



CHANDLER MEDICAL PAVILION II

AT ALMA | 202



Brand New Medical Office Development Adjacent to Loop 202 and Banner Ocotillo Medical Center

DEVELOPED BY

unbound
DEVELOPMENT

WEBB
Investments

REPRESENTED BY

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km **Kidder
Mathews**



550 FEET OF LOOP
202 FRONTAGE

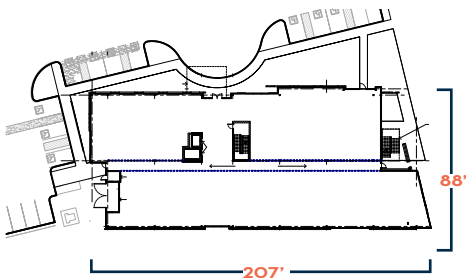


PYLON, MONUMENT
AND BUILDING
SIGNAGE AVAILABLE

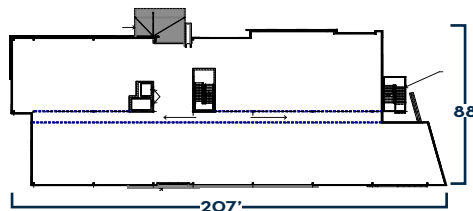


CLASS A MEDICAL OFFICE BUILDING IN PRIME CHANDLER LOCATION

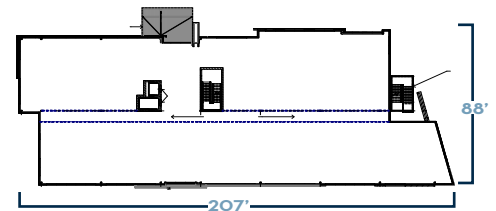
- > ±51,000 SF three-story building, new construction
- > 17,000 SF floor plates divisible to 2,500 SF
- > Comprehensive sign plans available
- > Generous Tenant Improvement packages available
- > Direct access to Loop 202 + Loop 202 frontage
- > Functional/efficient floor plates
- > Adjacent to Chandler Medical Pavilion I, a 65,931 SF medical office building completed in 2021 and currently leased to Banner Health
- > Open to all medical uses - no ground lease restrictions



FIRST FLOOR



SECOND FLOOR



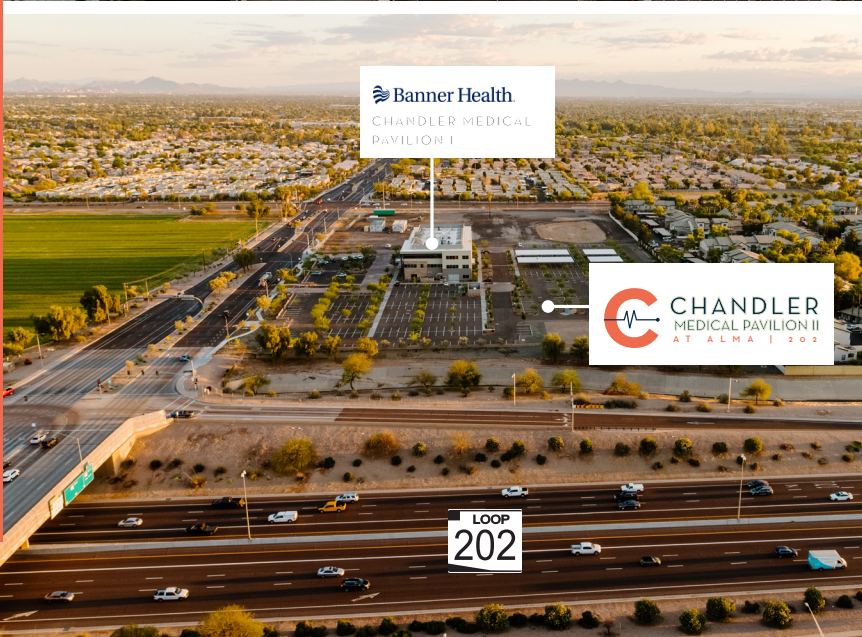
THIRD FLOOR



LOCATED ADJACENT TO BANNER OCOTILLO MEDICAL CENTER

Banner Ocotillo is the **newest Banner Hospital**, servicing the Chandler community and surrounding area. The hospital has **124 beds** with **ample space for future growth**. The hospital offers key inpatient and outpatient services, such as emergency care, intensive care, endoscopy, cardiac catheterization, imaging, surgical and women's services.

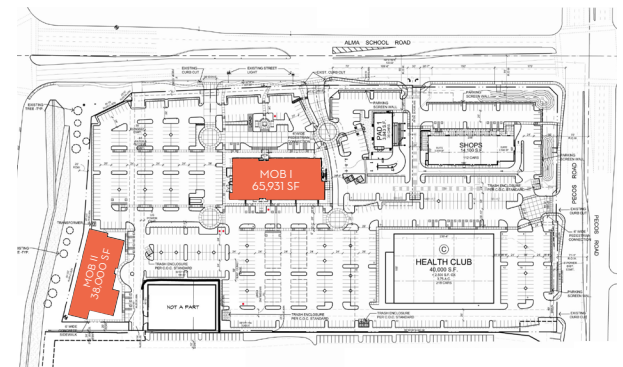
The **four-story, 240,000-square-foot hospital** is located on the southeast corner of Alma School Road and the Loop 202/Santan Freeway. It is **adjacent to an existing Banner Health Center** and is part of an expanding medical community that Banner Health is building in Chandler.



Banner Ocotillo Medical Center



ALMA 202 is a $\pm 81,000$ SF medical office project with service retail located at the NEC of Alma School Road and Loop 202 in Chandler, Arizona. ALMA 202 will be home to over $\pm 81,000$ SF of medical office space across 3 buildings. Phase I, consisting of $\pm 5,931$ SF medical office space was completed in July 2021 and is fully leased to Banner Health on a long-term basis. Phase II will consist of a $\pm 1,000$ SF medical office building with Loop 202 frontage and is scheduled to break ground Q2 2024. Phase III will consist of a $\pm 4,500$ SF medical office building. The corner of Pecos Rd & Alma School Rd will be home to over $\pm 20,000$ SF of retail to serve the 3 medical office buildings.



Site Plan

Why Medical in Chandler?



2 HOSPITALS
NEAR CHANDLER MEDICAL
PAVILION



**IN THE TOP BEST
PLACES TO LIVE**
IN THE UNITED STATES



55.6%
POPULATION GROWTH
SINCE 2000



**FOR LEASING
INFORMATION CONTACT**

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