

**FOR SALE – MEDICAL OFFICE CONDO**



**4824 E BASELINE RD  
SUITE 125  
MESA, AZ 85206**

**ARIZONAMOB.COM**

**MARINA HAMMERSMITH, CCIM**  
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**HEALTHCARE PARTNERS**

# PROPERTY OVERVIEW

Property Address: **4824 E. Baseline Road, Suite 125  
Mesa, Arizona 85206**

Sale Price: **\$2,160,650**

Size: **5,470 SF**  
+ 430 SF of mezzanine space

Year Built: **2006**

Zoning: **PEP, City of Mesa**

Traffic Counts: **Baseline Road: 25,712 VPD  
Higley Road: 32,912 VPD  
Greenfield Road: 37,712 VPD**



# PROPERTY SUMMARY

In the heart of Gilbert's Cure Corridor, you'll find an owner/user medical office opportunity within the sought-after Pierpont Business Court. Situated just west of the intersection of Baseline and Higley in Mesa, Arizona, this offering provides a rare chance to own medical office space in this bustling commercial hub on the Mesa-Gilbert border. The condominium boasts 15 exam rooms, a central MA station for patient access and visibility, and three separate provider offices strategically positioned off the patient corridors to balance privacy and collaboration.

## **This condominium offers:**

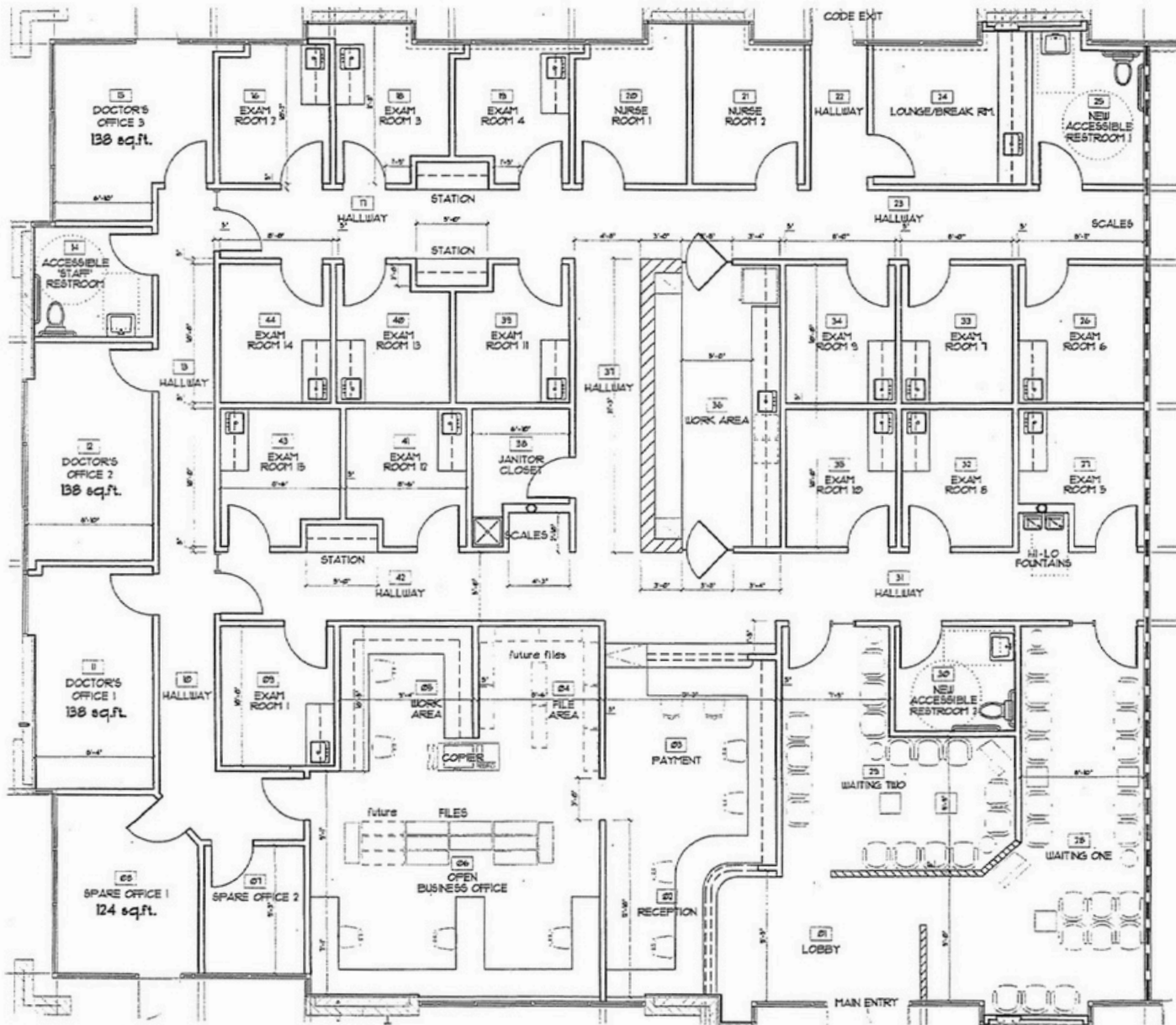
- » 5,470 SF
- » 15 exam rooms
- » 7 Offices
- » Break room
- » Central MA
- » Three restrooms
- » Waiting room – seating for 39 chairs
- » Bonus mezzanine space – 430 SF



# PROPERTY PHOTOS



# FLOOR PLAN - 5,470 SF



# AREA OVERVIEW MEDICAL

OAK STREET HEALTH CLINIC

Banner Health  
BAYWOOD MEDICAL CENTER

Banner Health  
URGENT CARE

SUPERSTITION SPRINGS CENTER

Walgreens

Banner Health  
GATEWAY MEDICAL CENTER

CITY HEALTH SERVICES

60 SUPERSTITION FREEWAY

VAL VISTA LAKES

E. BASELINE ROAD



SANTE OF MESA  
SKILLED NURSING AND  
REHABILITATION

SUBJECT

Dignity Health  
HOSPITAL



# BROKER PROFILES

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HEALTHCARE PARTNERS

## MARINA HAMMERSMITH, CCIM

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Marina@ArizonaMOB.com

Marina Hammersmith, CCIM joined Medical Office Brokers in 2024, bringing to the team her 25+ years of healthcare real estate expertise. Marina has extensive hands-on experience in healthcare asset management, property management and brokerage. Marina's strong diversity provides a depth of understanding that has proven invaluable in assisting clients through the nuances of real estate transactions. She has spent her entire adult life working in real estate, providing property and asset management services, as well as tenant improvement project management. Over her tenure in healthcare real estate, she has successfully negotiated thousands of transactions ranging from land and multi-tenanted MOB purchases and sales to all specialties of healthcare leases.



## TYREL WILLIAMS, CPM

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Tyrel@ArizonaMOB.com

Tyrel Williams joined Medical Office Brokers in 2024, bringing to the team a rich background and expertise in all aspects of commercial real estate. Tyrel is a seasoned real estate professional with 15+ years of real estate specific education and experience, coming with a wealth of knowledge that provides a unique understanding and perspective on the needs and expectations of tenants, investors, and user-occupiers.

Tyrel's experience and expertise come from his years serving in several positions of high responsibility with leading companies such as CB Richard Ellis/Baylor Health Care System, Coldwell Banker Commercial and the University of Utah. Tyrel has managed multimillion-dollar commercial real estate portfolios and been responsible for lease negotiations and the lease administration of hundreds of leases. He has also overseen several large acquisitions/dispositions, construction and ground-up development projects, and has helped managed risk.



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