

# 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.

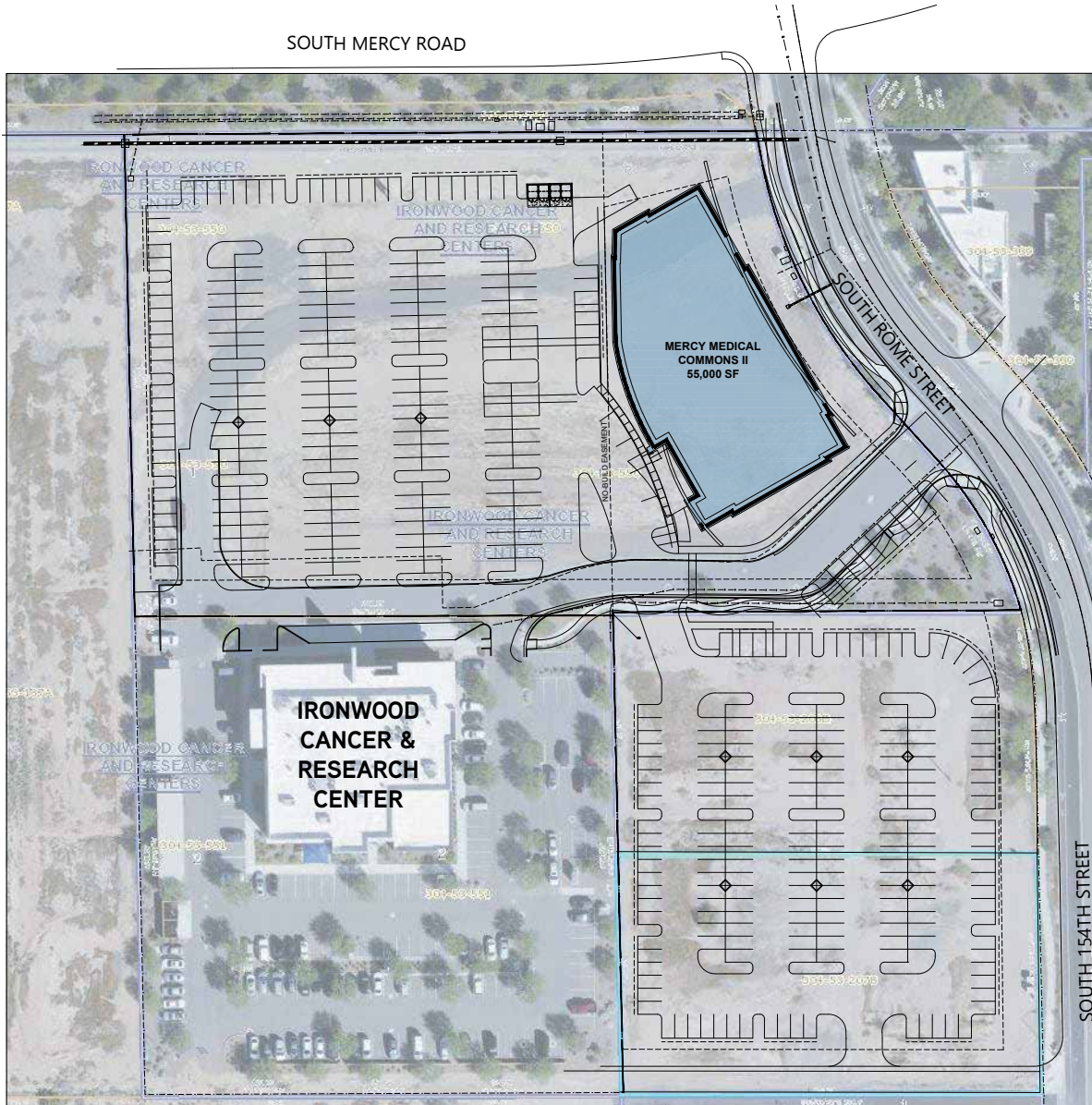
## FOR LEASE

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

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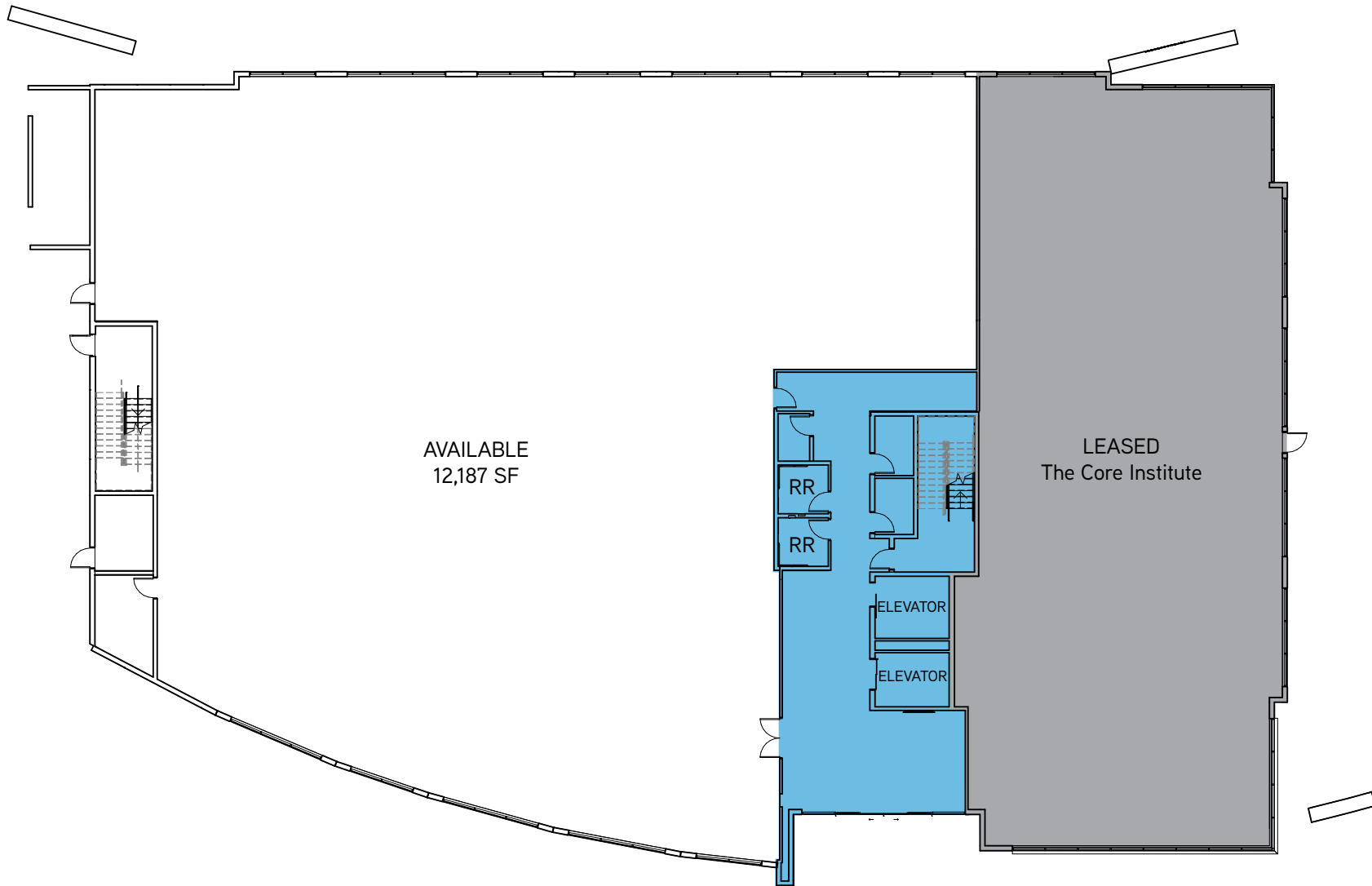
## SITE PLAN



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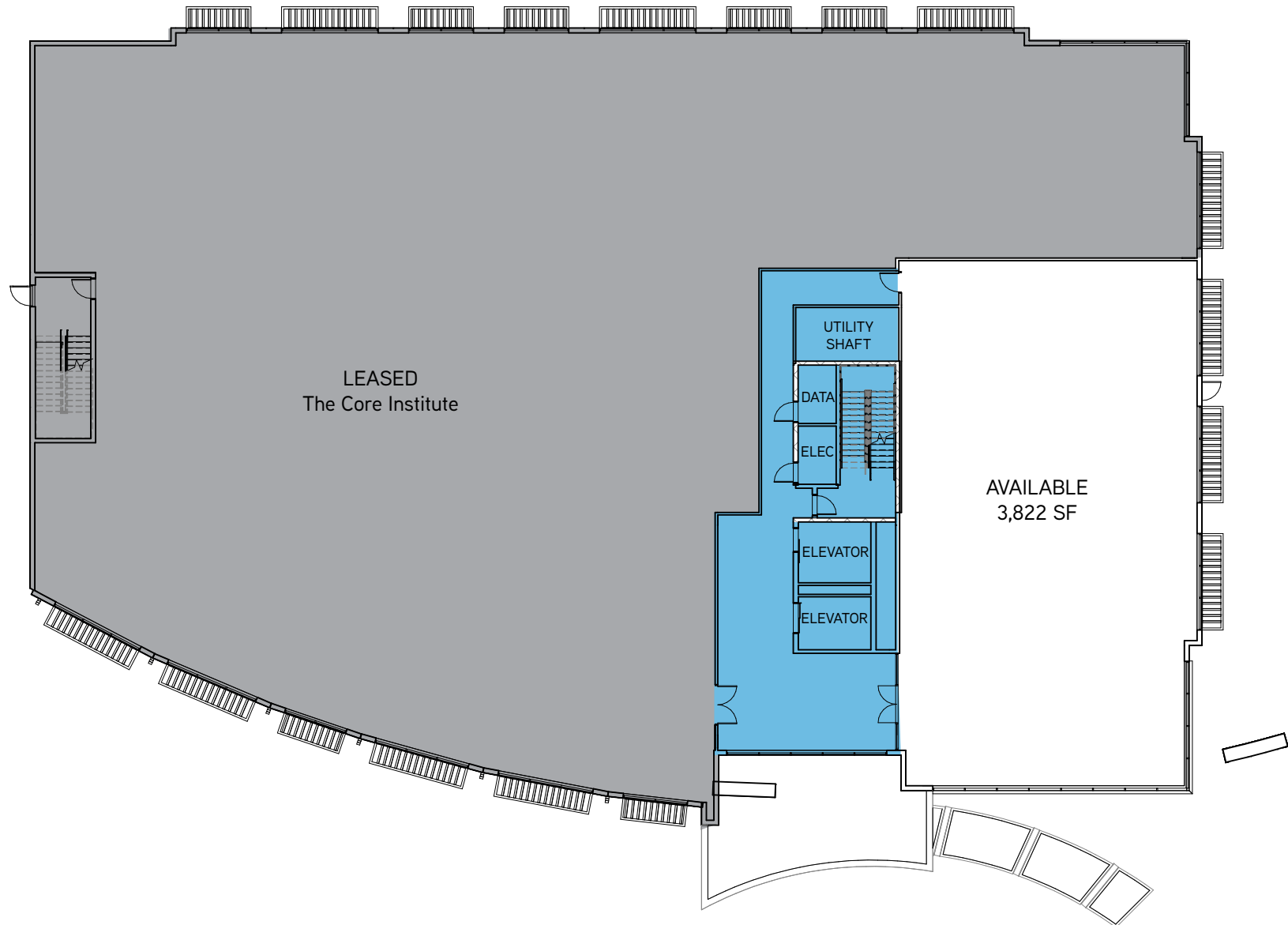
**FIRST FLOOR**



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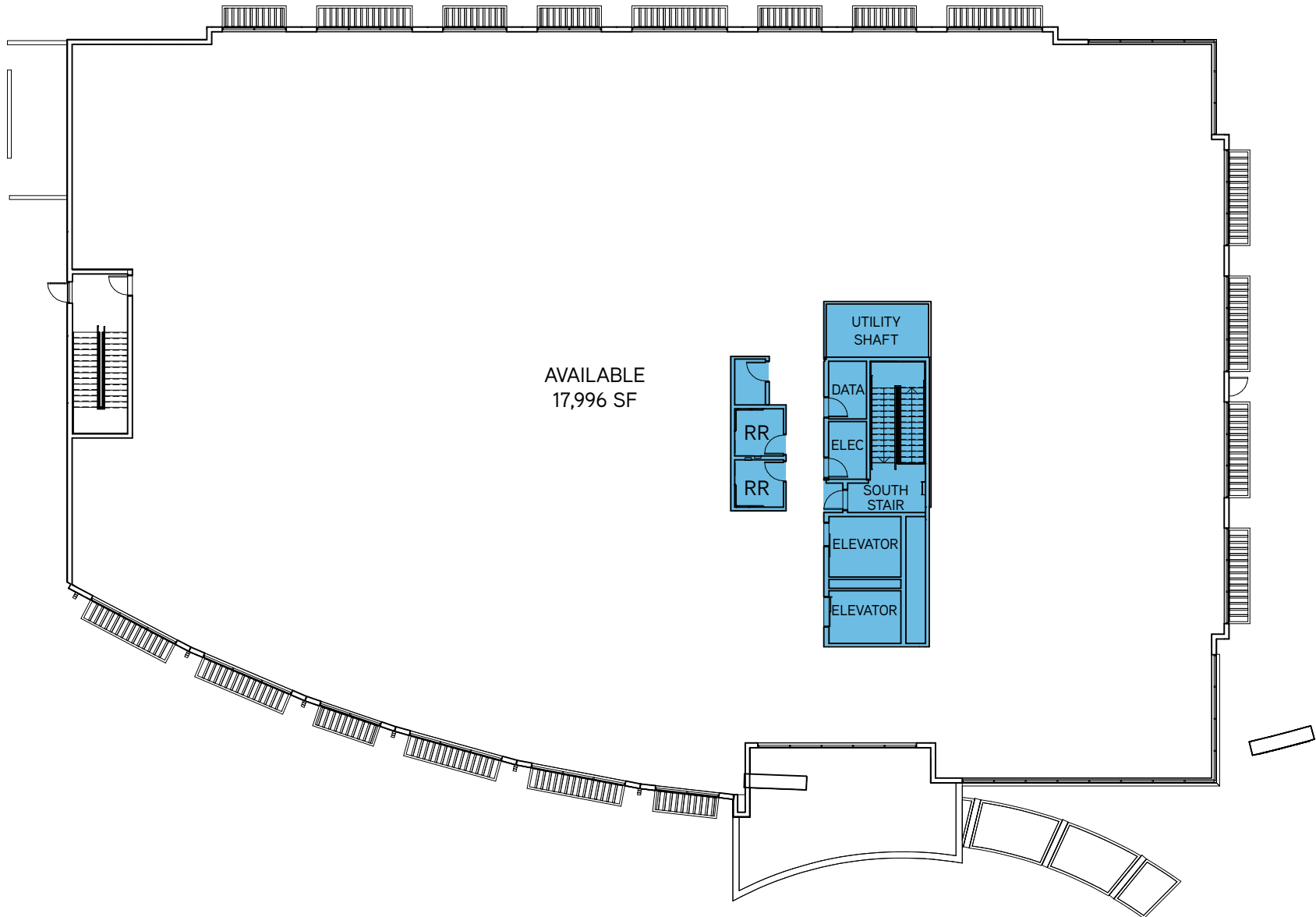
## SECOND FLOOR



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### THIRD FLOOR



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## 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

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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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