



Menlo Group
COMMERCIAL REAL ESTATE



AVAILABLE FOR LEASE: GILBERT MEDICAL OFFICE

3941 E Baseline Rd., Gilbert, AZ 85234

Exclusively listed by:

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PROPERTY SUMMARY

LEASE RATE: \$22.00 PSF NNN

SITE AREA: Approx. .24 Acres

APN: 304-09-958

ZONING: GO - Gilbert

PARKING: 41 surface parking spaces (5:1,000)

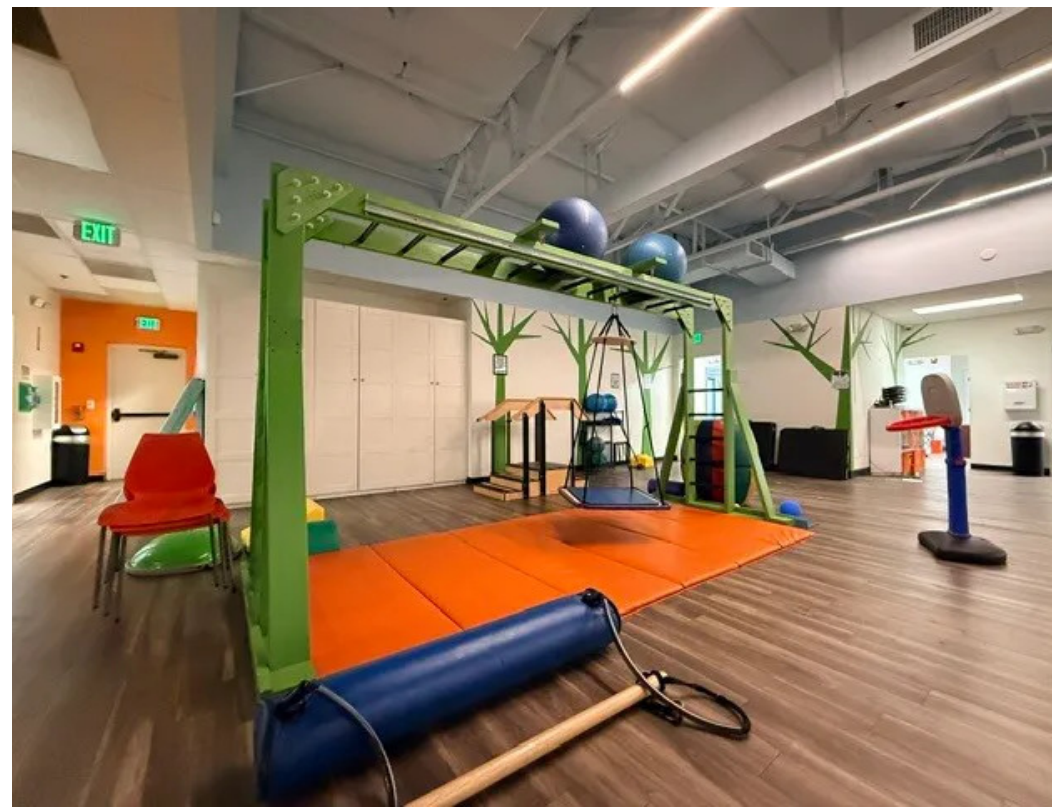
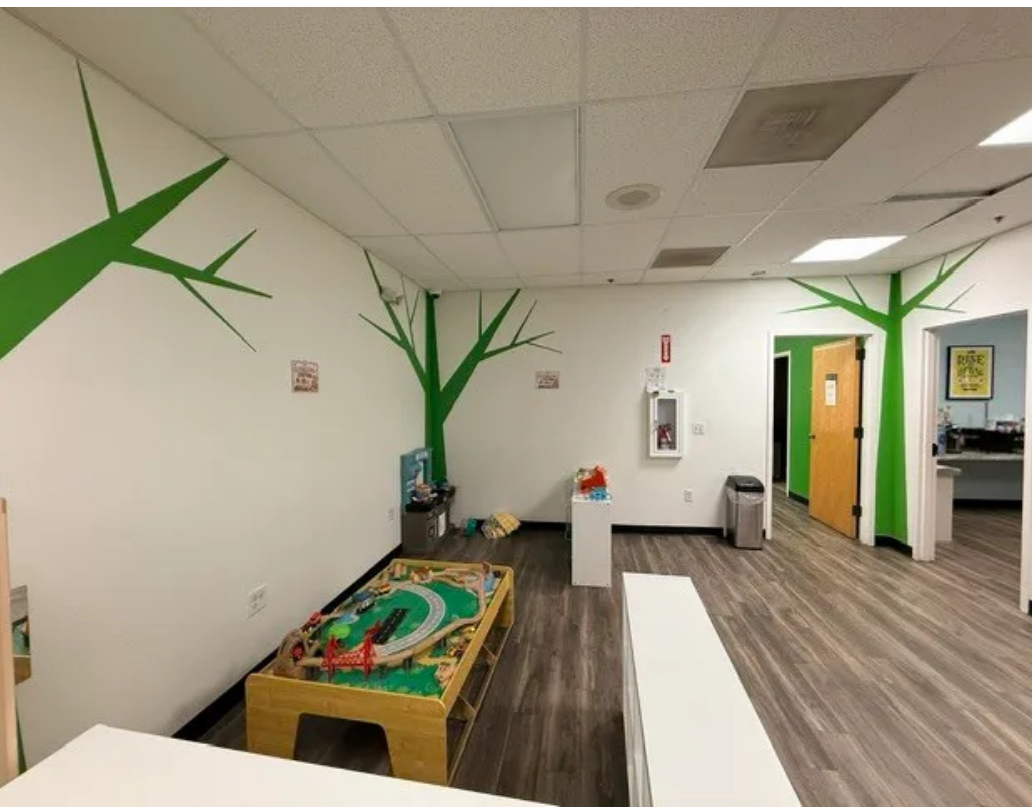
CROSS STREETS: Val Vista Dr & Baseline Rd

YEAR BUILT: 1995

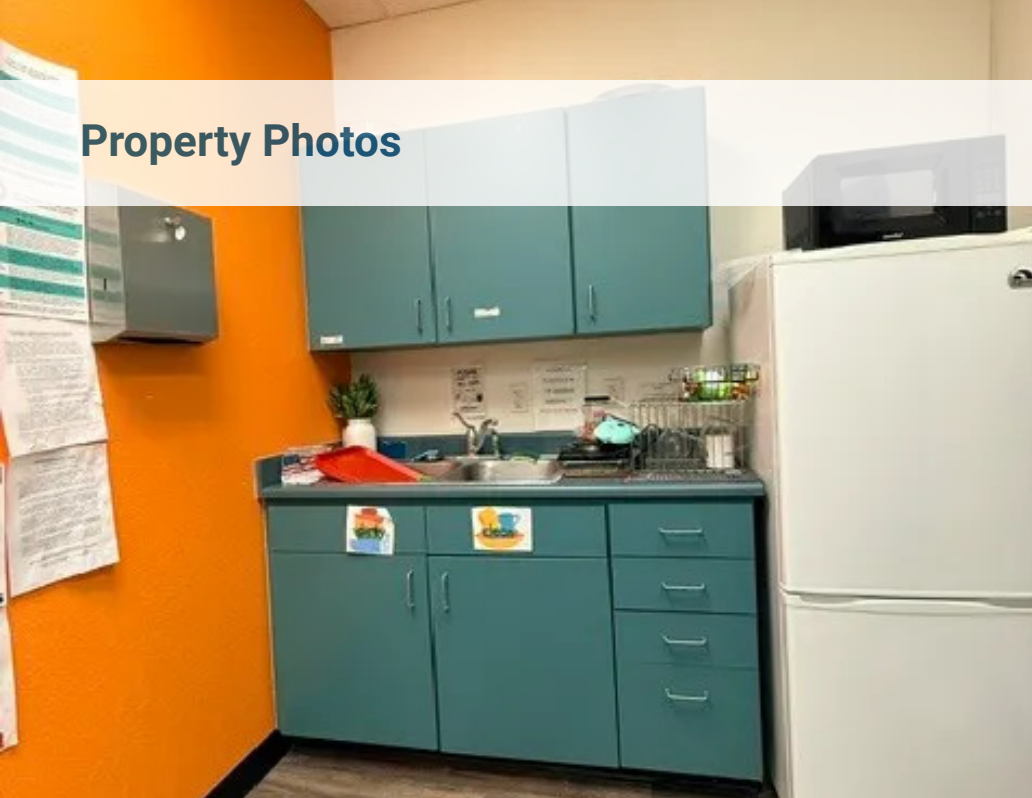
PROPERTY HIGHLIGHTS

- +/- 6,369 SF Available for Lease
- One-story Multi-tenant medical office building
- Plumbed exam rooms, multiple restrooms, large open area for equipment/tables, lobby, administrative offices
- Less than 2 miles from Banner Gateway Medical Center
- High visibility from Baseline Road
- Monument & Building Signage Available
- Ease of access to the property with 4-way traffic light at Baseline & 39th Street
- Convenient access to the US-60 Freeway

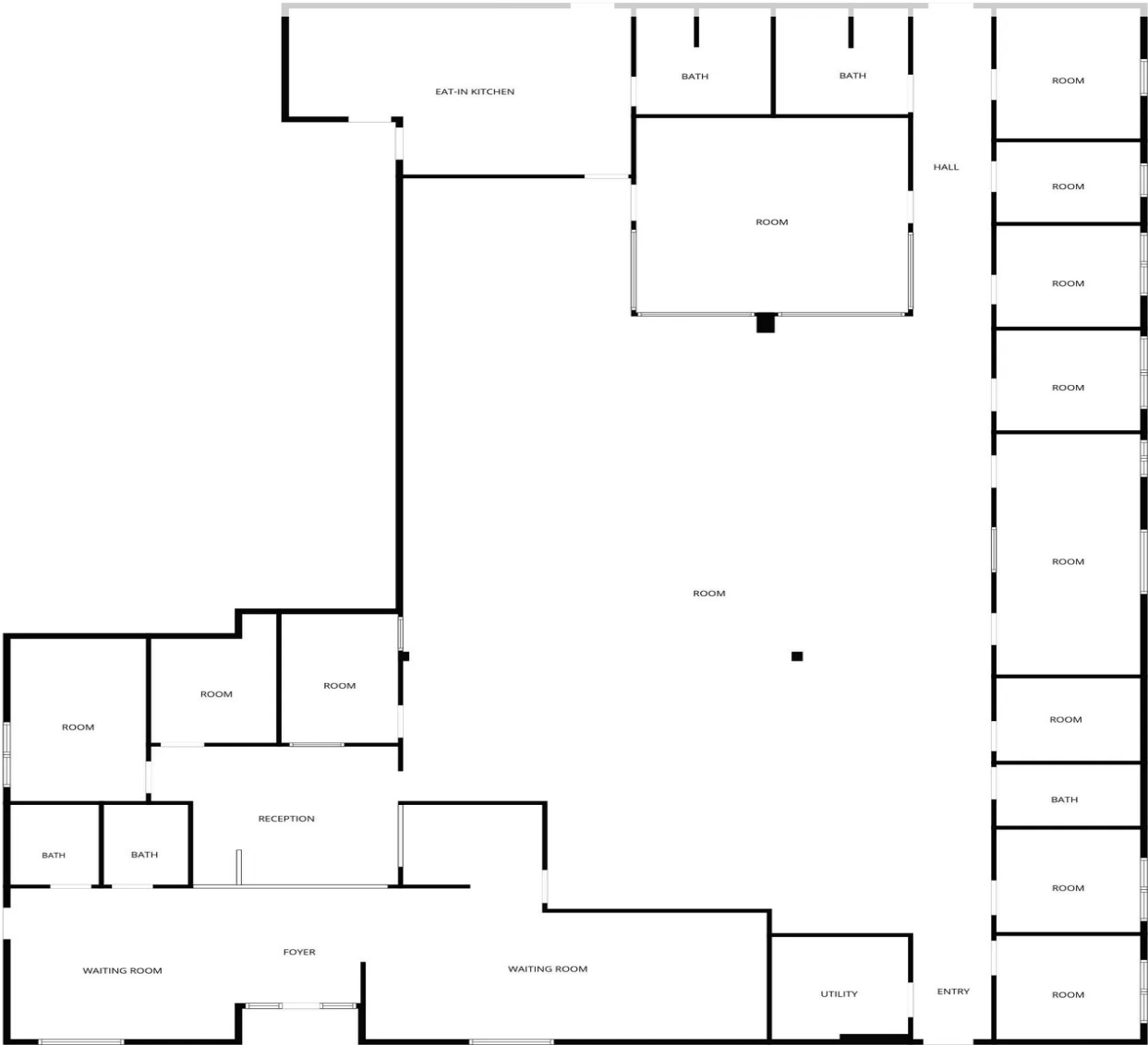
Property Photos



Property Photos



Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Aerial Map

SPORTSMANS

Walmart

Lowe's

COSTCO
WHOLESALE

60

60

0.8 MILE

4 MIN DRIVE

HOBBY LOBBY

Banner Health

Walmart

TARGET
FLOOR DECOR
PET SMART

fray's

Walmart
CIRCLE K

3941 E BASELINE RD.
GILBERT, AZ 85234

Burlington
Ashley
HOMESTORE

BEST BUY

THE HOME DEPOT

sam's club

Village Square At Dana Park

fray's
SAFEWAY

Superstition Springs Center

LOOP 202

GILBERT

AF's FINE FOODS BARNES & NOBLE Bath & Body Works
SEPHORA TALBOTS
LOFT JARED Soma chico's

jcpenny Dillard's ROSS
TJ-maxx VANS Bath & Body Works
ULTA BEAUTY Foot Locker SHOE DEPT.
HOLLISTER KAY Finish Line

MINI SO

Lowe's

fray's

THE HOME DEPOT

TARGET
petco

SanTan Village

LOOP 202

Apple macy's Dillard's BEST BUY
HomeGoods rack Bath & Body Works
DICK'S Sporting Goods Harkins Madewell
BARNES & NOBLE lululemon VANS
PANDORA SEPHORA
Total Wine & MORE TESLA VICTORIA'S SECRET

TARGET
COST PLUS
WORLD MARKET
PET SMART

American Furniture Warehouse

24

Walmart

Mesa Gateway Airport

SanTan Village Marketplace

Walmart sam's club
ROSS Dress for Less Marshalls DSW
OLD NAVY ULTA La-Z-Boy

ASU Arizona State University
Polytechnic Campus

COSTCO
WHOLESALE

ALDI
WinCo FOODS

Dignity Health
Mercy Gilbert Medical Center

fray's

THE HOME DEPOT

LOOP 202

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.