



Menlo Group
COMMERCIAL REAL ESTATE



AVAILABLE | EAST VALLEY SURGERY CENTER

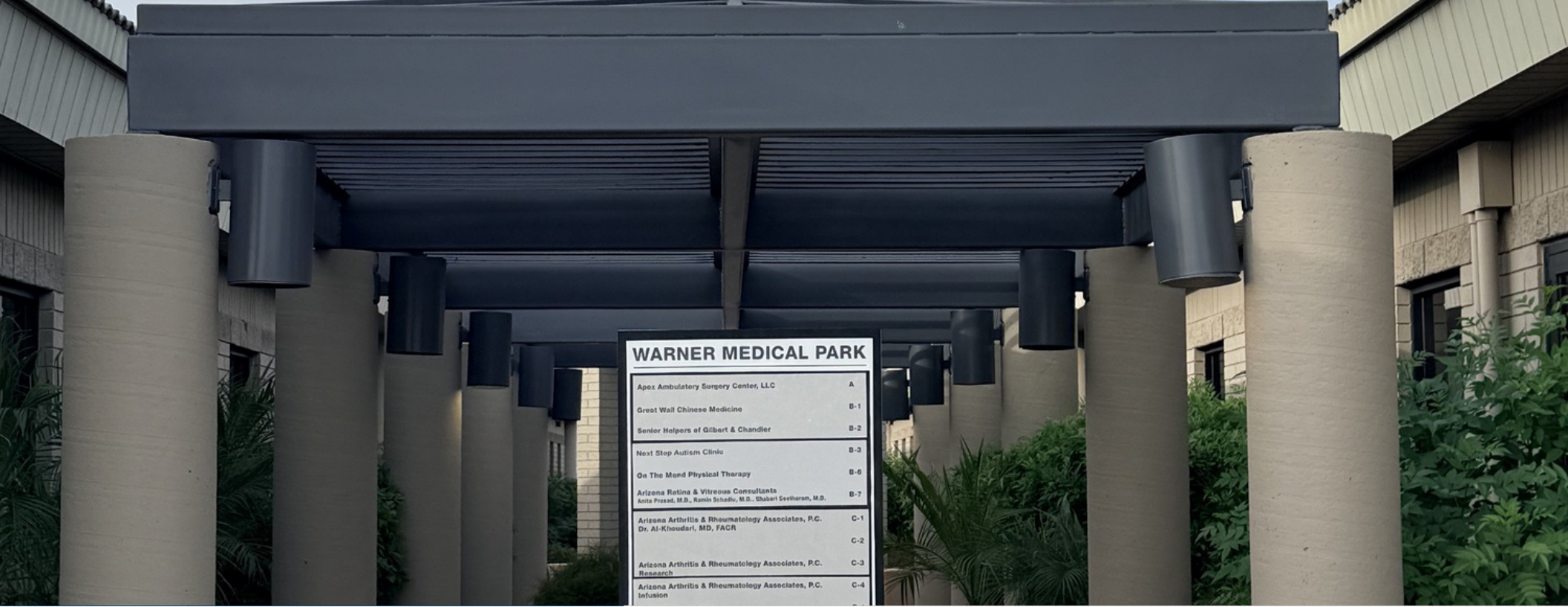
Warner Park Surgery Center

604 W Warner Road, Bldg A, Chandler, AZ 85225

FOR SALE or LEASE

Exclusively listed by:

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WARNER MEDICAL PARK

Apex Ambulatory Surgery Center, LLC	A
Great Wall Chinese Medicine	B-1
Senior Helpers of Gilbert & Chandler	B-2
Next Step Autism Clinic	B-3
On The Mend Physical Therapy	B-6
Arizona Retina & Vitreous Consultants Ante Pressel, M.D., Ronik Schallig, M.D., Shabir Seetharam, M.D.	B-7
Arizona Arthritis & Rheumatology Associates, P.C. Dr. Al-Khoudari, MD, FACR	C-1
	C-2
Arizona Arthritis & Rheumatology Associates, P.C. Research	C-3
Arizona Arthritis & Rheumatology Associates, P.C. Infusion	C-4

PROPERTY SUMMARY

PRICE	\$3,750,000.00
PROPERTY TYPE	Surgery Center
PROPERTY SUBTYPE	Medical
APN	302-27-936
BUILDING SIZE	+/- 10,080 SF
LOT SIZE	+/- 13,504 SF
HOA	Yes
YEAR BUILT	1987
NUMBER OF FLOORS	1
CONSTRUCTION	Concrete Block
ZONING	PAD, Planned Area Development

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase or lease an existing surgery center
- Building Size: +/-10,080 SF
- Strategically located in between Banner Desert Medical Center, Cardon Children's Medical Center & Dignity Health Chandler & Gilbert Regional Medical Center
- Space Plan: Lobby, billing/administrative offices, doctor's lounge, break room, laundry, two (2) locker rooms, pre-op & post op areas, and four (4) operating rooms.
- 600 amp electrical service and back-up generator
- Ability to purchase below replacement cost

Photos

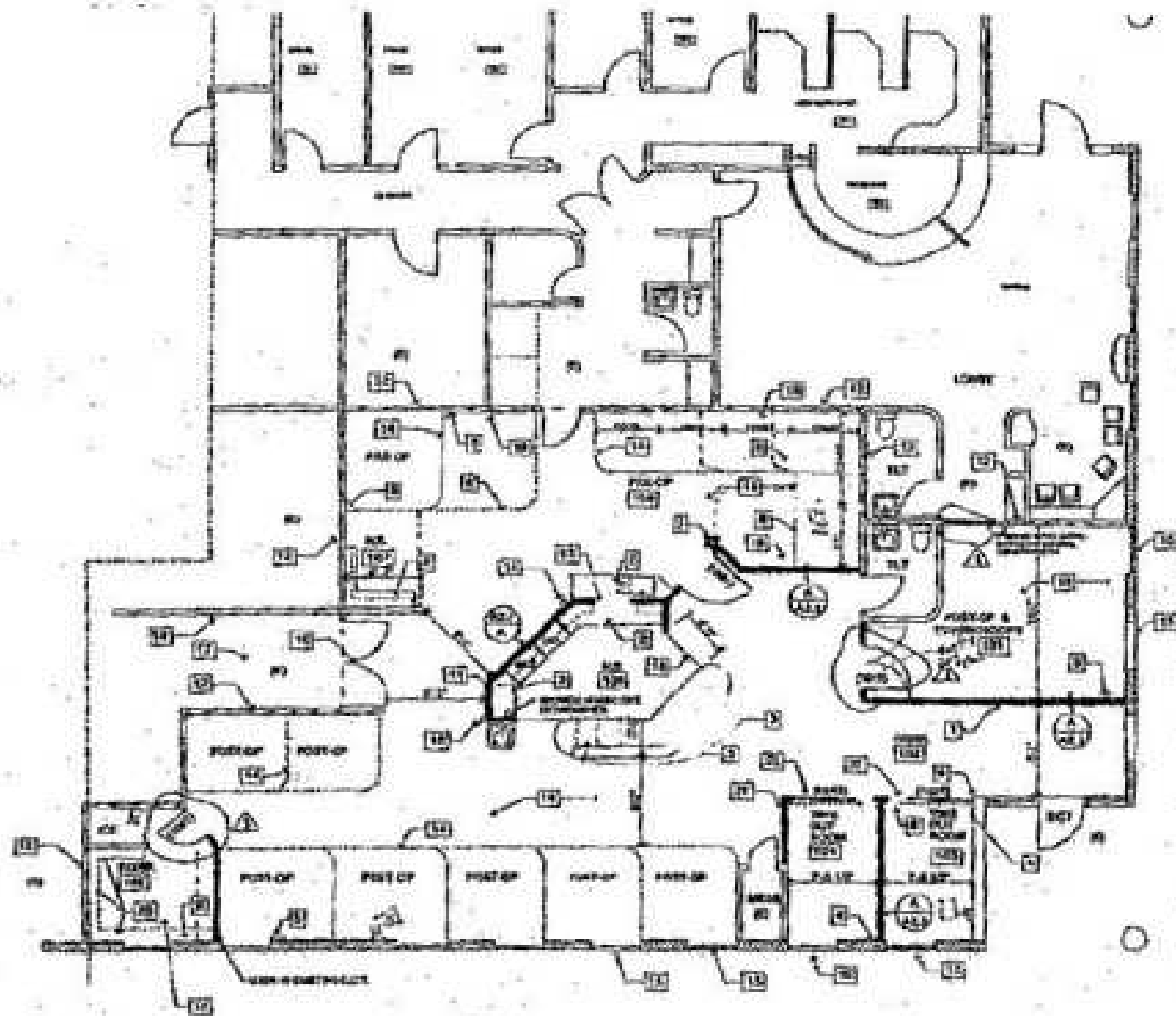


Photos



Floor Plan

Partial Floor Plan



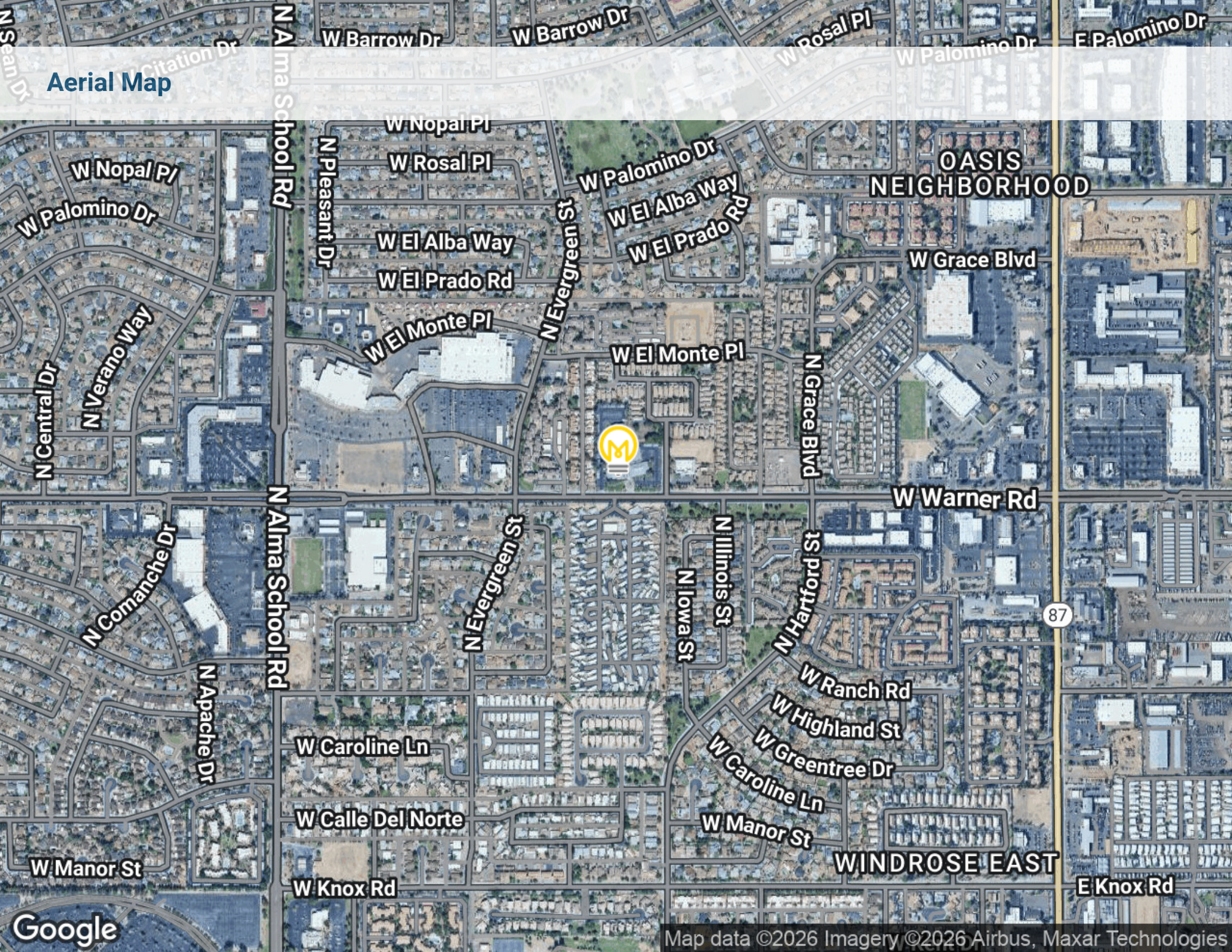
FLOOR PLAN - NEW



Parcel Map



Aerial Map



OASIS
NEIGHBORHOOD

WINDROSE EAST

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