

# CELEBRATION MEDICAL CENTER

3275 South Mercy Road | Gilbert, AZ

# FACT SHEET



## BUILDING:

±68,000 SF Class A medical office building allowing all medical uses without restrictions.



## LEASE RATE:

\$35.00/SF NNN



## TENANT IMPROVEMENTS:

Generous TI Allowance

## ASC READY!

Infrastructure in place for full sedation surgical center.

## CURRENT AVAILABILITY

### 1ST FLOOR

SUITE 110 ±9,500 RSF

### 2ND FLOOR

SUITE 202 ±3,521 RSF

CONTIGUOUS  
±6,832

SUITE 203 ±3,311 RSF

SUITE 204 ±4,584 RSF

CONTIGUOUS  
±7,378

SUITE 205 ±2,794 RSF

### 3RD FLOOR

SUITE 300 ±22,131 RSF



For more information, please contact:

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