



Menlo Group
COMMERCIAL REAL ESTATE



AVAILABLE FOR LEASE: GILBERT MEDICAL OFFICE

3941 E Baseline Rd., Gilbert, AZ 85234

Exclusively listed by:

Steve Berghoff, SIOR, CCIM
steve@menlocre.com
480.659.1777

Stuart Milne, SIOR | CCIM
stuart@menlocre.com
480.659.1777



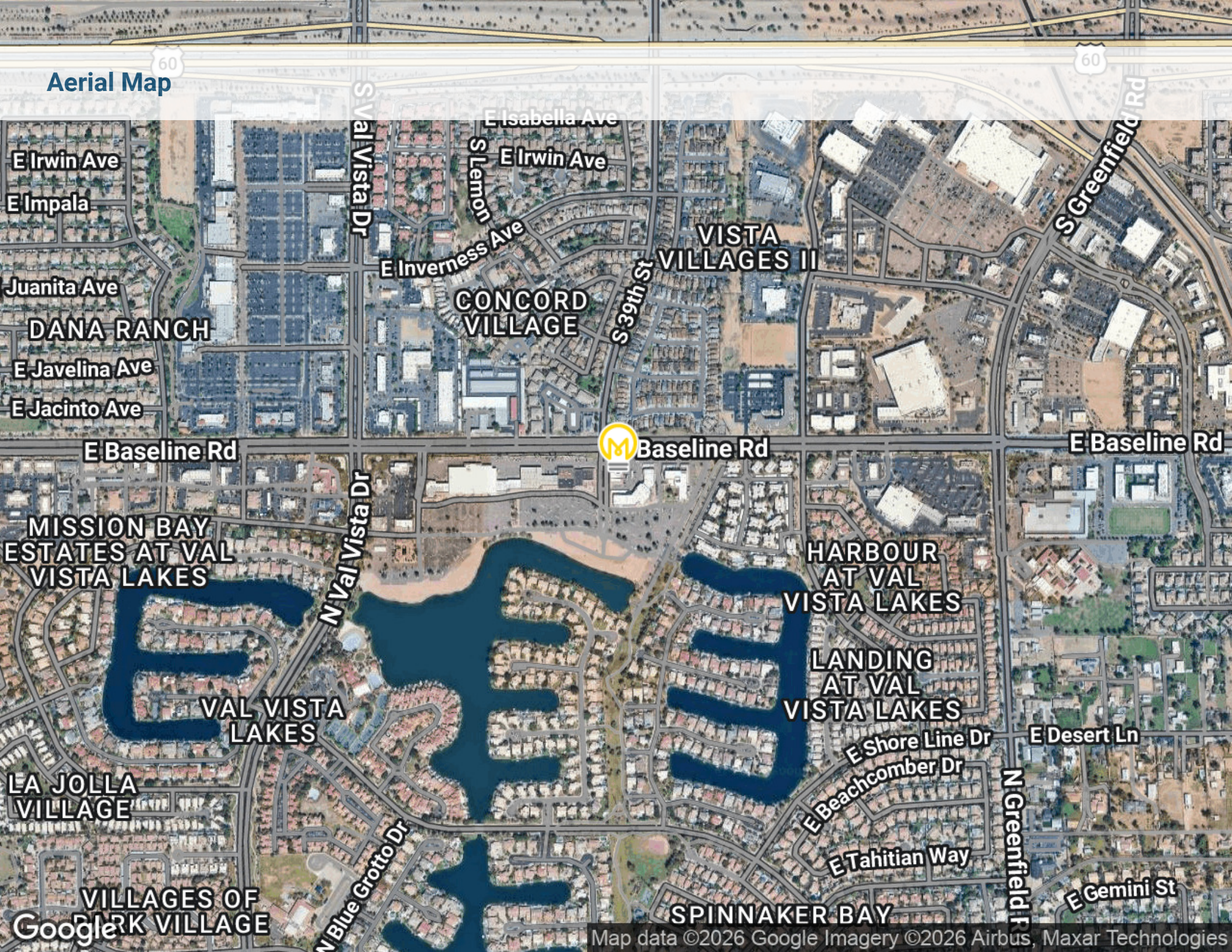
PROPERTY SUMMARY

LEASE RATE:	\$22.00 PSF NNN
SITE AREA:	Approx. .24 Acres
APN:	304-09-958
ZONING:	GO - Gilbert
PARKING:	41 surface parking spaces (5:1,000)
CROSS STREETS:	Val Vista Dr & Baseline Rd
YEAR BUILT:	1995

PROPERTY HIGHLIGHTS

- +/- 6,369 SF Available for Lease
- One-story Multi-tenant medical office building
- Plumbed exam rooms, multiple restrooms, large open area for equipment/tables, lobby, administrative offices
- Less than 2 miles from Banner Gateway Medical Center
- High visibility from Baseline Road
- Monument & Building Signage Available
- Ease of access to the property with 4-way traffic light at Baseline & 39th Street
- Convenient access to the US-60 Freeway

Aerial Map



60

60

E Irwin Ave
E Impala

Juanita Ave

DANA RANCH

E Javelina Ave
E Jacinto Ave

E Baseline Rd

MISSION BAY
ESTATES AT VAL
VISTA LAKES

VAL VISTA
LAKES

LA JOLLA
VILLAGE

VILLAGES OF
Google PARK VILLAGE

Isabella Ave

E Irwin Ave

S Lemmon

E Inverness Ave

CONCORD
VILLAGE

S 39th St

VISTA
VILLAGES II



Baseline Rd

S Greenfield Rd

E Baseline Rd

HARBOUR
AT VAL
VISTA LAKES

LANDING
AT VAL
VISTA LAKES

E Shore Line Dr

E Beachcomber Dr

E Tahitian Way

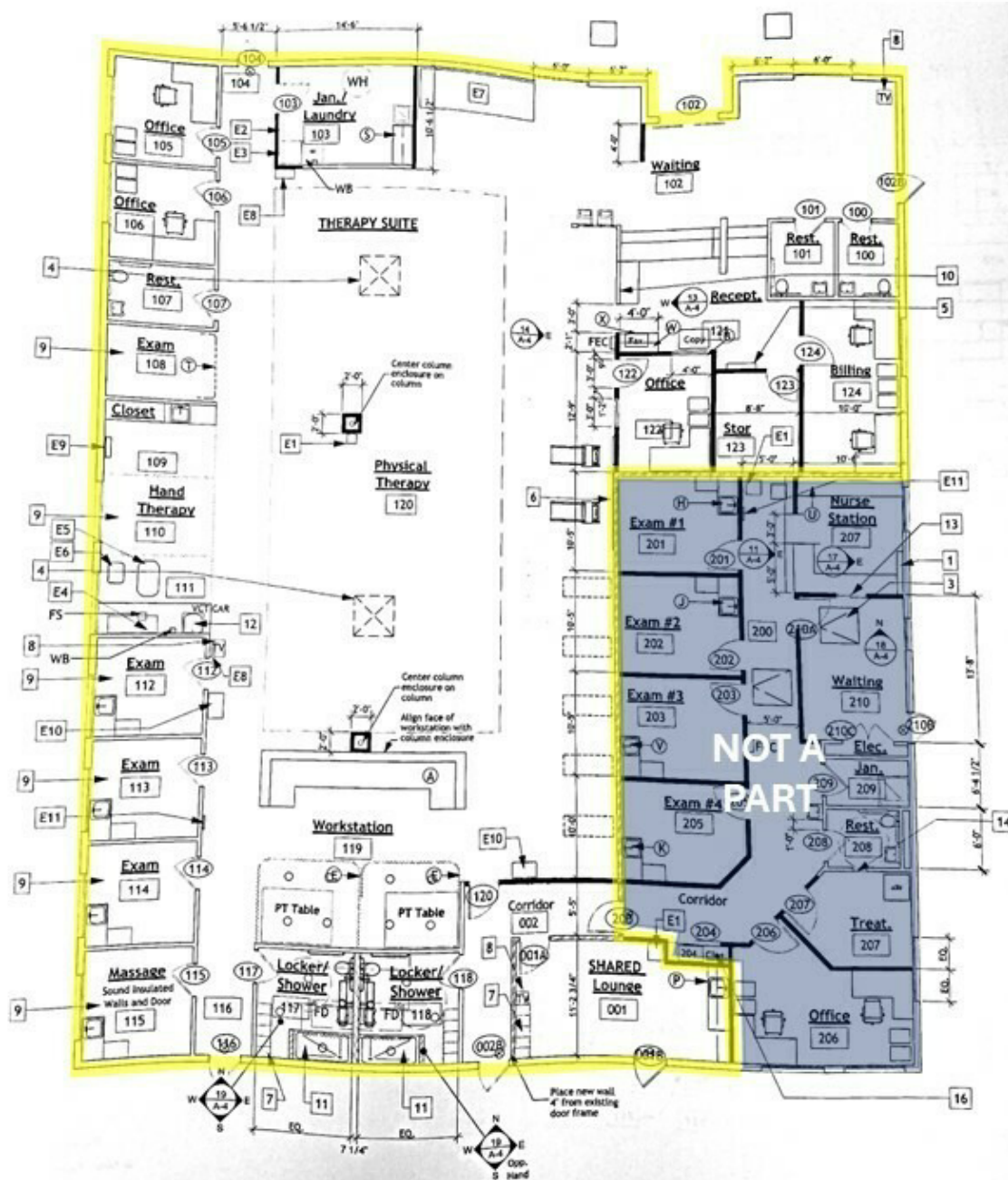
E Desert Ln

N Greenfield Rd

E Gemini St

SPINNAKER BAY

Floor Plan



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.