

# MERCY MEDICAL COMMONS II & III

Across from  
Mercy Gilbert  
Medical Center



Anchored by



## FOR LEASE:

### PROPERTY AMENITIES & FEATURES

- › Address: 3591 S. Mercy Rd., Gilbert AZ 85297
- › Great location – directly off the Loop 202 and adjacent to Mercy Gilbert Medical Center
- › ±55,000 SF medical office building anchored by The Core Institute
- › ±10,000 SF stand-alone medical office building
- › Outdoor patio seating for patients and staff
- › Prominent building signage fronting Mercy Rd.

### MERCY MEDICAL COMMONS II

PROJECT: ±55,000 SF Three-story Tower  
AVAILABILITY: 1st FLOOR = 12,187 SF  
2nd FLOOR = 3,822 SF  
3rd FLOOR = 17,996 SF  
DELIVERY DATE: Q3 2019

### MERCY MEDICAL COMMONS III

PROJECT: ±10,000 SF Medical Office Building  
DELIVERY DATE: TBD  
LEASE RATE: \$23.00 NNN  
TENANT IMPROVEMENTS: Turnkey Available



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## SITE PLAN

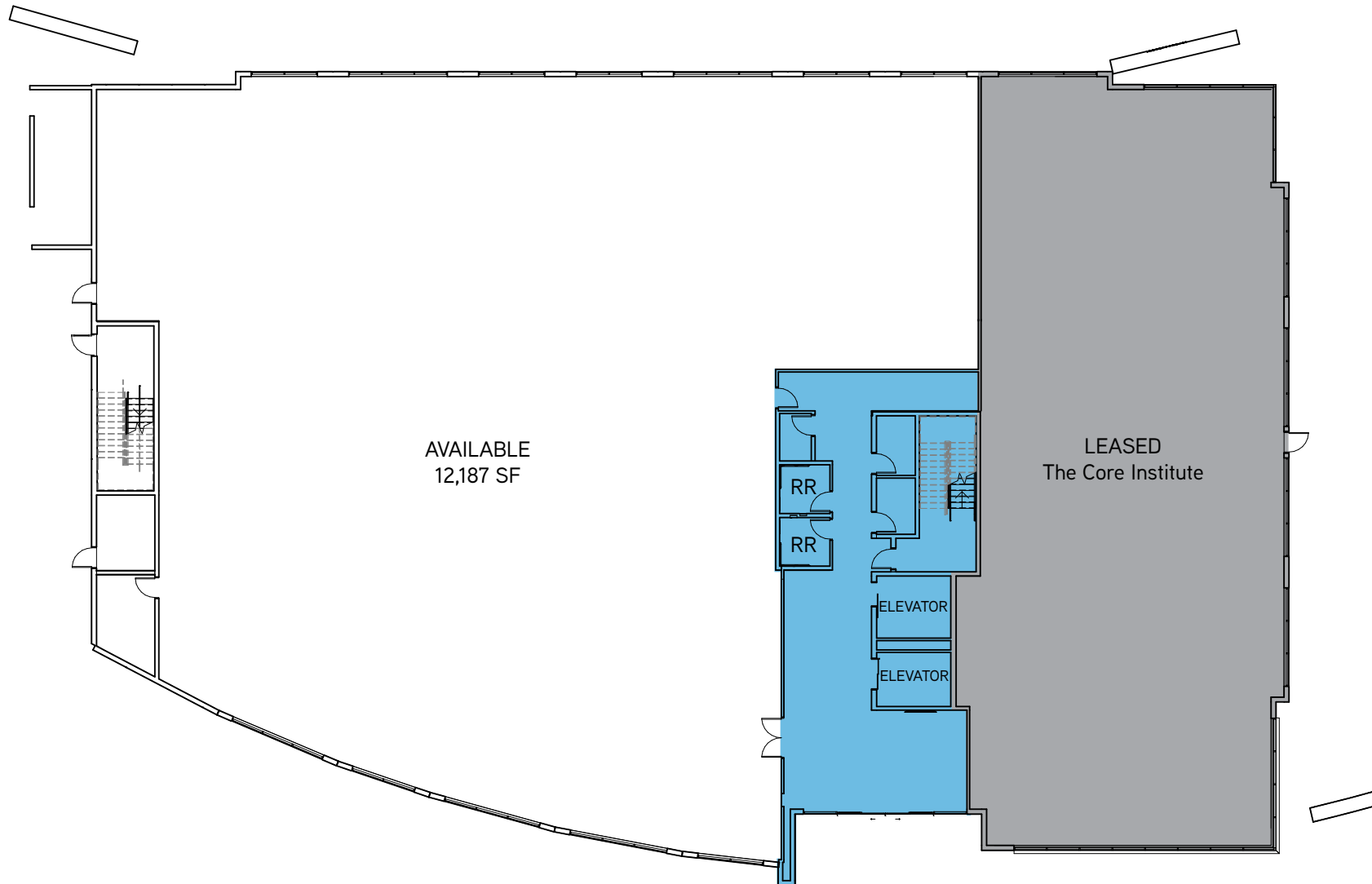
DRIVEWAY



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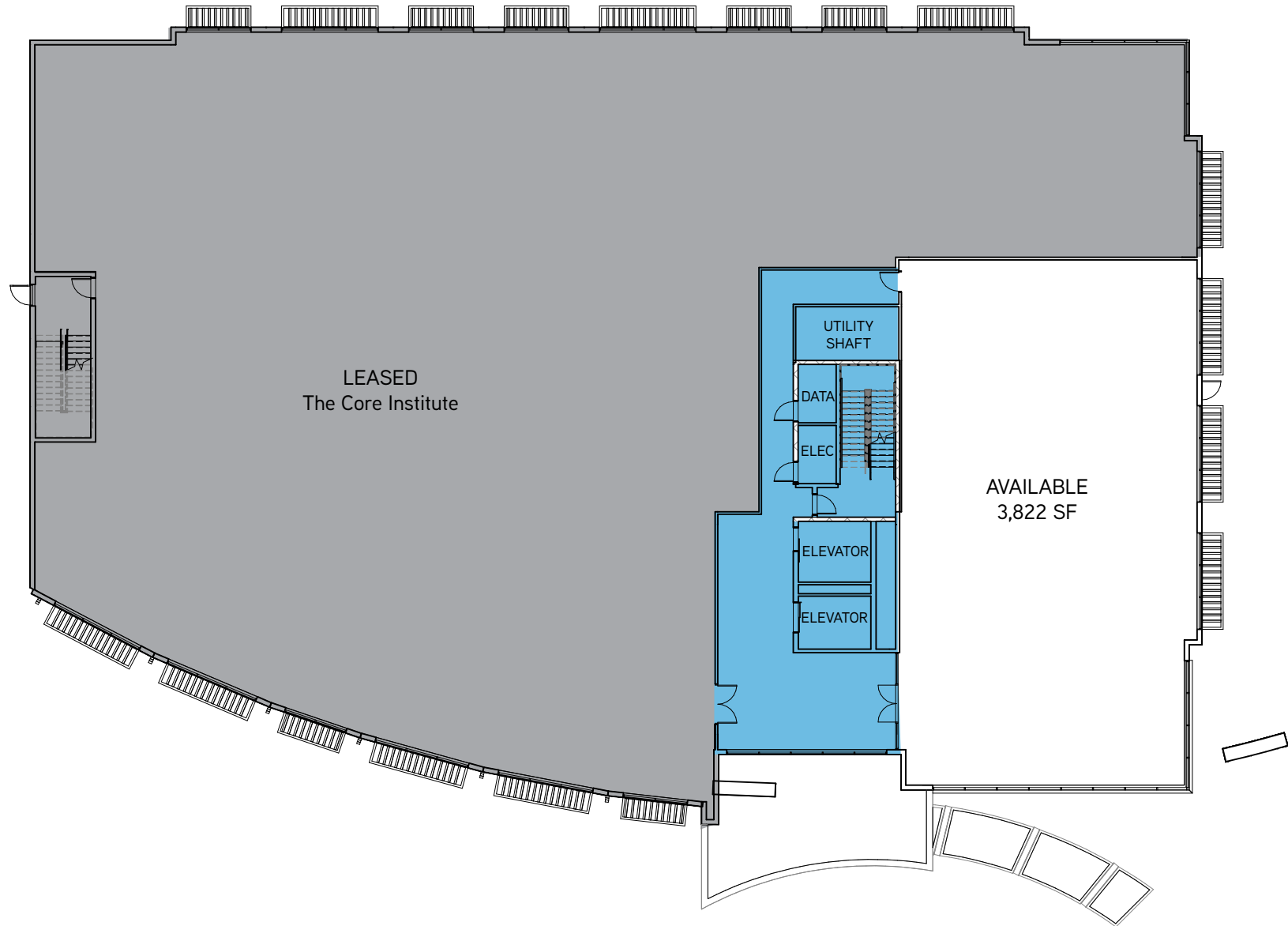
## FIRST FLOOR



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## SECOND FLOOR

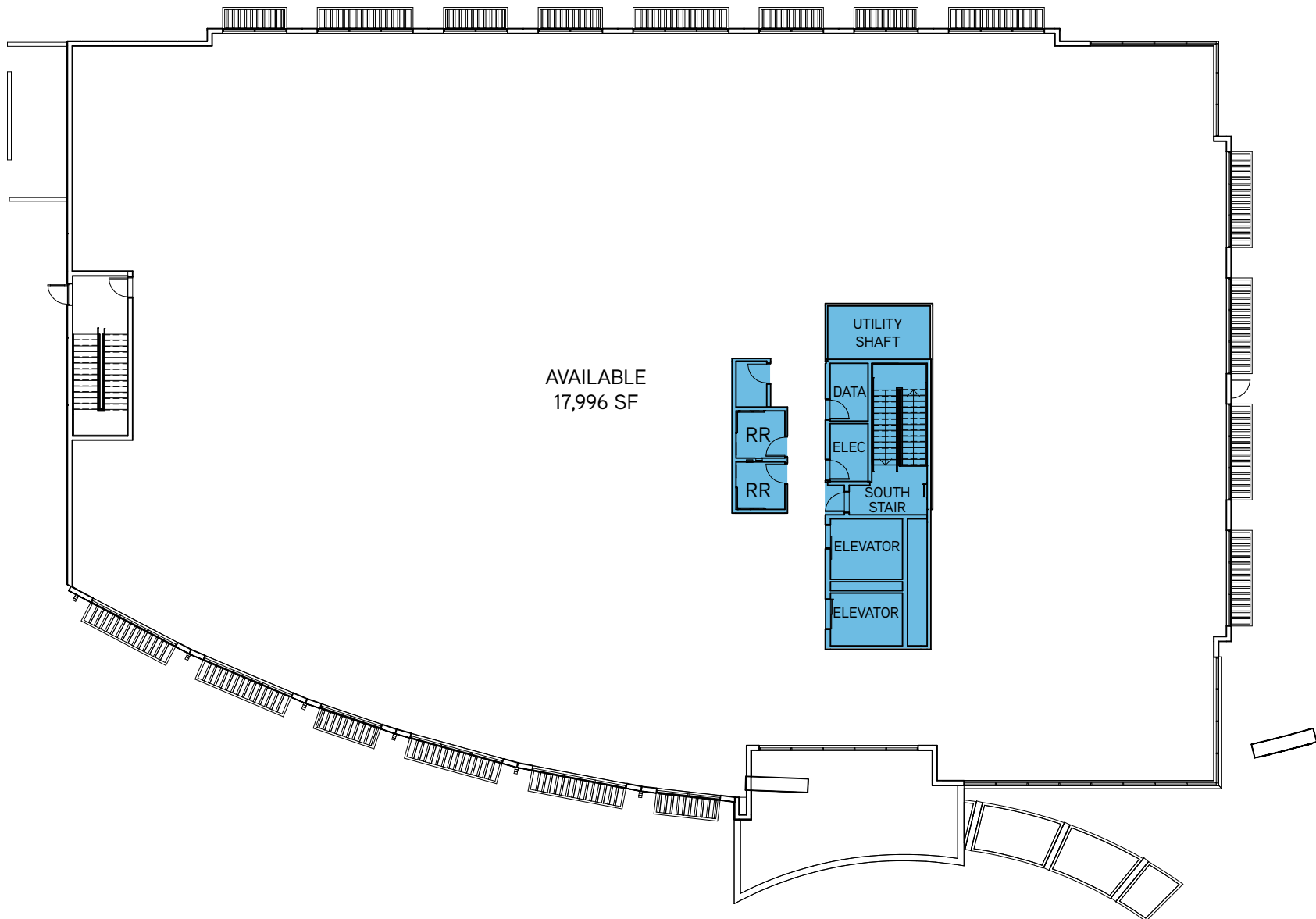




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## THIRD FLOOR



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### MERCY MEDICAL COMMONS III



- › Build-to-suit Medical Office
- › Free standing building
- › Excellent frontage onto Mercy Rd.
- › Great location - surrounded by medical users
- › Across the street from Mercy Gilbert Medical Center
- › Building & Monument signage available



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### MERCY GILBERT MEDICAL CENTER

- > First full-service hospital in Gilbert
- > Member of Dignity Health
- > 1,250 staff members (760 physicians)
- > 200 private rooms and a 22-bed pediatric unit
- > Hospital Specialties include:
  - Orthopedic Services
  - Emergency Room
  - Family Birth Center
  - Women's Imaging Center
  - Pediatric Inpatient Unit
  - Gastroenterology Services
  - Neurological Services



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POPULATION

5,911  
within 1 mile

85,354  
within 3 miles

248,742  
within 5 miles



DAILY TRAFFIC  
COUNTS

54,544 VPD  
at Loop 202 and Val Vista Dr.

59,027 VPD  
at Mercy Rd. and Val Vista Dr.



30 minute drive  
to Phoenix Sky Harbor International Airport

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