VAL VISTA
MEDICAL CENTER



MEDICAL OFFICE
FOR LEASE
3345 S VAL VISTA DR GILBERT, AZ

PROPERTY OVERVIEW

VAL VISTA MEDICAL CENTER

Flexible medical office space in Gilbert's established healthcare corridor with strong access to hospitals, retail amenities and Loop 202

$32.50/SF NNN
LEASE RATE
*Floor 1 Rental Rate: Withheld

Suite 205 - 275:
±14,151 RSF
Suite 200 - 270:
±25,628 RSF



FLOOR AVAILABILITY

FLOOR 1*
±2,369 RSF

FLOOR 2
±2,524 - 40,000 RSF

FLOOR 3
±34,000 RSF

HIGHLIGHTS

TURNKEY TI
IMPROVEMENTS AVAILABLE

LOOP 202
REGIONAL ACCESS

PARKING
4:85:1,000 SF

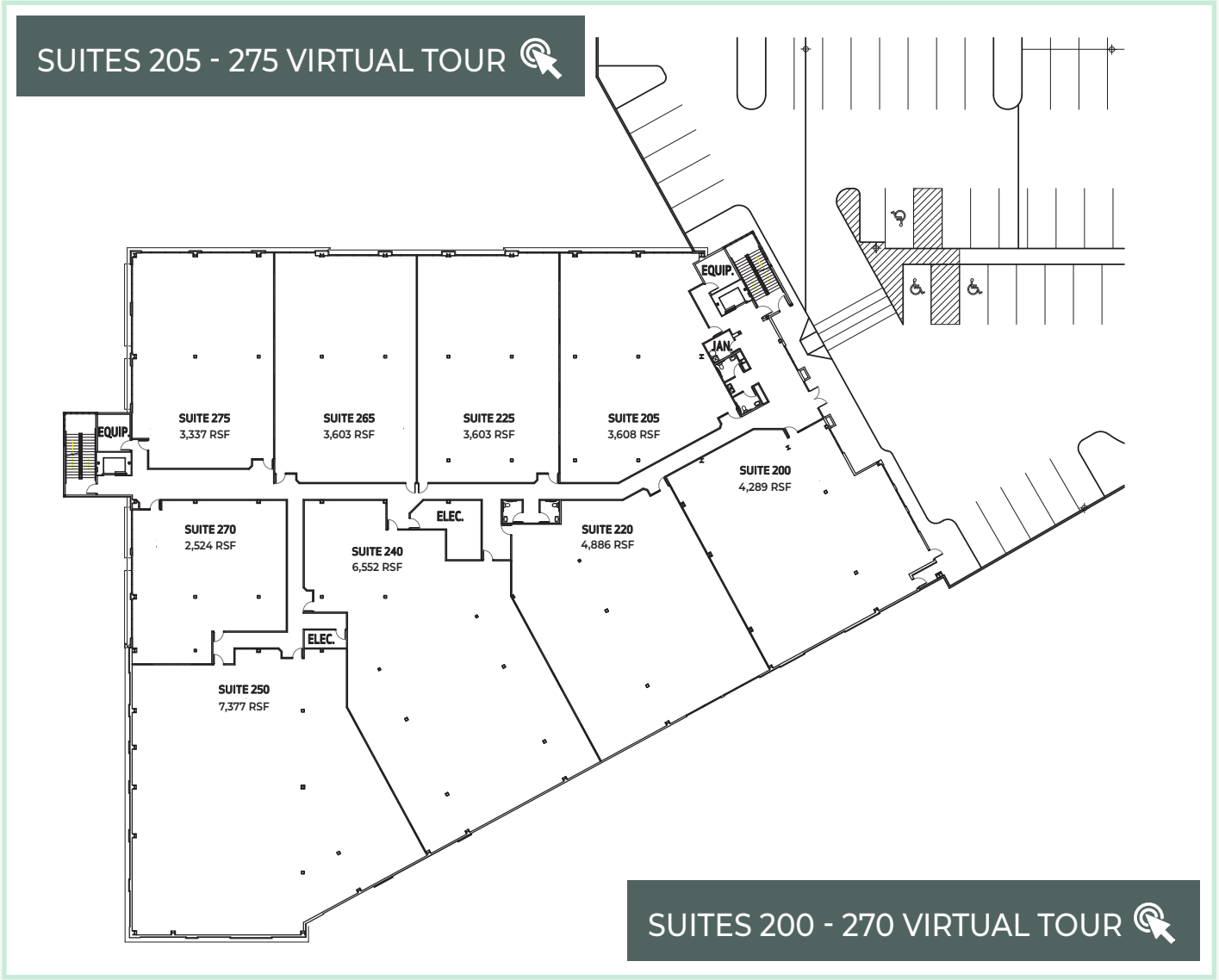
SIGNAGE
MONUMENT, ENTRANCE + BUILDING

ADA ACCESS
MODERNIZED COMMON AREAS

AMENITIES
HOSPITALS + RETAIL NEARBY

VAL VISTA MEDICAL CENTER

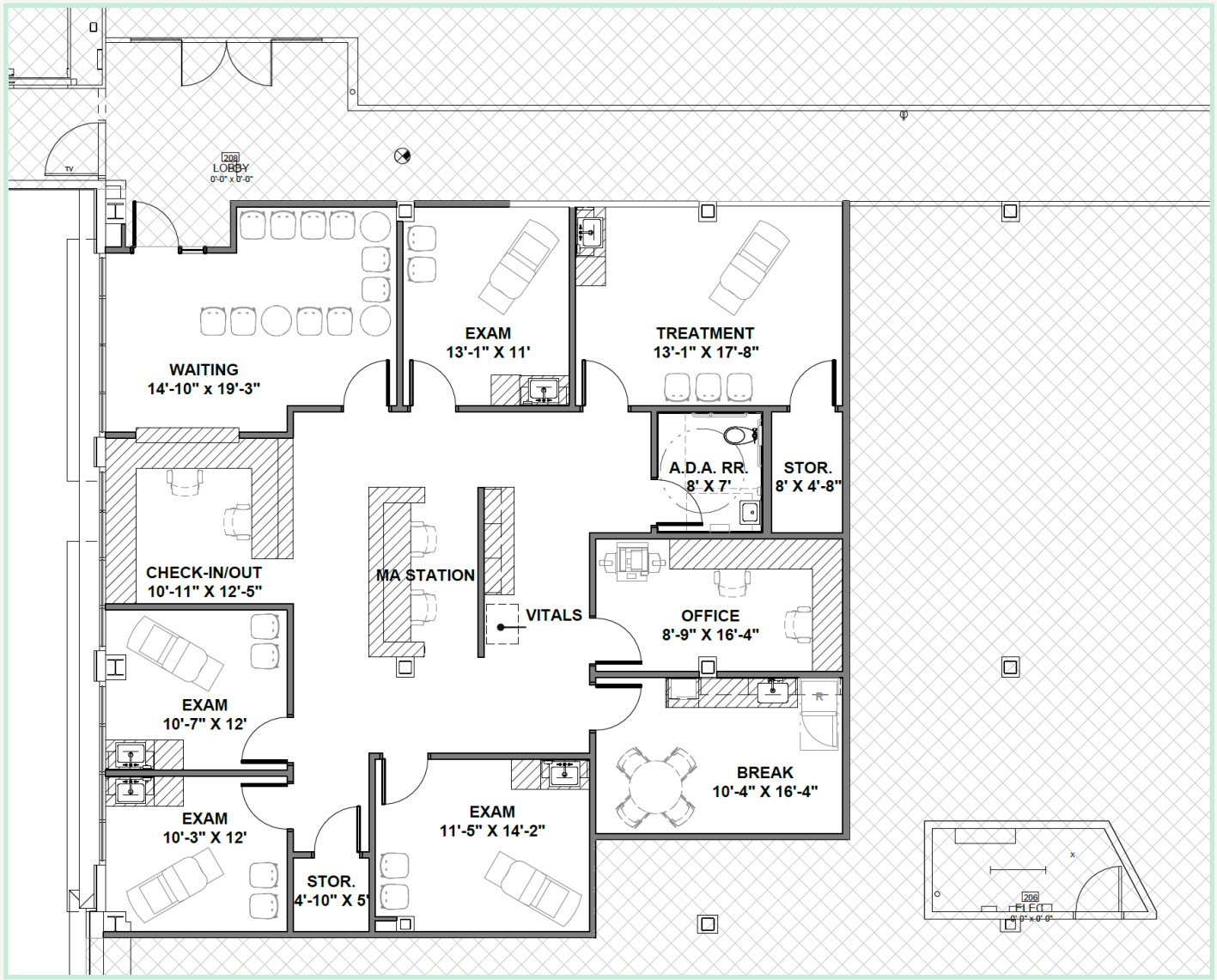
FLOOR 2: ±2,524 - 40,000 RSF



*Representative demising plan. Central corridor and east lobby are existing; all other demising is conceptual.

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FLOOR 2 | SUITE 270: ±2,524 RSF
MEDICAL SPEC SUITE



A CLOSER LOOK INSIDE

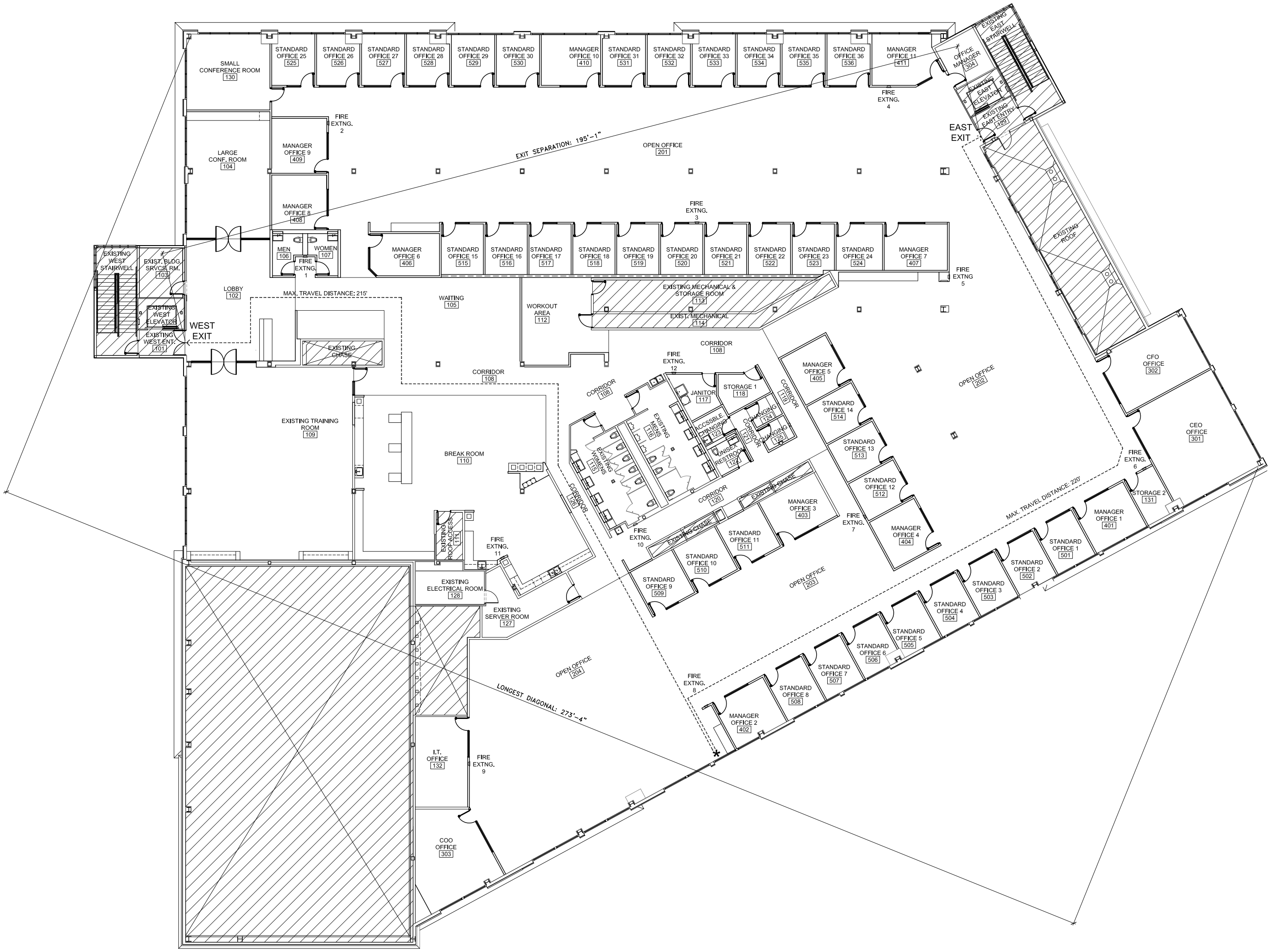






VAL VISTA MEDICAL CENTER

FLOOR 3: ±34,000 RSF





STRATEGICALLY POSITIONED

AT THE HEART OF GILBERT'S MEDICAL CORRIDOR.

Prominent Loop 202 visibility, convenient access to surrounding healthcare facilities, and nearby retail amenities.

DRONE VIDEO

Click to watch the property drone video and aerial views.



310,302
5 Mile Population

$135,352
5 Mile Median HH Income

94%+
3-Mile MOB Occupancy

114,646 VPD
Loop 202 Traffic

VAL VISTA MEDICAL CENTER

3345 S VAL VISTA DR GILBERT, AZ 85297

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