



4,756 SF Available | For Lease

# MEDICAL PLAZA AT SPECTRUM

3489 S. Mercy Road | Gilbert, AZ 85297

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**WILLIS**  
PROPERTY | COMPANY

# MEDICAL PLAZA AT SPECTRUM

3489 S. MERCY ROAD | GILBERT, AZ 85297

EXECUTIVE SUMMARY



## PROPERTY SUMMARY

<b>Available SF:</b>	4,756 SF
<b>Lease Rate:</b>	\$21.00 NNN
<b>Year Built:</b>	2008
<b>Zoning:</b>	G-O General Office
<b>Market:</b>	Phoenix Metro
<b>Sub Market:</b>	Southeast Valley
<b>Cross Streets:</b>	Val Vista Drive & Mercy Road

## PROPERTY OVERVIEW

Building is 4,756 SF. The space was previously occupied by the administrative offices of Hospice of the Valley and can be retrofitted to medical office. Building signage is available along with monument and directional signage. Building is subject to Use Restrictions.

Building currently includes 3 executive offices, 7 small offices, bullpen, kitchen and 2 restrooms. Landlord is willing to remodel the space to a medical office. The development has deed restrictions that require tenants to be medical or medically related such as administrative offices for a medical practice.

## LOCATION OVERVIEW

Building is located on the campus of Mercy Gilbert Medical Center in the Medical Plaza at Spectrum office condo development. It is east of the southeast corner of Mercy Road and Val Vista Drive and is within close proximity of the Loop 202 San Tan Freeway/Val Vista Drive full diamond interchange. The Medical Plaza at Spectrum was developed in 2006 and includes over 96,000 sf of medical office tenants. This is 100% medical office development that includes medical practices like the Celebration Stem Cell Centre, Fresenius Dialysis Center, Sonora Labs, CVAM, Gilbert Neurology, Select Medical Physical Therapy, Hanger Prosthetics, East Valley Pediatrics among others.

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AERIAL MAP





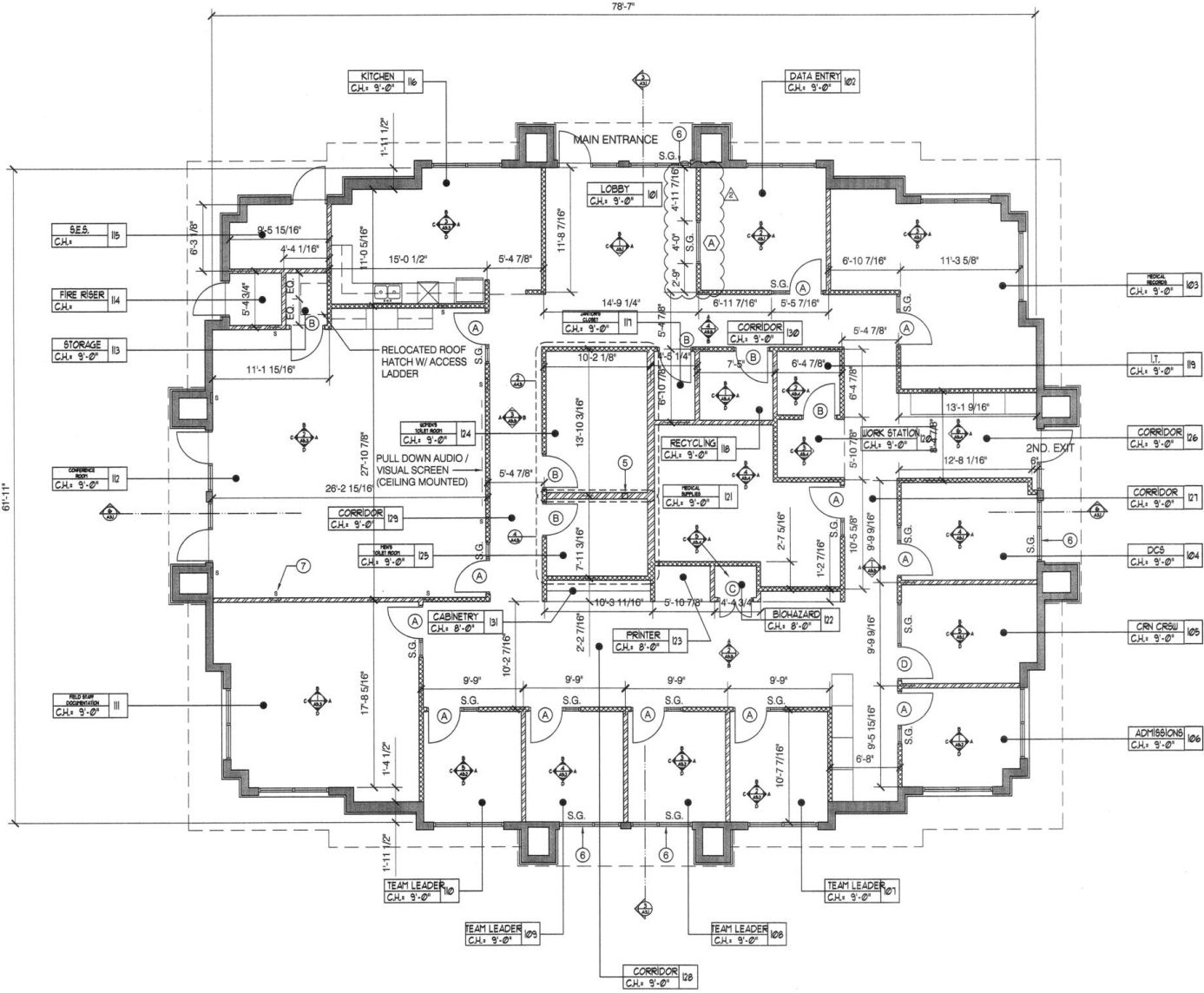
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3489 S. MERCY ROAD | GILBERT, AZ 85297  
INTERIOR PHOTOS



# MEDICAL PLAZA AT SPECTRUM

3489 S. MERCY ROAD | GILBERT, AZ 85297  
FLOORPLAN



# MEDICAL PLAZA AT SPECTRUM

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MERCY GILBERT MEDICAL CENTER

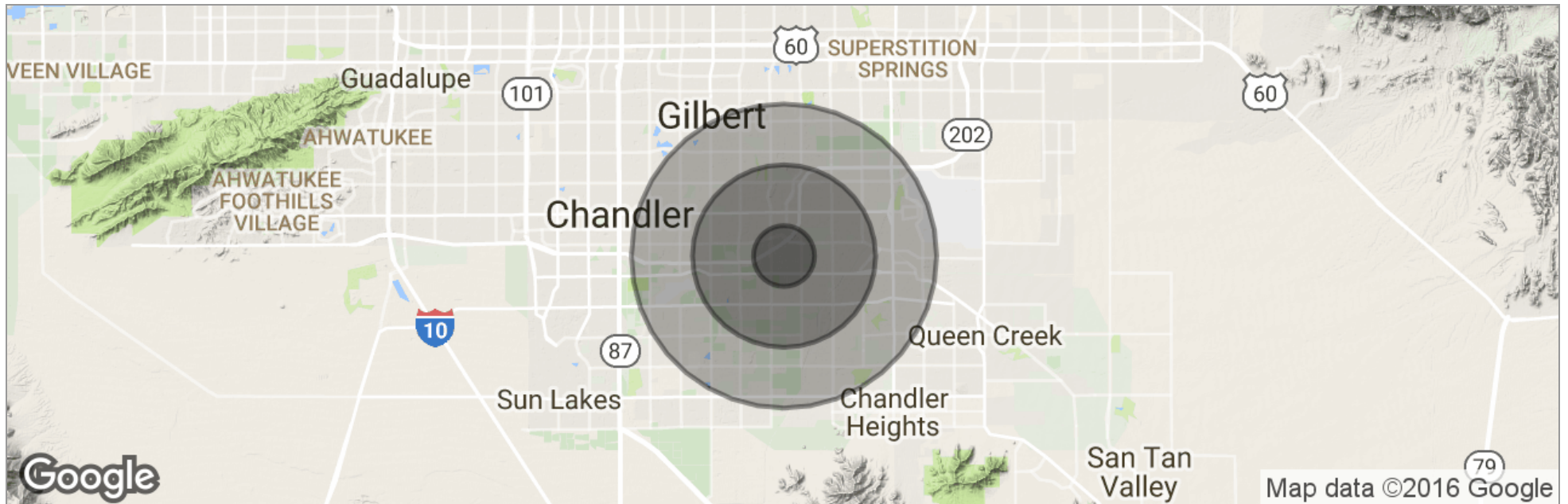


Mercy Gilbert Medical Center is a full-service, 212-bed, acute care, not-for-profit community hospital providing exceptional healthcare to the East Valley. Services offered including cardiovascular, emergency, family birth center, gastroenterology, sleep center, orthopedics, and diagnostic services, among others. The hospital is a Dignity Health Member, the fifth largest health system in the nation. Distinguished Hospital Award for Clinical Excellence from Healthgrades, a leading provider of comprehensive information about physicians and hospitals. This prestigious distinction places Mercy Gilbert and Chandler Regional among the top five percent of more than 4,500 hospitals nationwide for clinical performance

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AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Total Population	3,551	56,358	178,795
Population Density	1,130	1,993	2,276
Median Age	30.0	31.2	32.3
Median Age (Male)	30.0	30.8	31.7
Median Age (Female)	30.0	31.2	32.3
Total Households	1,201	18,070	58,229
# of Persons Per HH	3.0	3.1	3.1
Average HH Income	\$109,859	\$102,545	\$97,498
Average House Value	\$436,479	\$419,045	\$407,910

\* Demographic data derived from 2010 US Census