute Drive -Time Trade Area

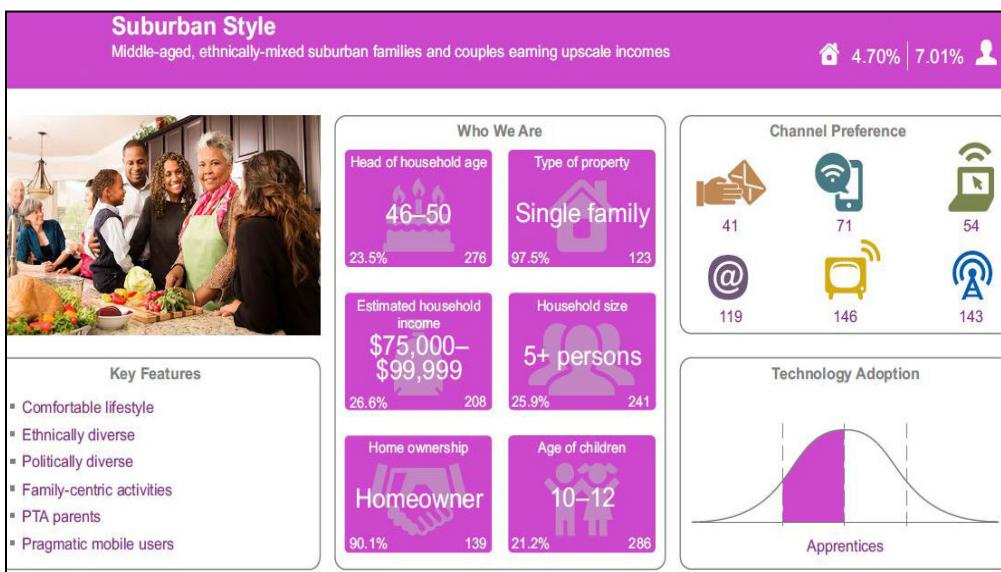
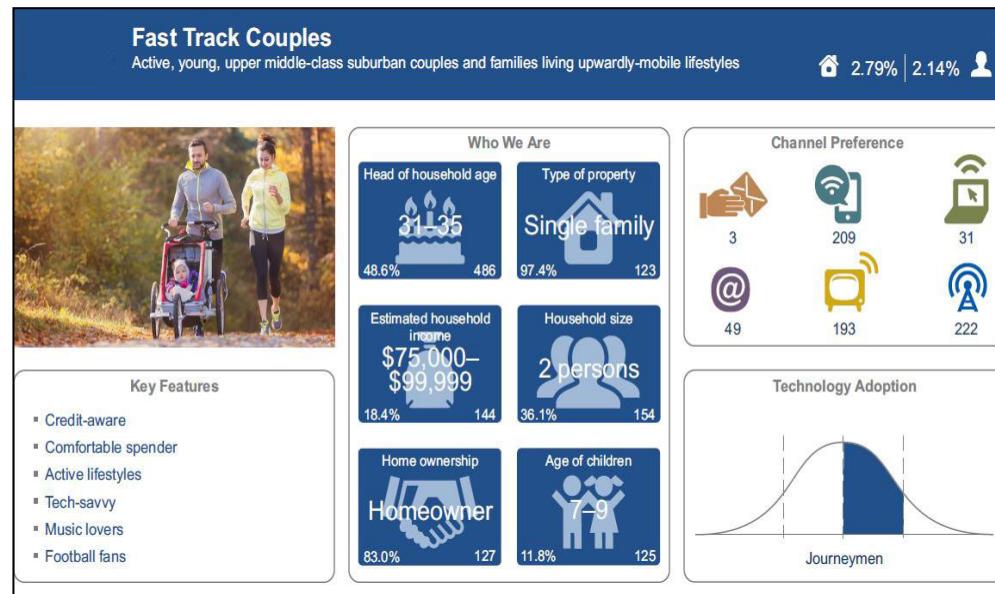


## Population Over Time



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## Segmentation User Guide

Consumer profile of the households within a 15-minute drive-time of Verde Medical Center is represented here.

