



TRANSWESTERN

REAL ESTATE
SERVICES



3420

MERCY GILBERT MEDICAL PLAZA I

CLASS A MEDICAL OFFICE SPACE FOR LEASE

3320 SOUTH MERCY ROAD | GILBERT, ARIZONA

SUITES RANGING FROM 2,493 RSF - 12,236 RSF



PMB Real Estate Services



PROPERTY HIGHLIGHTS

- ±62,083 RSF class a medical office building
- Lease rate: \$22.00/RSF NNN
- National REIT stable ownership
- Generous tenant improvement allowance available
- Abundant patient and covered physician parking
- Mercy Gilbert Medical Center is a full-service, 212-bed, acute care, not-for-profit community hospital
- Tenants Include: Cardiovascular, Emergency, Family Birth Center, Gastroenterology, Sleep Center, Orthopedics and Diagnostic Services, among others

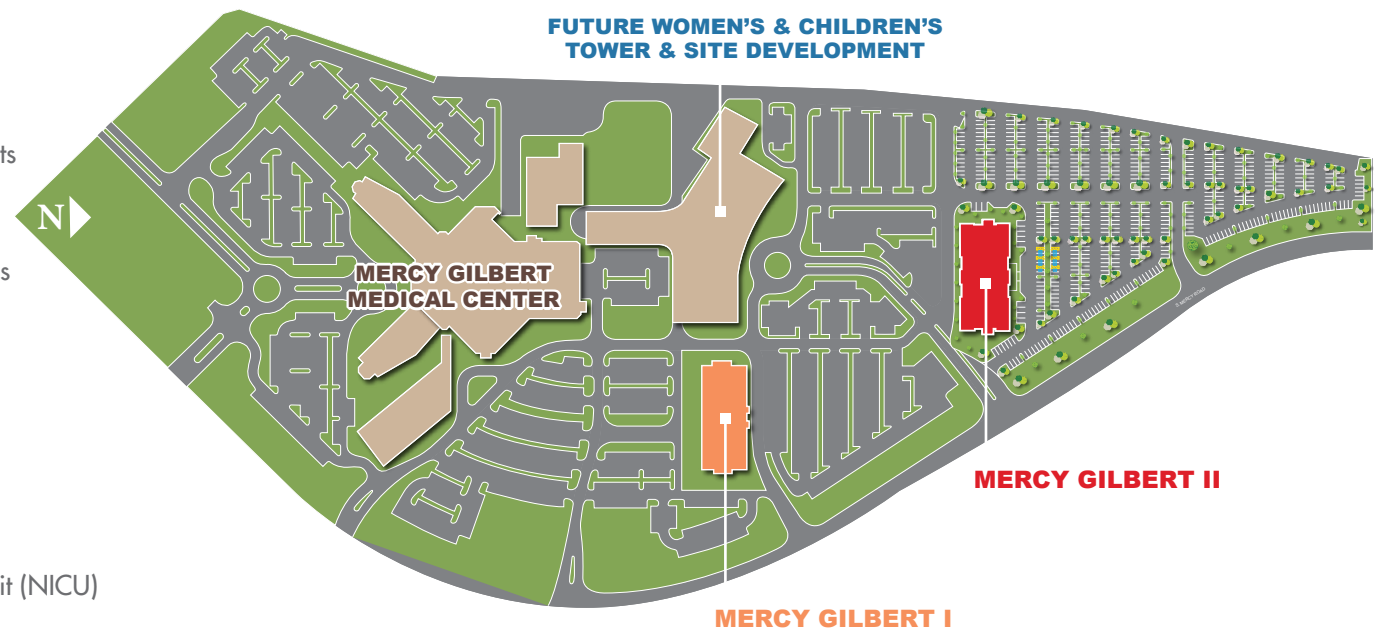
ON CAMPUS: NEW FIVE-STORY WOMEN'S & CHILDREN'S MEDICAL TOWER

Operated by Mercy Gilbert Medical Center

- 24 labor and delivery rooms
- Including six rooms dedicated to high-risk patients
- 48 postpartum beds
- An emergency department dedicated to obstetrics

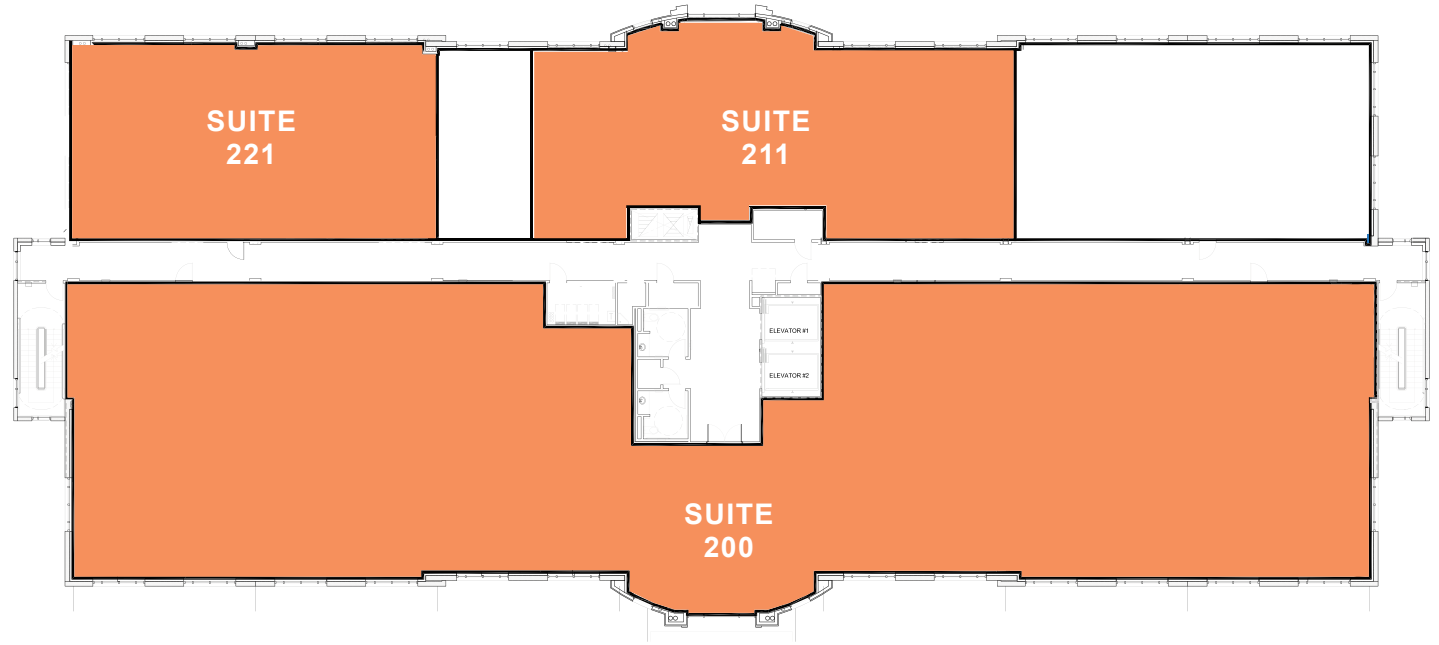
Operated by Phoenix Children's Hospital

- 50 pediatric beds
- 12-bed pediatric emergency department
- Pediatric operating rooms
- New 60-bed, Level 3, neonatal intensive care unit (NICU)



**SECOND FLOOR
AVAILABLE SPACE:**

- Suite 200: ±12,236 RSF
- Suite 211: ±3,193 RSF
- Suite 221: ±2,493 RSF



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Leasing Information:

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