

### Medical Office for Lease

New medical office building to be built on Mountain Vista Medical Center campus available for lease. Energy efficient design with affordable Medical Center amenities available to all physicians and patients. Turnkey tenant improvements available. Adjacent to Mountain Vista Medical Office Building I and close to many retail and restaurant amenities. Easy access to US-60 (Superstition Freeway).



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**AVAILABILITY**  
Suites starting at  
1,500 RSF

1<sup>st</sup> Floor ..... ±20,000 rsf  
2<sup>nd</sup> Floor ..... ±20,000 rsf  
3<sup>rd</sup> Floor ..... ±20,000 rsf  
4<sup>th</sup> Floor ..... ±20,000 rsf  
5<sup>th</sup> Floor ..... ±20,000 rsf

**LEASE RATE**

\$25.00-\$27.00/RSF (NNN)

**ANNUAL INCREASES**

3%

**LOAD FACTOR**

Approx. 10%

**OPERATING EXPENSES**

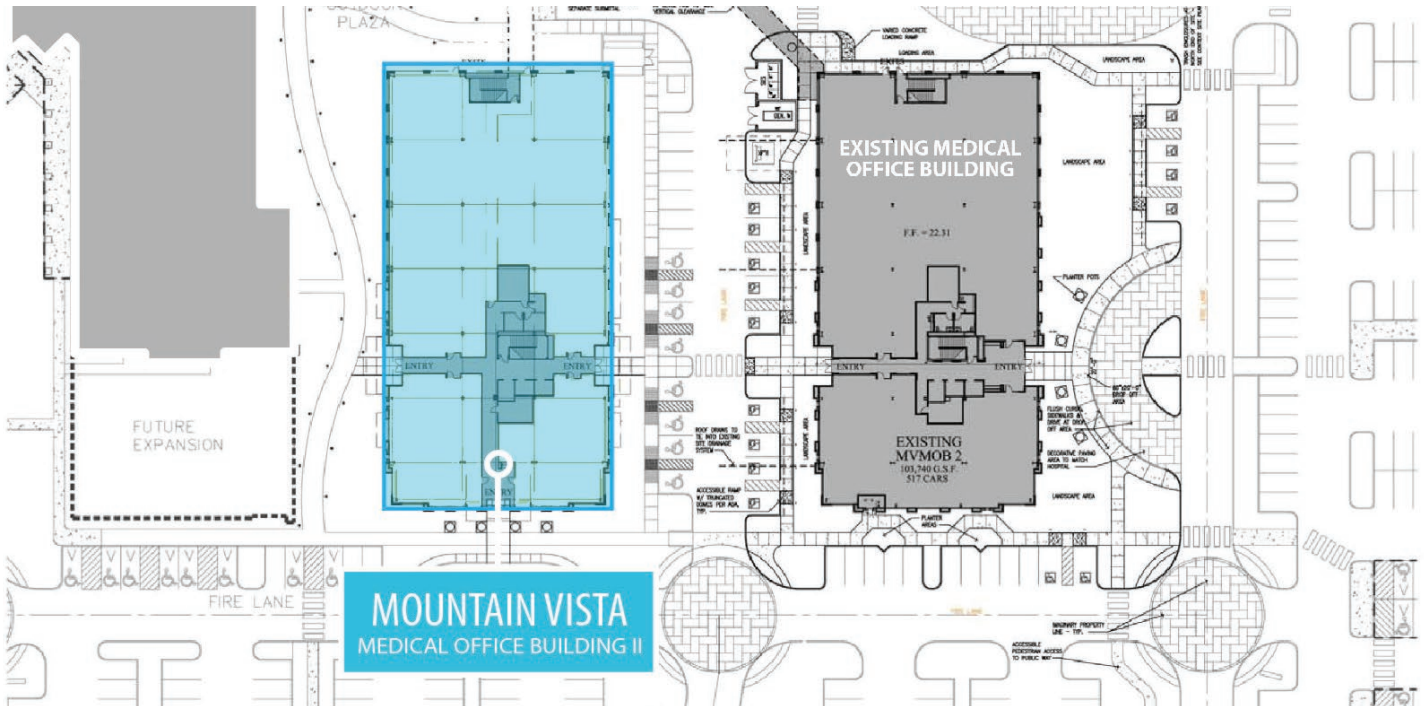
Triple Net (NNN) 2020  
Estimated \$8.75 rsf / year

**TENANT IMPROVEMENT ALLOWANCE**

5-Year Term: \$50.00 usf  
7-Year Term: \$60.00 usf  
10-Year Term: \$70.00 usf



### SITE PLAN



### AERIAL / RETAIL MAP

