Menlo Group
COMMERCIAL REAL ESTATE

AVAILABLE FOR LEASE:
GILBERT MEDICAL OFFICE

3941 E Baseline Rd., Gilbert, AZ 85234

Exclusively listed by:

Steve Berghoff, SIOR, CCIM
steve@menlocre.com
480.659.1777

Stuart Milne, SIOR | CCIM
stuart@menlocre.com
480.659.1777

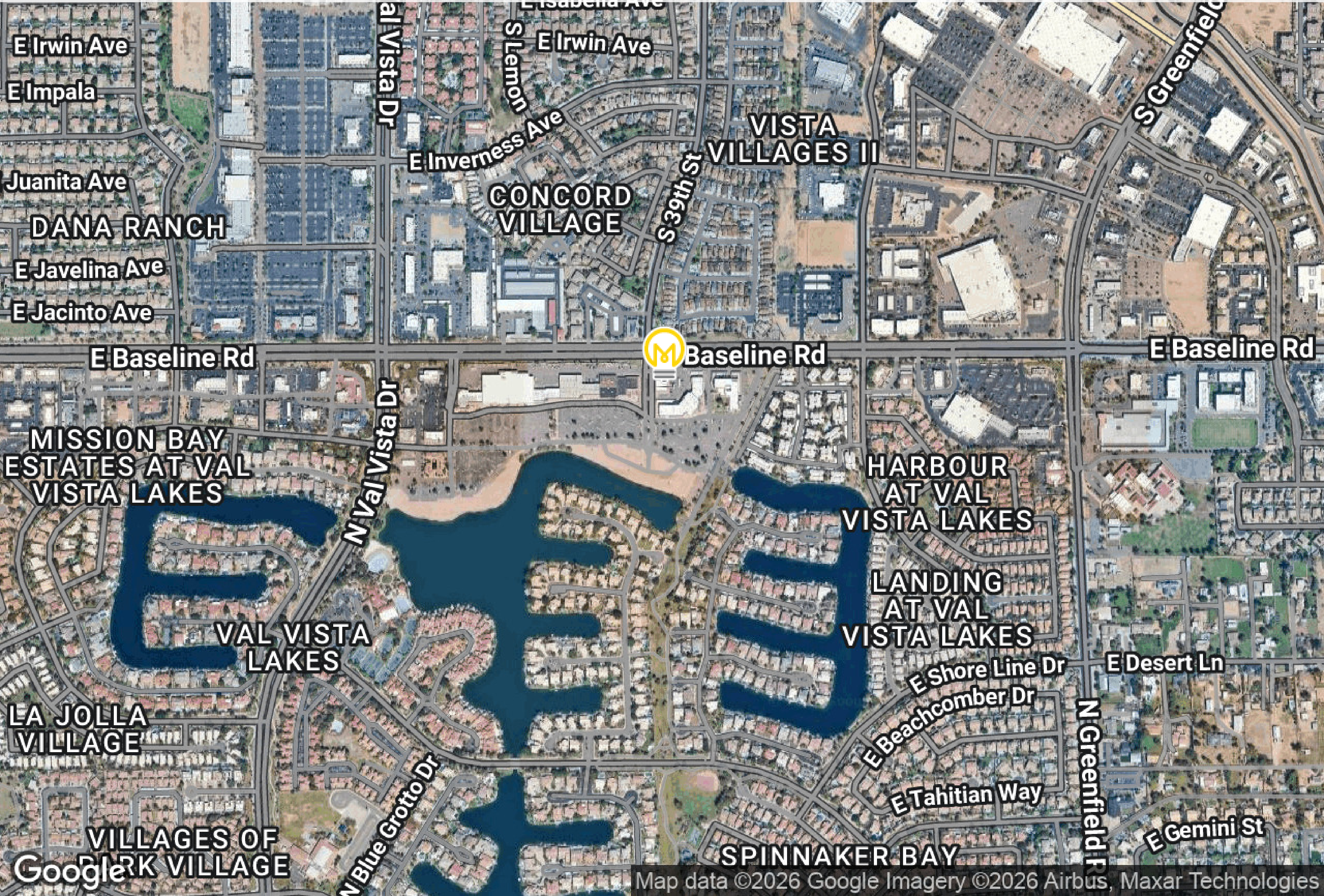
PROPERTY SUMMARY

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

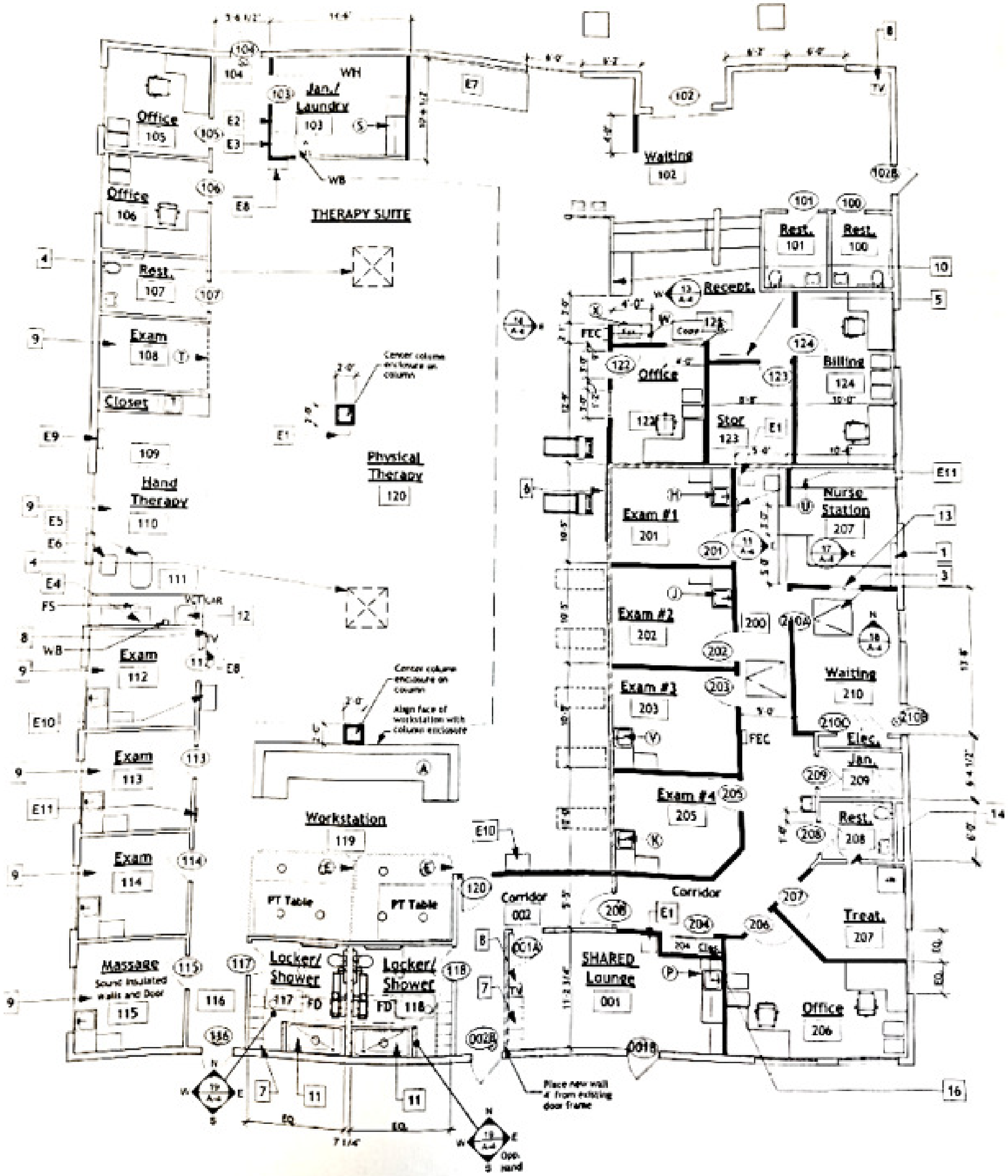
PROPERTY HIGHLIGHTS

- +/- 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

Aerial Map


60
60
E Isabella Ave
E Irwin Ave
E Irwin Ave
S Val Vista Dr
S Lemon
E Impala
E Inverness Ave
S Greenfield Rd
VISTA VILLAGES II
Juanita Ave
CONCORD VILLAGE
S 39th St
DANA RANCH
E Javelina Ave
E Jacinto Ave
E Baseline Rd
Baseline Rd
E Baseline Rd
N Val Vista Dr
MISSION BAY ESTATES AT VAL VISTA LAKES
HARBOUR AT VAL VISTA LAKES
N Val Vista Dr
LANDING AT VAL VISTA LAKES
VAL VISTA LAKES
E Shore Line Dr
E Desert Ln
E Beachcomber Dr
LA JOLLA VILLAGE
N Greenfield Rd
N Blue Grotto Dr
E Tahitian Way
VILLAGES OF PARK VILLAGE
E Gemini St
SPINNAKER BAY
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

Floor Plan



THERAPY SUITE
Physical Therapy
120
Hand Therapy
110
Office
105
Office
106
Jan./ Laundry
103
Rest.
107
Exam
108
Closet
109
111
Exam
112
Exam
113
Exam
114
Massage
Sound insulated walls and Door
115
116
Locker/ Shower
117
Locker/ Shower
118
Workstation
119
PT Table
PT Table
Waiting
102
Rest.
101
Rest.
100
Recept.
Office
122
Billing
124
Stor
123
Exam #1
201
Exam #2
202
Exam #3
203
Exam #4
205
Nurse Station
207
Waiting
210
Elec.
Jan.
209
Rest.
208
Treat.
207
Office
206
Corridor
002
Corridor
SHARED Lounge
001
FEC
Center column enclosure on column
Align face of workstation with column enclosure
Place new wall 4' from existing door frame

CONFIDENTIALITY & DISCLAIMER

Menlo Group
COMMERCIAL REAL ESTATE

All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

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.