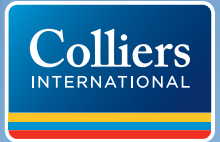


MERCY MEDICAL COMMONS II

Across from
Mercy Gilbert Medical Center



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
- › Outdoor patio seating for patients and staff
- › Prominent building signage fronting Mercy Rd.

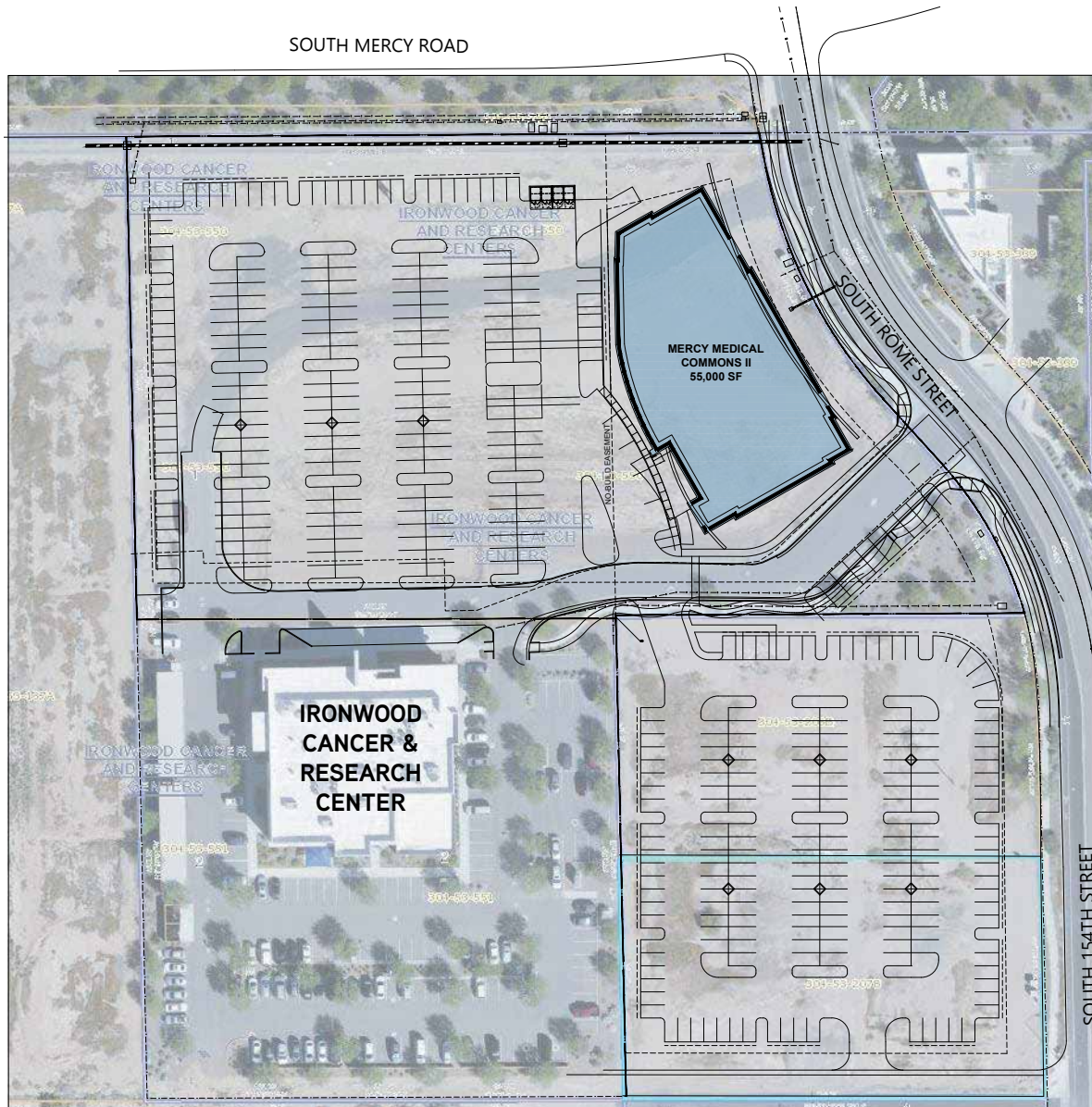
FOR LEASE

LEASE RATE:	\$23.00 NNN
TENANT IMPROVEMENTS:	Turnkey Available
PROJECT:	±55,000 SF
AVAILABILITY:	1st FLOOR = 12,187 SF 2nd FLOOR = 3,822 SF 3rd FLOOR = 17,996 SF
PARKING:	5.5:1,000/SF
DELIVER DATE:	3Q 2019

FOR LEASE

MERCY MEDICAL COMMONS II | 3591 S. MERCY RD. | GILBERT, AZ 85297

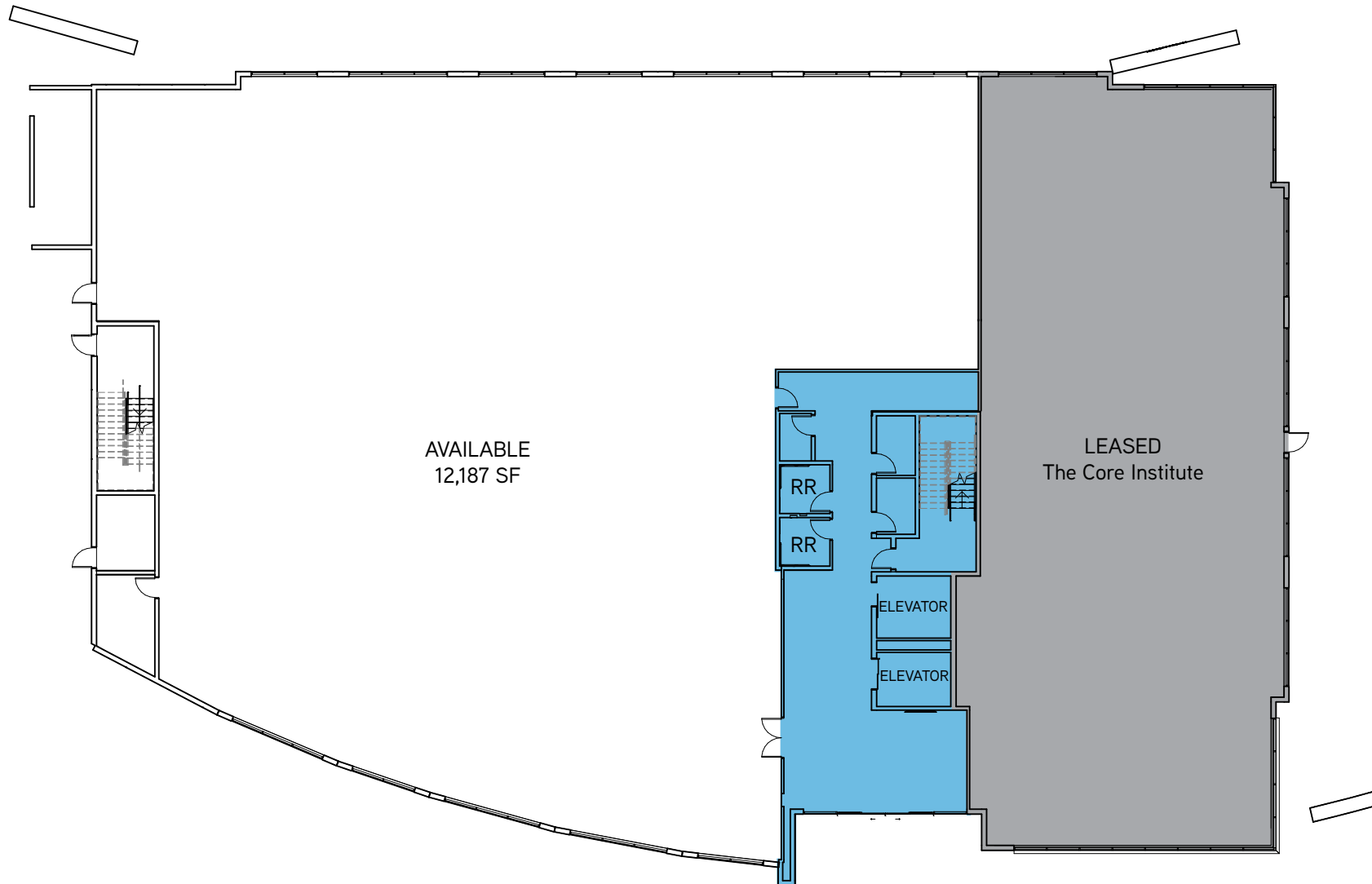
SITE PLAN



FOR LEASE

MERCY MEDICAL COMMONS II | 3591 S. MERCY RD. | GILBERT, AZ 85297

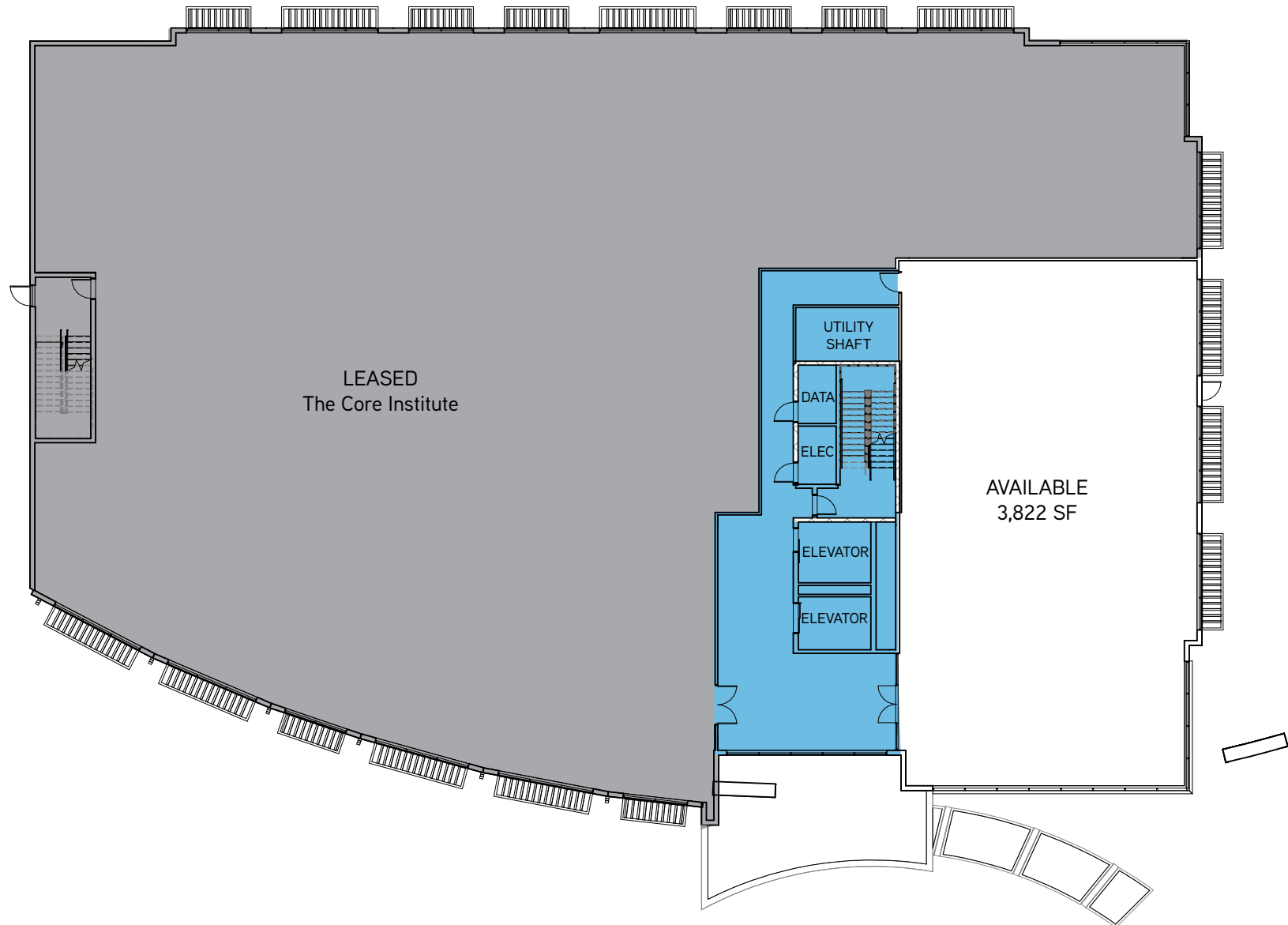
FIRST FLOOR



FOR LEASE

MERCY MEDICAL COMMONS II | 3591 S. MERCY RD. | GILBERT, AZ 85297

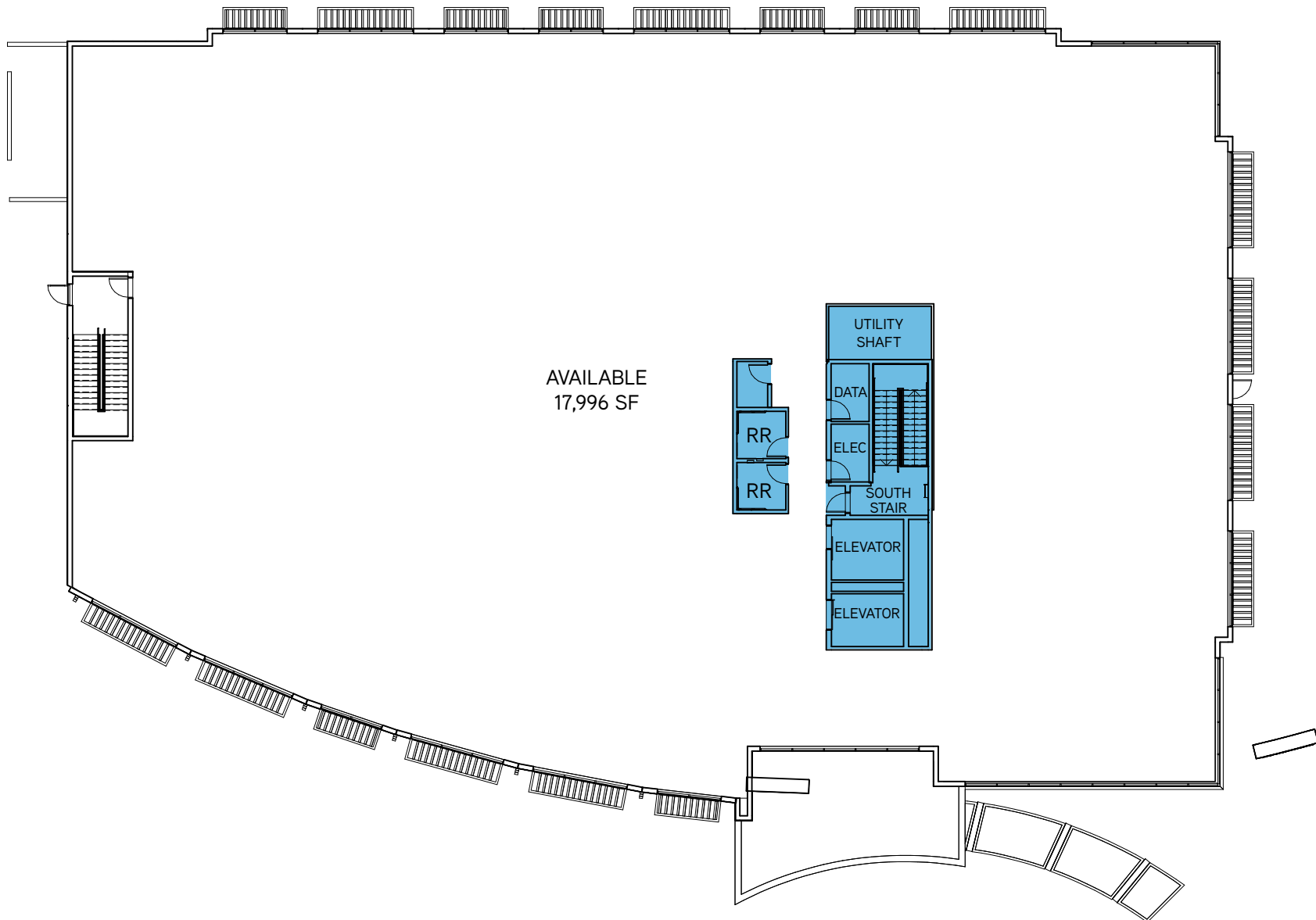
SECOND FLOOR



FOR LEASE

MERCY MEDICAL COMMONS II | 3591 S. MERCY RD. | GILBERT, AZ 85297

THIRD FLOOR



FOR LEASE

MERCY MEDICAL COMMONS II | 3591 S. MERCY RD. | GILBERT, AZ 85297



MERCY GILBERT MEDICAL CENTER

- › Member of Dignity Health, the fifth largest health system in the nation
- › Employs 1,250 staff members (760 physicians)
- › Serves patients with 200 private rooms and a 22-bed pediatric unit on the campus (Partnership with Phoenix Children's Hospital)
- › Specialties include: cardiovascular, emergency, birth center, gastroenterology, sleep center, orthopedics and diagnostic services, among others.
- › First full-service hospital in Gilbert – celebrating its 10-year Anniversary

FOR LEASE

MERCY MEDICAL COMMONS II | 3591 S. MERCY RD. | GILBERT, AZ 85297



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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