

GILBERT
HEALTH
CENTER

Phase II Now Pre-Leasing: Up to
27,510 SF Available in Brand New
Expansion Development



1501 N GILBERT RD | GILBERT, AZ 85234

OWNED BY

HEALTHCARE
REALTY

LEASING BY

km Kidder
Mathews



GILBERT HEALTH CENTER



Phase II: 2-Story Expansion to the Existing Gilbert Health Center

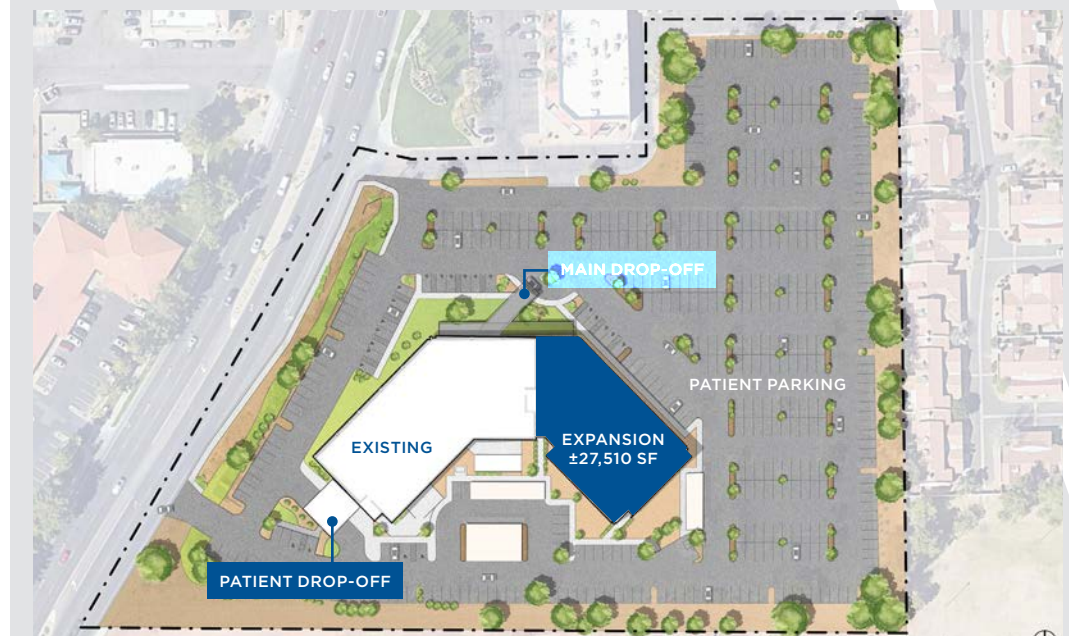
PROPERTY HIGHLIGHTS

SF ±39,499 SF (existing)
±27,510 SF (expansion)

PARKING RATIO 6.67/1,000

YEAR BUILT 1997 (existing)
2027 planned (expansion)

AVAILABILITIES ±2,000-14,363 SF



Property Features



GENEROUS TI PACKAGES

Substantial tenant improvement packages available to qualified tenants



DESIRABLE LOCATION

Sought after Gilbert address, located between Banner Desert and Gateway Medical Centers



HEALTHCARE SYNERGY

On-site urgent care located on the first (1st) floor of the existing building



EAST VALLEY ACCESS

Convenient location near US 60 Freeway, providing accessibility throughout the East Valley



TRAFFIC EXPOSURE

Frontage on heavily trafficked S Gilbert Rd ($\pm 40,281$ VPD)



WELCOMING SETTING

Lush landscaping and meticulously maintained grounds within a serene setting for providers and patients

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Floor 01

13,755 SF

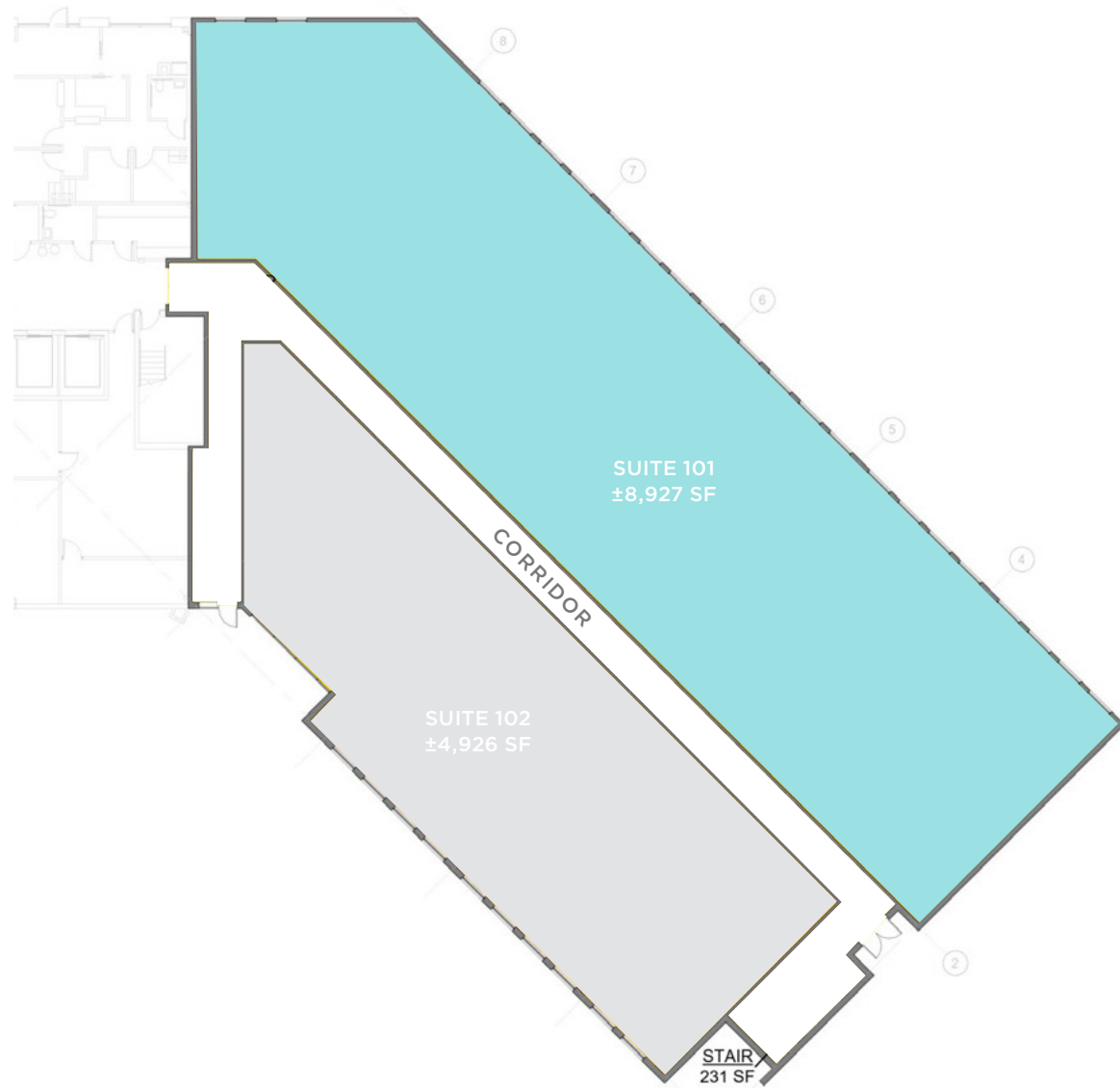
AVAILABLE

8,927 SF

SUITE 101

5,039 SF

SUITE 102



*COLLAPSIBLE CORRIDOR FOR POTENTIAL FULL FLOOR TENANT

Floor 02

13,755 SF

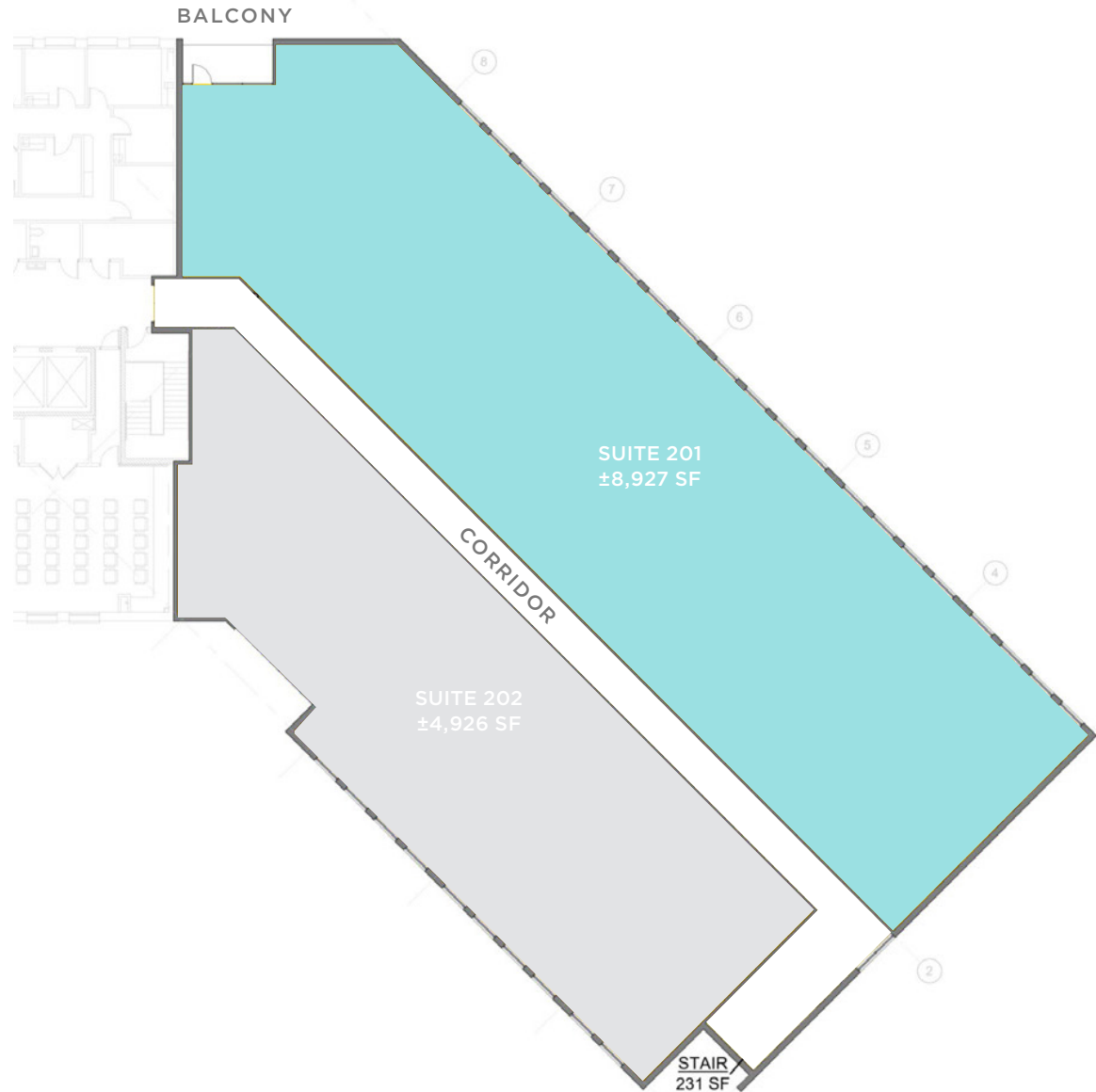
AVAILABLE

8,927 SF

SUITE 201

5,039 SF

SUITE 202



*COLLAPSIBLE CORRIDOR FOR POTENTIAL FULL FLOOR TENANT

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For additional leasing information, contact

RACHAEL THOMPSON

Senior Vice President

602.513.5122

rachael.thompson@kidder.com

PERRY GABUZZI, CCIM

Executive Vice President

602.513.5116

perry.gabuzzi@kidder.com

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