



5416 East Baseline Road, Mesa, AZ 85206



**Premier Medical Office
Space for Lease**

Adjacent to Banner Gateway Campus



Jones Lang LaSalle Brokerage,
Inc. Real Estate License #01856260

About the Campus

Gateway Integrated Care Campus offers an unparalleled opportunity for medical practices to establish or expand their presence in Mesa’s thriving healthcare corridor. This two-story, professional medical office building is strategically positioned less than one mile from the Banner Gateway Medical Center Campus, providing an ideal location for patient access and professional synergy. The property features efficient floor plans, exceptional parking, and direct suite access, making it a premier destination for healthcare providers.

Property Specifications

- **Address**
5416 East Baseline Road, Mesa, Arizona
- **Total Building Area**
±63,834 SF
- **Year Built**
2001
- **Parking Ratio**
±5.9 per 1,000 SF
- **Zoning**
NC (Neighborhood Commercial)
- **Elevator**
One hydraulic passenger elevator with a 3,500 lb. capacity
- **Signage**
Monument and building signage available
- **Freeway Access**
1 mile to a full diamond interchange at US 60

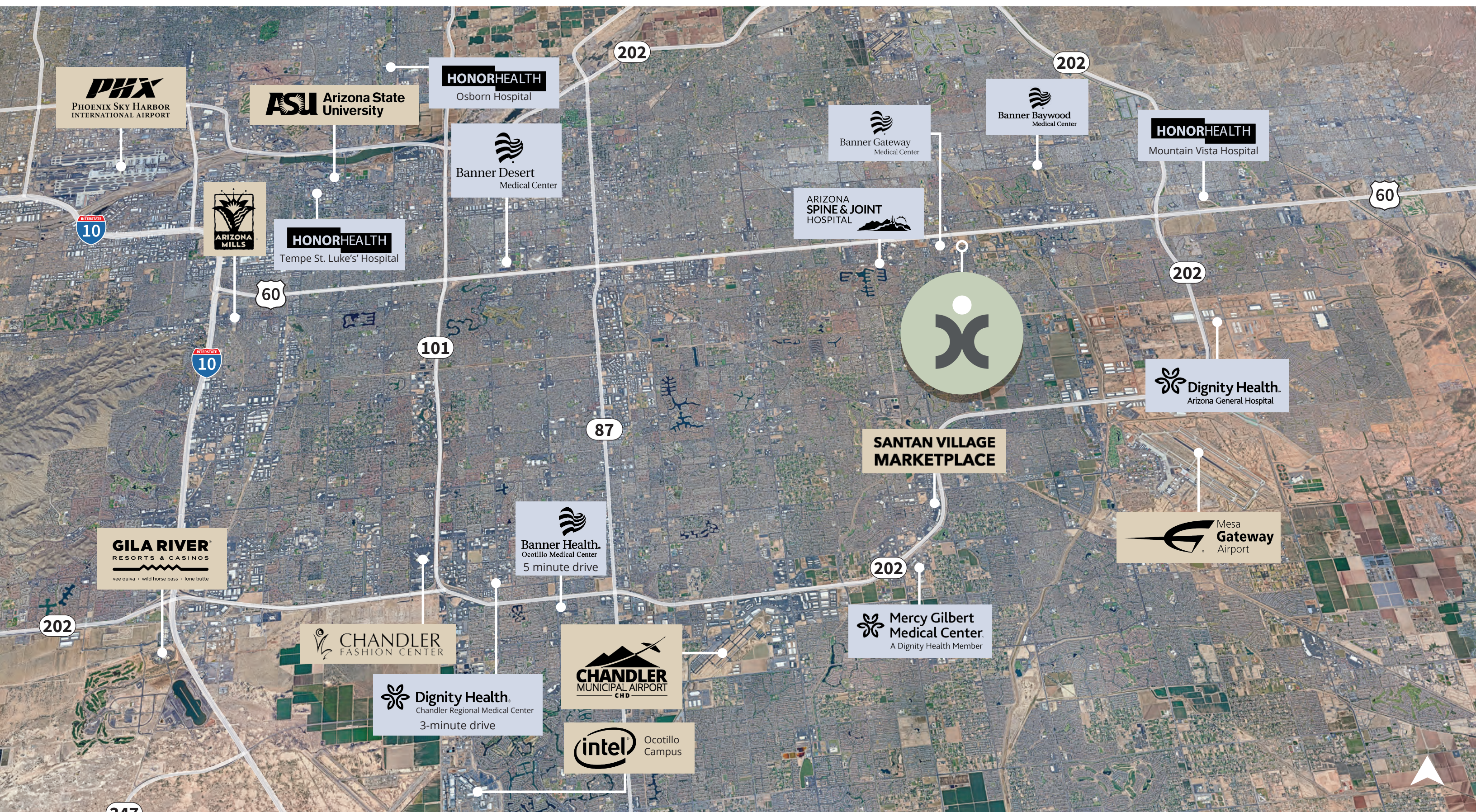


Key Property Highlights

- **Strategic Healthcare Location:** The campus is located less than one mile from the 286-bed Banner Gateway Medical Center and the world-renowned Banner MD Anderson Cancer Center, creating a powerful center for patient referrals and collaboration.
- **Exceptional Patient & Staff Parking:** A market-leading parking ratio of ±5.9 spaces per 1,000 SF ensures convenient and accessible parking for both patients and staff. The property includes 376 total spaces, with 74 covered spots available.
- **Direct Suite Access:** The building design features convenient suite access from the exterior, allowing patients to easily reach your practice without navigating large common lobbies.
- **Synergistic Medical Environment:** Join an established roster of healthcare tenants, including practices in cardiovascular care, hospice and palliative care, and health data services, fostering a collaborative medical community.
- **Flexible Floor Plans:** Efficient and adaptable floor plates offer strong flexibility for a wide range of medical uses, allowing for customized build-outs to suit your practice’s specific needs.
- **Unmatched Local Amenities:** The property is within walking distance of numerous retail centers and restaurants. It is located within a 3-mile radius of ±8.9 million SF of retail and 1,407 hotel rooms, providing convenience for staff, patients, and visiting families.



Healthcare Connections







Integrated Care Needs Assessment

Mesa, AZ Outpatient Volumes – Advisory xBoard

Market Scenario Planner - Outpatient					
Service Line	2024 Volume	2029 Volume	2034 Volume	5-Yr Growth	10-Yr Growth
Cardiology	268,752	297,407	327,631	10.7%	21.9%
Cosmetic Procedures	20,812	22,131	22,367	6.3%	7.5%
Dermatology	118,483	123,347	128,004	4.1%	8.0%
Endocrinology	5,848	7,394	8,261	26.4%	41.3%
ENT	89,772	97,514	104,754	8.6%	16.7%
Evaluation and Management	2,920,370	3,093,831	3,163,717	5.9%	8.3%
Gastroenterology	64,381	66,032	67,109	2.6%	4.2%
General Surgery	15,836	16,368	16,958	3.4%	7.1%
Lab	1,208,816	1,315,028	1,413,585	8.8%	16.9%
Miscellaneous Services	568,306	620,740	670,086	9.2%	17.9%
Nephrology	14,172	15,095	15,827	6.5%	11.7%
Neurology	46,230	48,642	50,893	5.2%	10.1%
Neurosurgery	2,447	2,562	2,800	4.7%	14.4%
Oncology	40,408	43,377	46,475	7.3%	15.0%
Ophthalmology	247,384	268,354	287,463	8.5%	16.2%
Orthopedics	81,921	88,720	97,685	8.3%	19.2%
Pain Management	31,024	33,678	36,095	8.6%	16.3%
Physical Therapy/Rehabilitation	696,848	812,477	922,165	16.6%	32.3%
Podiatry	46,142	49,655	53,362	7.6%	15.6%
Psychiatry	369,972	436,115	465,760	17.9%	25.9%
Radiology	799,620	838,500	879,199	4.9%	10.0%
Spine	5,469	6,206	6,689	13.5%	22.3%
Thoracic Surgery	1,804	1,861	1,933	3.1%	7.1%
Trauma	20,471	21,565	22,601	5.3%	10.4%
Vascular	45,846	50,500	55,188	10.2%	20.4%

Located within the Healthcare Epicenter of Mesa

	1 Miles	3 Miles	5 Miles	2 Minutes from Banner Gateway Medical Center
 2025 Total Population	12,122	116,458	332,541	Licensed Beds: 286
 2025 Total Households	4,350	45,482	129,845	Net Patient Revenue: \$766,989,376
 2025 Median Age	33.4	41.1	39.8	Discharges: 13,360
 2025 Average Household Income	\$138,627	\$121,276	\$115,794	ER Visits: 26,059
				Inpatient Labor & Delivery: 3,335
(FY 2024, Source: Definitive Healthcare)				





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