

MERCY GILBERT MEDICAL PLAZA

3420 SOUTH MERCY ROAD | GILBERT, ARIZONA

PROPERTY DESCRIPTION	±62,083 RSF, 3-story medical office building
LOCATION	NEC of South Val Vista Drive and Mercy Road on the Mercy Gilbert Medical Center campus
LEASE RATE	\$22.00/RSF, NNN
ESTIMATED NNN EXPENSES	\$11.46/RSF/Year Which includes tenant's electrical and janitorial costs
PARKING	5.0/1,000 overall parking ratio 1 covered, physician stall per ±1,500 RSF of space leased No charge for parking
TI ALLOWANCE	Generous tenant improvement allowance available
LOAD FACTOR	14%
AVAILABILITY	Suite 103: ±1,710 RSF Shell space Suite 211: ±3,193 RSF Suite 200: ±12,236 RSF available November 2020 Suite 221: ±2,493 RSF
COMMENTS	• Convenient access to the San Tan 202 Freeway at Val Vista • National REIT stable ownership • Professional on-site management • Custom-designed medical office suites • Tenants Include: Cardiovascular, Emergency, Family Birth Center, Gastroenterology, Sleep Center, Orthopedics and Diagnostic Services, among others

 **TRANSWESTERN** REAL ESTATE SERVICES

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