Mesa's World-Class Healthcare Center

Stapley Medical Center

1840 & 1910 S. STAPLEY DRIVE · MESA, ARIZONA

Class A Medical Space Available for Immediate Occupancy



UNDER NEW OWNERSHIP

RXHST
Rx Health & Science Trust

LEASING

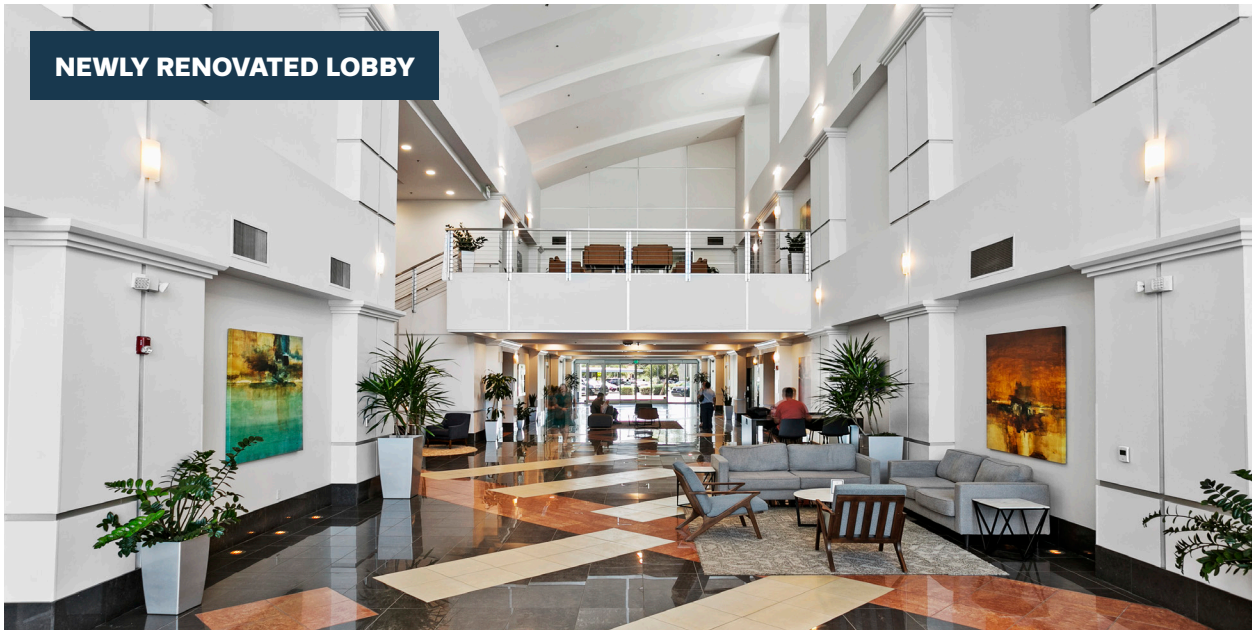
Transwestern

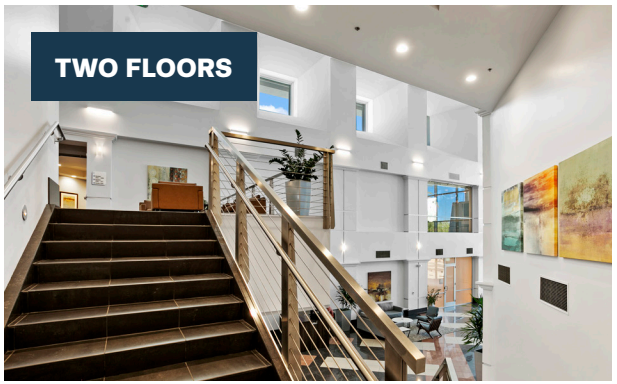
HIGH-END MEDICAL ENVIRONMENT

Stapley Medical Center consists of two premier Class A medical buildings featuring newly renovated two-story lobby entrances, modern amenities and a brand-new outdoor wellness courtyard. The updated lobby and courtyard with shaded seating are intentional choices that make the space feel welcoming and provide areas for medical professional and patients to unwind. Generous TI allowances including potential turnkey funding is available.



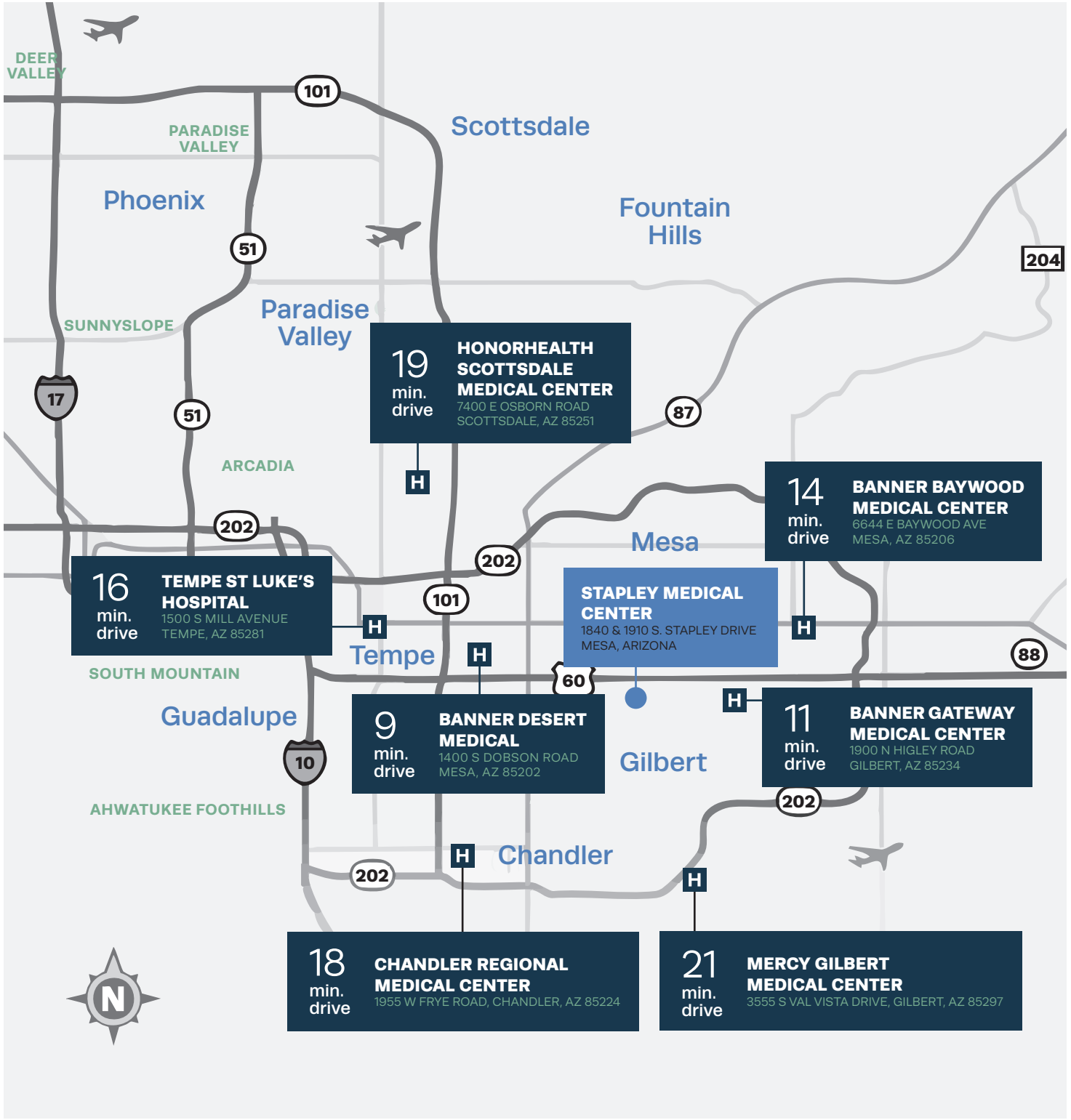


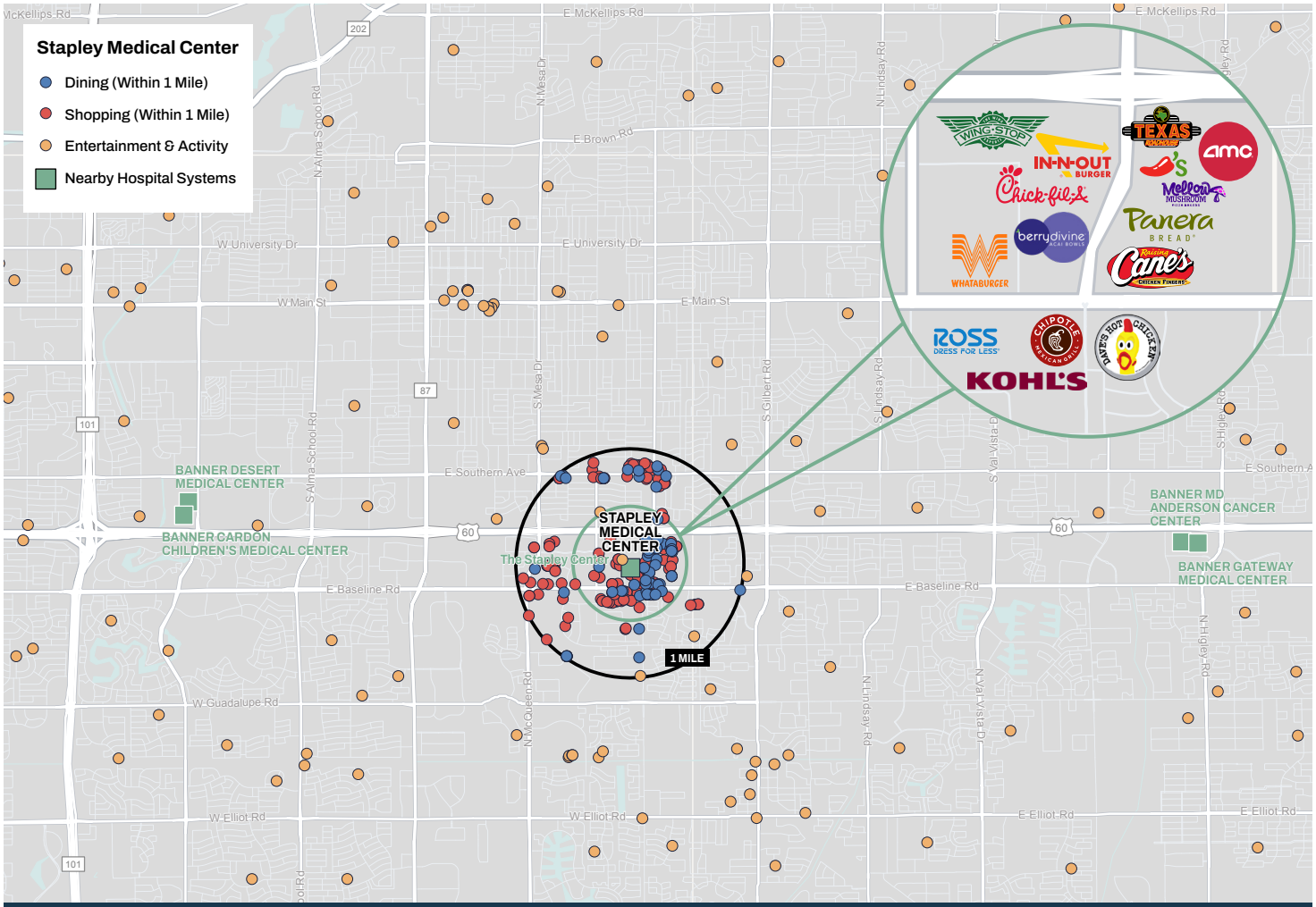






Nearby Hospitals





Where you are matters.

Situated on the border of Gilbert and Mesa, Stapley Medical Center provides excellent access to the Southeast Valley — near major hospital campuses, retail and dining amenities and direct access to US-60.

±2MSF
Of retail and dining amenities nearby

5
Major hospital campuses nearby

5.0/1,000
Parking ratio, including covered and reserved options

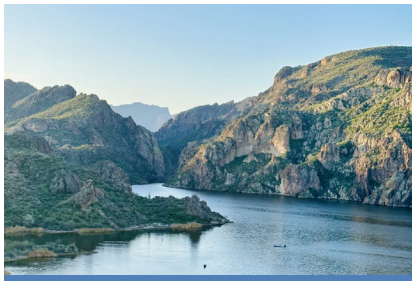
1
Minute drive to US-60

ABOUT MESA, AZ

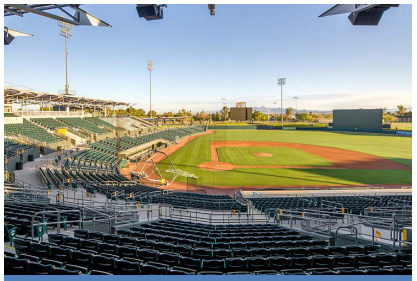
Mesa is one of the Southwest's leading cities, where outdoor adventure, arts, dining and sports intersect.



36TH LARGEST CITY IN AMERICA



OVER 300 DAYS OF SUNSHINE



HOME TO MLB SPRING TRAINING



Leasing Details

LEASE RATE	**$36.50 FULL-SERVICE, NET OF JANITORIAL**
OPERATING EXPENSES	**BASE YEAR**
AVAILABLE SUITES	**1,300–31,406 RSF**

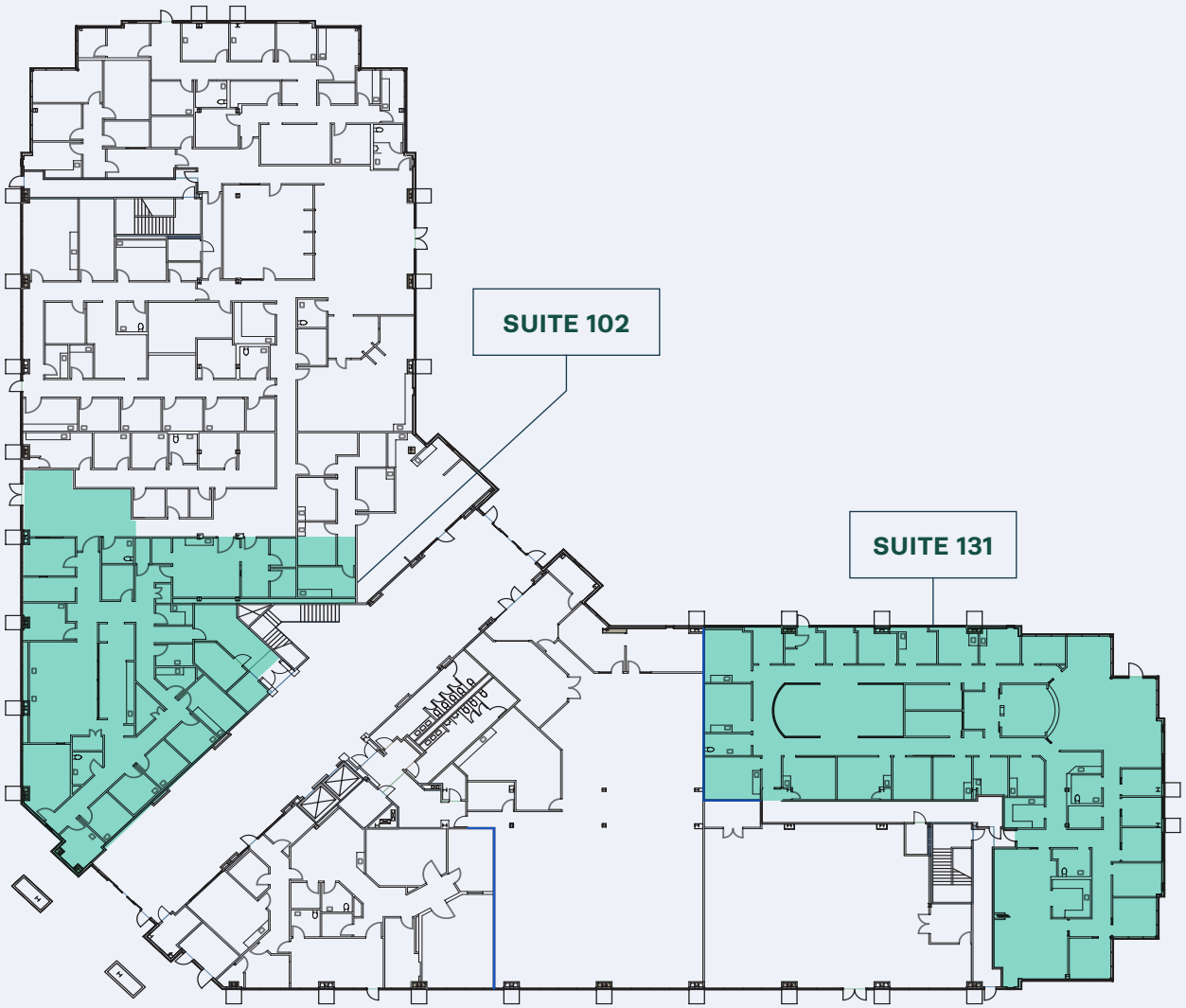
GENEROUS TENANT IMPROVEMENT ALLOWANCE

EXTENSIVE AND CONVENIENT SURFACE PARKING INCLUDING COVERED SPACES

INSTITUTIONALLY OWNED AND PROFESSIONALLY MANAGED

MONUMENT AND BUILDING SIGNAGE AVAILABLE

1840 S. Stapley Drive, First Floor



Available Spaces

SUITE 102

5,512 RSF

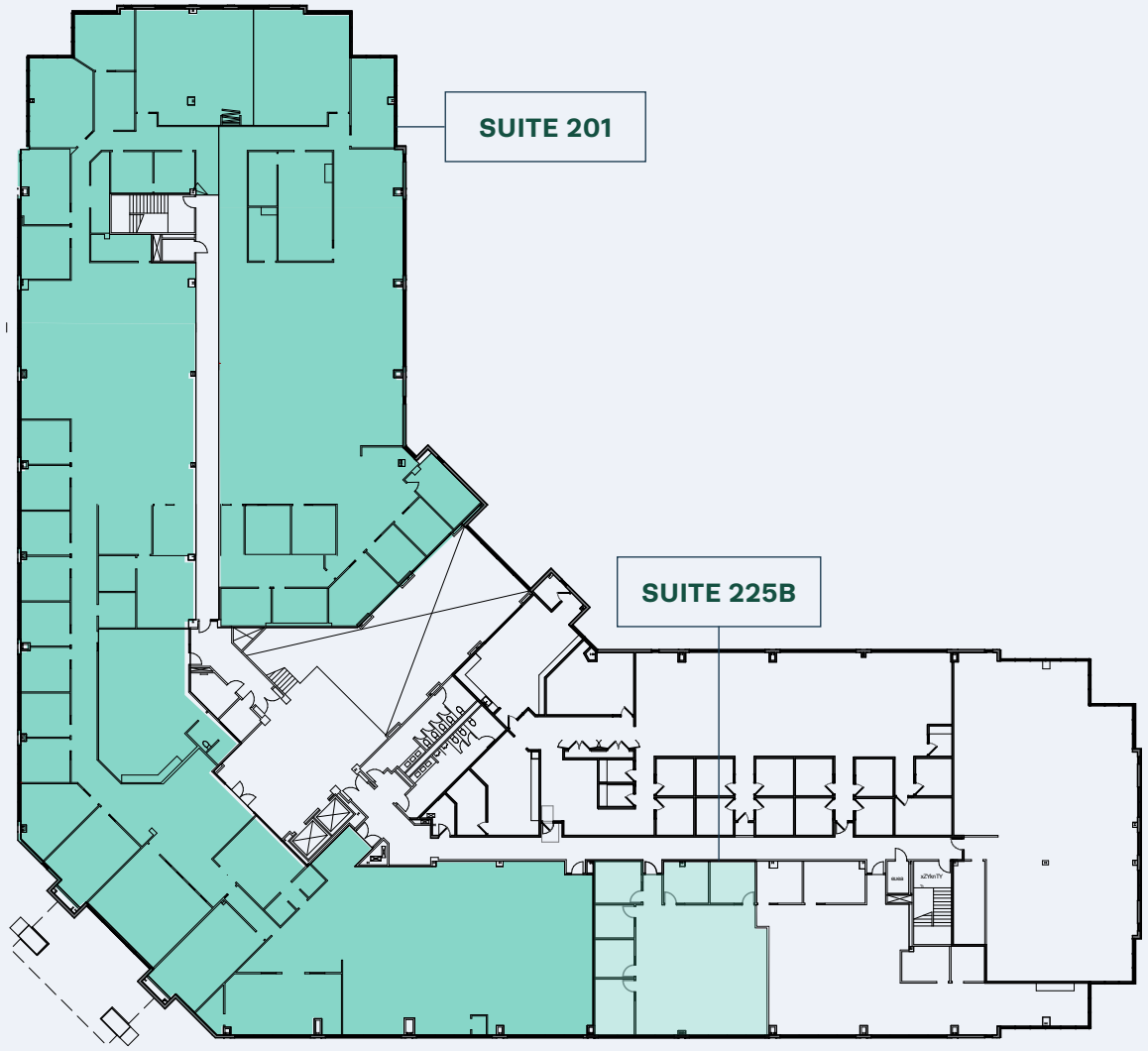
Former Urgent Care

SUITE 131

9,214 RSF

Former Primary Care

1840 S. Stapley Drive, Second Floor



Available Spaces

SUITE 201

***28,893 RSF**

Shell Space

SUITE 225B

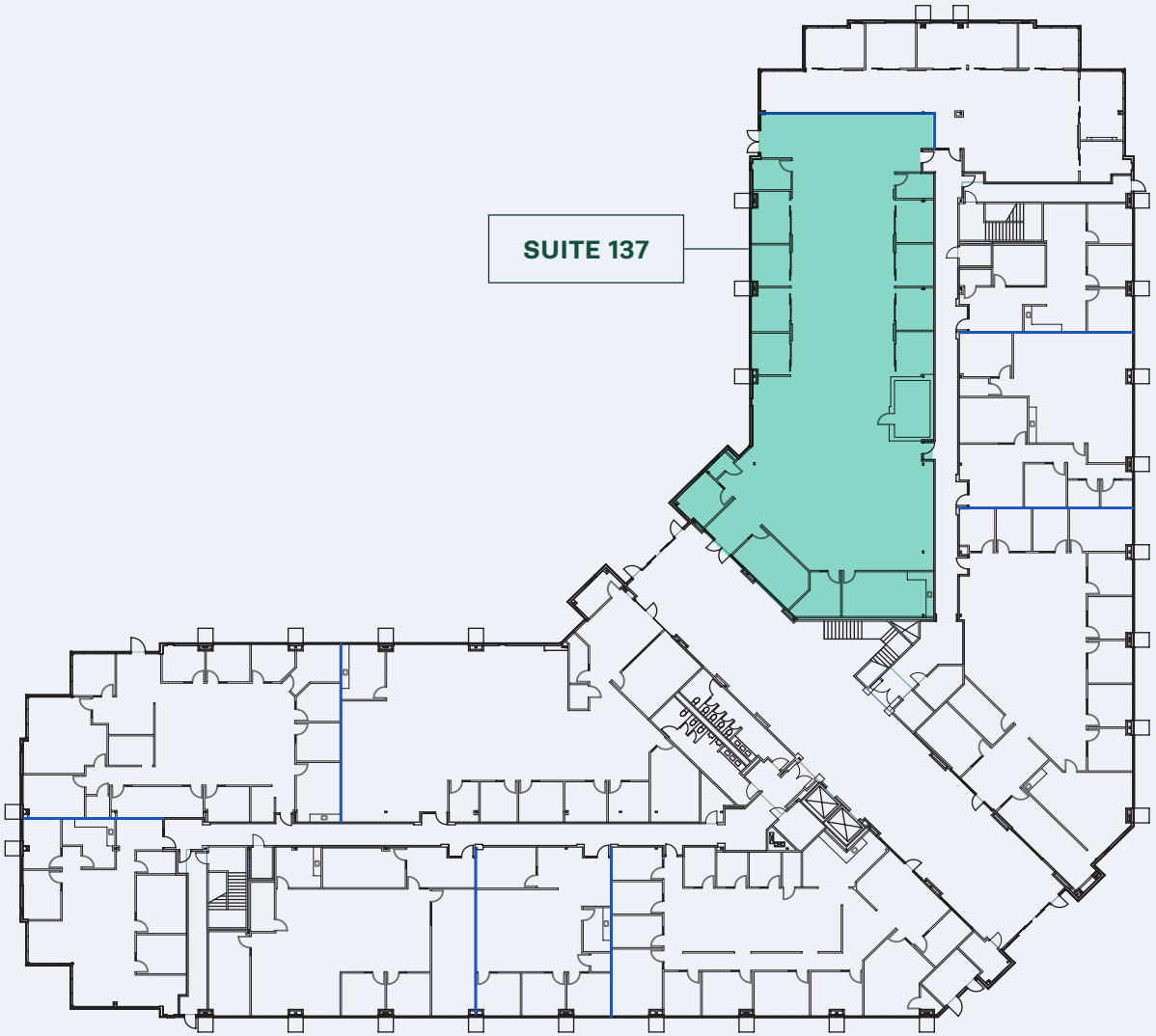
***2,429 RSF**

Office Space

***CONTIGUOUS SUITES FOR UP TO A TOTAL OF 31,322 RSF**

DIVISIBLE TO 3,000 RSF

1910 S. Stapley Drive, First Floor



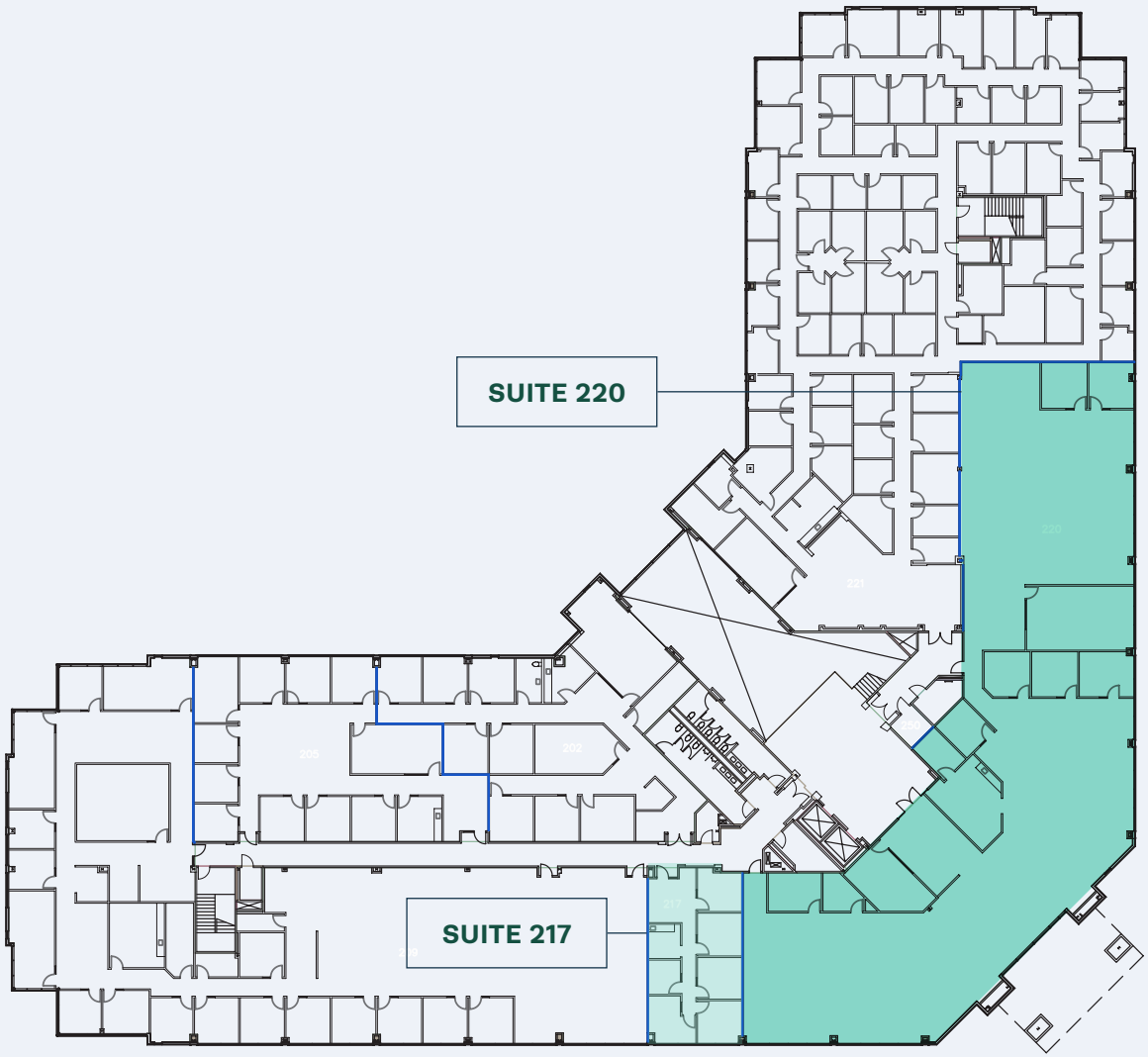
Available Spaces

SUITE 137

8,228 RSF

Office Space

1910 S. Stapley Drive, Second Floor



Available Spaces

SUITE 217

***1,299 RSF**

Former Counseling Space

SUITE 220

***11,465 RSF**

General Office

***CONTIGUOUS SUITES FOR A TOTAL OF 12,764 RSF**

Transwestern

Kevin Smigiel

Vice President
(602) 550-9295
kevin.smigiel@transwestern.com

Kathleen Morgan

Managing Director
(602) 809-1048
kathleen.morgan@transwestern.com

Andrew Olivet

Associate
(602) 370-2685
andrew.olivet@transwestern.com

Vince Femiano

Managing Director
(602) 791-3310
vince.femiano@transwestern.com

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