

FOR SALE OR  
FOR LEASE

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# 36375

N. Gantzel Road

SAN TAN VALLEY | ARIZONA

## Built-out Medical Office is Move-in Ready

SUITE 103 // AVAILABLE  
±3,706 SF



Sale Price:  
\$225.00 PSF



Lease Rate:  
\$20.00 NNN



Year Built:  
2008



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BANNER IRONWOOD  
MEDICAL CENTER

ENCANTERRA -  
A TRILOGY RESORT  
COMMUNITY

36375 N. GANTZEL RD.

PINAL  
PROFESSIONAL  
VILLAGE

THE MEADOWS  
RESIDENTIAL  
SUBDIVISION

GANTZEL RD.



## Great Tenant Mix – Wide Array of Medical and Professional Tenants

Across the street from Banner Ironwood Medical Center, The Meadows Residential Subdivision and is adjacent to the Encanterra Masterplanned Community. Tenants in place include: Rural Metro Fire, Pinal County Public Health Clinic, SimonMed Imaging and Arizona Public Safety Advocacy Center.



**POPULATION**  
1 MILE: 5,176  
3 MILE: 52,975  
5 MILE: 107,912



**Parking: 6.74/1,000**  
Covered Parking Available



**28,810 VPD**  
at Gantzel Rd. and  
Combs Rd.



Reception Area



4 Private Offices



9 Exam Rooms



1 Procedure Room



Private Restrooms



Lab



Nurses Station

FRY'S  
MARKETPLACE,  
CHASE BANK,  
SUBWAY

BANNER  
IRONWOOD  
MEDICAL  
CENTER

Gantzel Rd.

Combs Rd.

ENCANTERRA –  
A TRILOGY RESORT  
COMMUNITY

Kenworthy Rd.

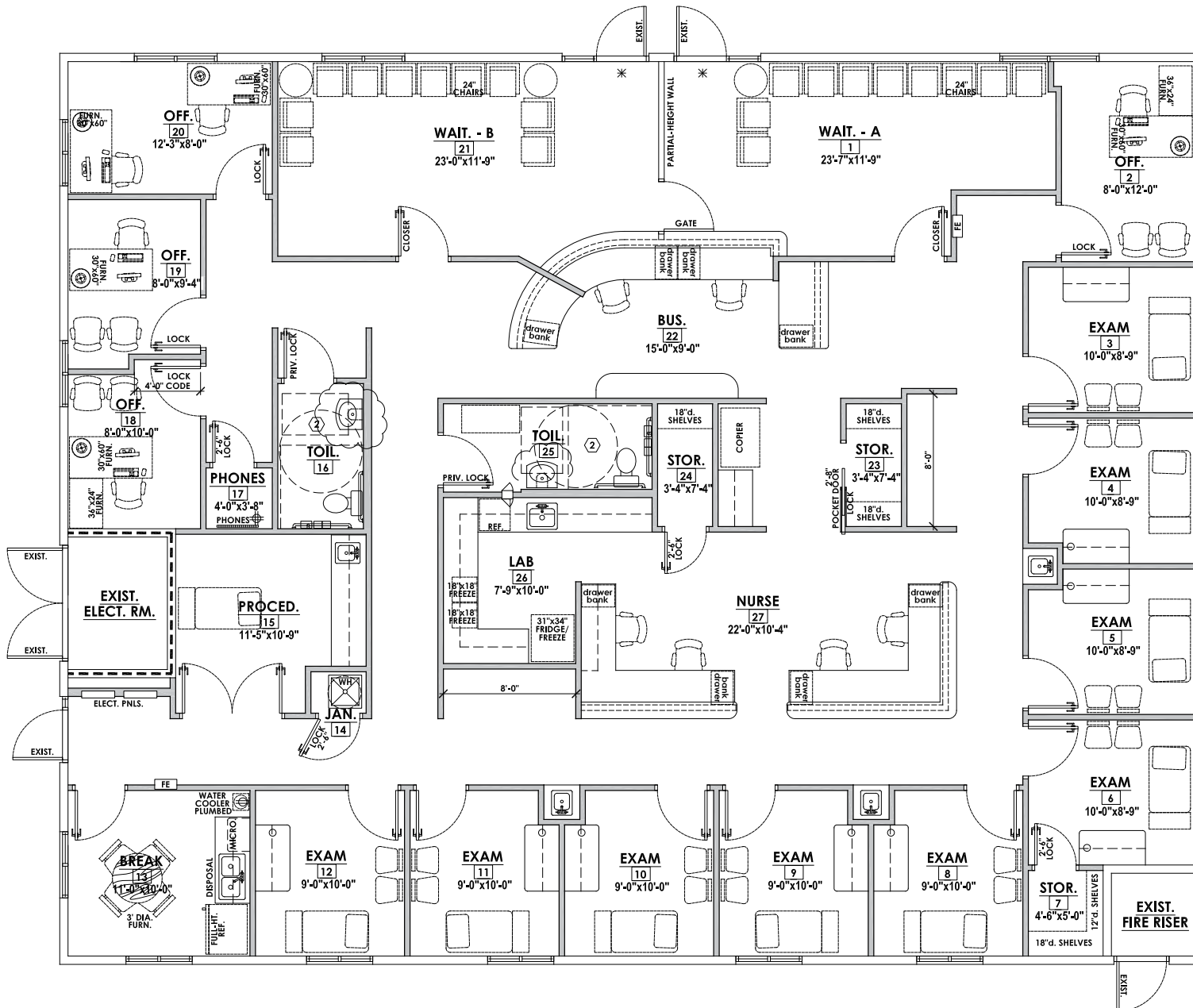


PINAL PROFESSIONAL VILLAGE  
36375 N. GANTZEL RD., SUITE 103





CLOCKWISE FROM TOP LEFT: Hallway to exam rooms, nurses station, waiting area, reception area.



Single Story,  
Stacked Stone  
Accents, Tile Roof



Building Signage  
Available



Located adjacent to  
Banner Ironwood  
Medical Center





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