

# ROMETOWERS

1760 E PECOS ROAD | GILBERT AZ 85295

**5 STORY** MEDICAL  
*OFFICE BUILDING*  
**FOR LEASE**

***UNDER NEW OWNERSHIP!***



Newmark  
Knight Frank

2398 East Camelback Road, Suite 950, Phoenix, AZ 85016

# 5 STORY MEDICAL *OFFICE BUILDING*



**130,205**  
SQUARE FEET



**NEW AMBULATORY**  
SURGERY CENTER



**OPEN AIR**  
LOBBY



**5 LEVEL**  
INTEGRATED GARAGE ACCESS  
TO EVERY FLOOR VIA SKYWALK



**CLASS A**  
FIVE STORY | TWO SIGNATURE TOWER  
MEDICAL OFFICE BUILDING



**SPACIOUS BALCONIES**  
ROTUNDAS AND EXPANSIVE GLASS

## SELECT TENANTS



SimonMed  
*Set Tomorrow Today*



Dignity Health.



MomDoc  
WOMEN'S HEALTH RESEARCH

KATHLEEN MORGAN, MCR, CCIM  
602.952.3815 | kmorgan@ngkf.com

TRISHA TALBOT, MBA, MCR, CCIM  
602.952.3880 | ttalbot@ngkf.com



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Knight Frank

# 5 LEVEL INTEGRATED GARAGE ALL ACCESS VIA SKYWALK



**GARAGE**  
GROUND LEVEL ENTRY



**GROUND**  
LEVEL ACCESS



**ROOF TOP**  
PARKING



**SKYWALK**  
ROOFTOP ACCESS

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1760 E PEGOS ROAD | GILBERT AZ 85295

 **Dignity Health.**  
Mercy Gilbert Medical Center



**VAL VISTA  
SQUARE**  
**36 ACRE, MIXED-USED  
DEVELOPMENT FEATURING:**  
Office, medical, restaurants, retail  
and hotel with over 250,000 sf of  
planned Class A office.

**S VAL VISTA DRIVE**

**E PEGOS ROAD**



**ROME STREET**



**ROME TOWERS**

# ROME TOWERS

1760 E PECOS ROAD | GILBERT AZ 85295

LOCATION

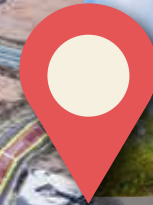


1.2 MILES | 5 MINUTES  
FROM ROME TOWERS TO  
MERCY GILBERT MEDICAL CENTER

 **Dignity Health**  
Mercy Gilbert Medical Center



**ROME TOWERS**



**ROME STREET**



# ROME TOWERS

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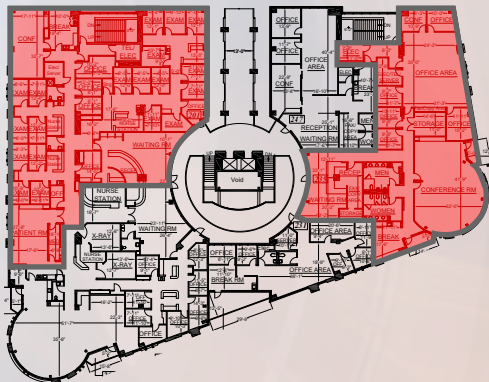
## AVAILABILITY & LEASE RATES

### SECOND FLOOR

**\$25.00 NNN**

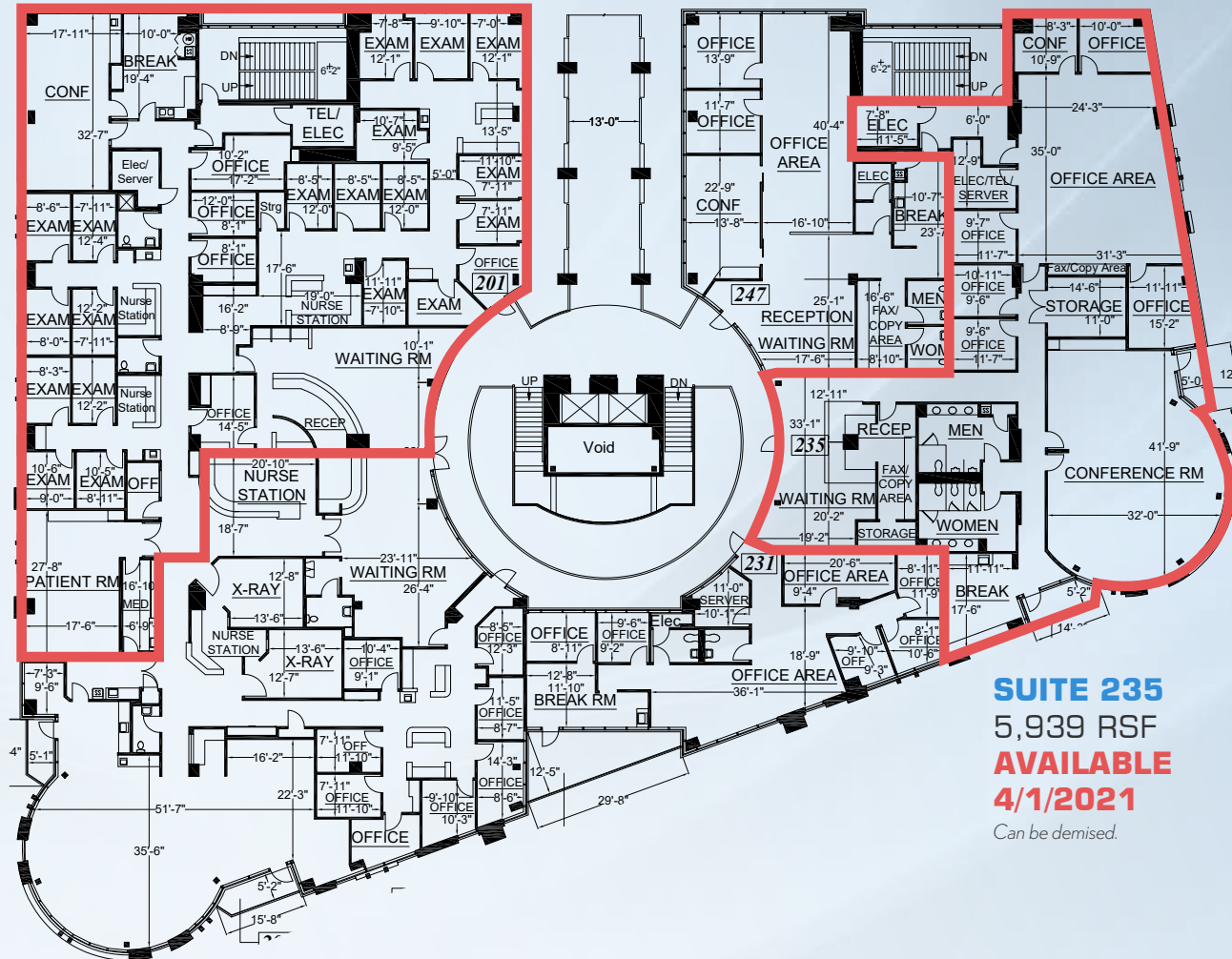
*with 3% annual increases*

### SECOND GENERATION MEDICAL OFFICE SPACE



## EXISTING MEDICAL SPACE AVAILABLE FOR IMMEDIATE OCCUPANCY

## SECOND FLOOR PLAN 21,012 RSF



**SUITE 235**  
5,939 RSF  
**AVAILABLE**  
**4/1/2021**

*Can be demised.*

### SUITE 201

\*8,418 RSF CONTIGUOUS

**AVAILABLE**

*Can be demised.*

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# ROME TOWERS

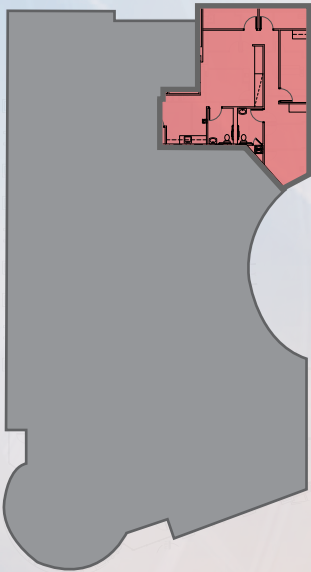
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## AVAILABILITY & LEASE RATES

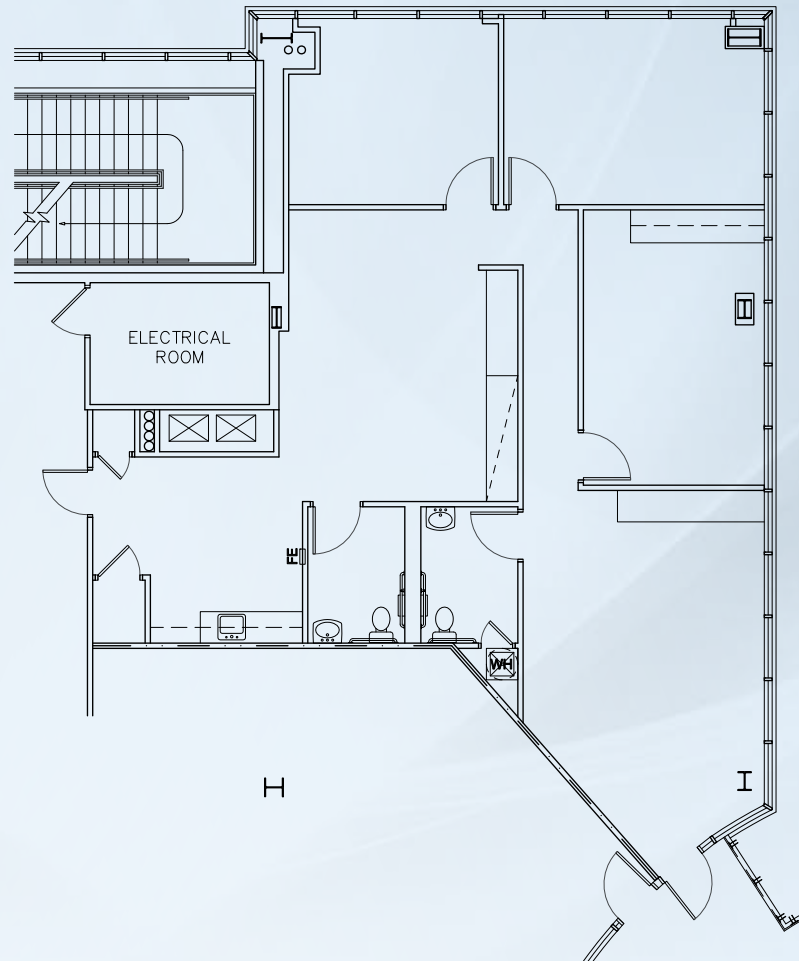
### THIRD FLOOR

**Suite 301 1874 RSF \$25.00 NNN**

*with 3% annual increases*



## CONCEPTUAL FLOOR PLAN SUITE 301



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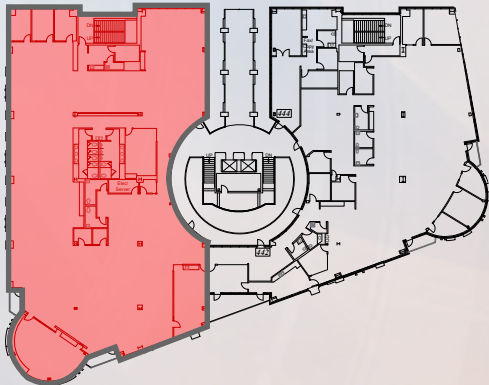
AVAILABILITY  
& LEASE RATES

**FOURTH FLOOR**

**\$25.00 NNN**

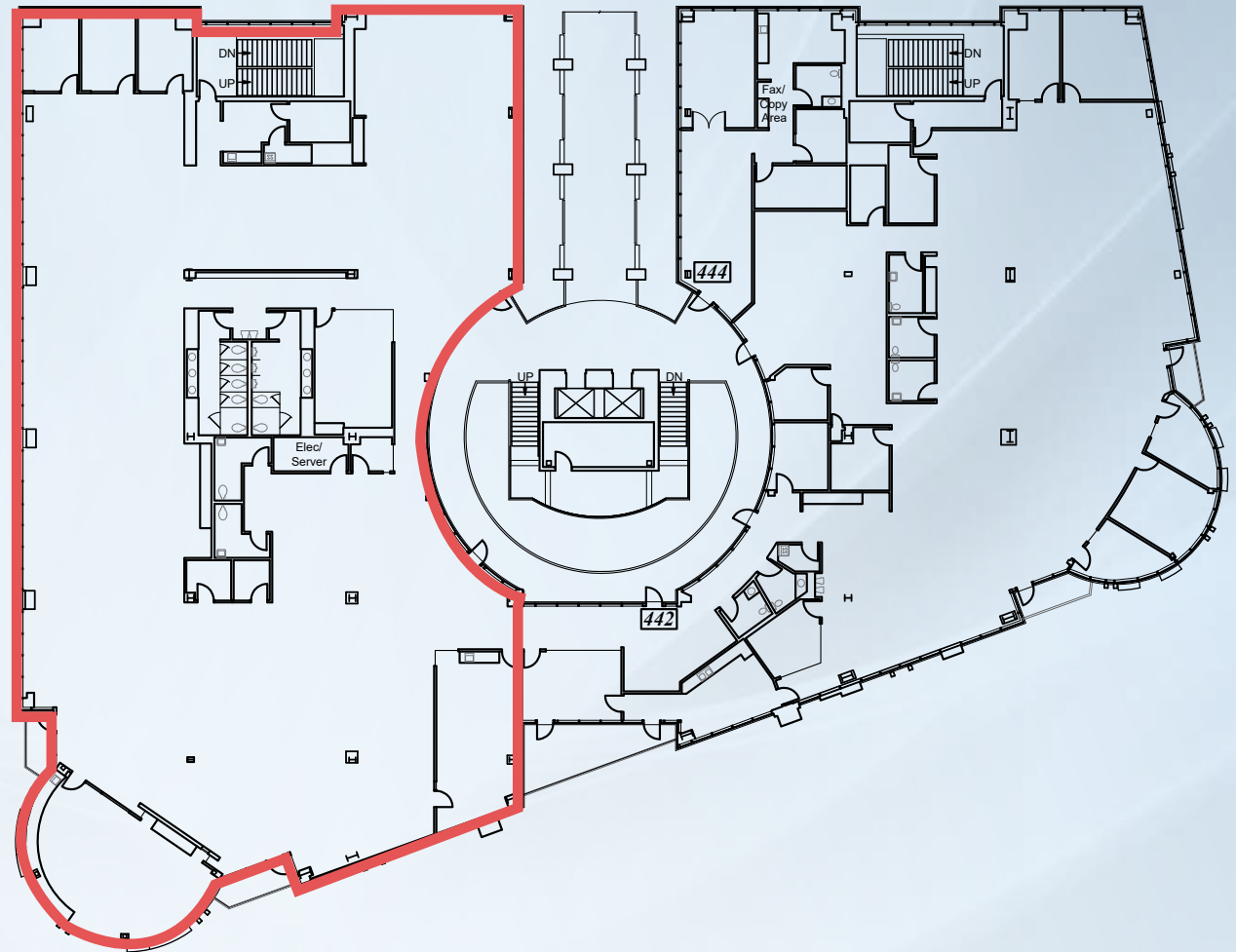
*with 3% annual increases*

**SECOND GENERATION  
MEDICAL OFFICE SPACE**



**EXISTING MEDICAL SPACE AVAILABLE  
FOR IMMEDIATE OCCUPANCY**

**FOURTH  
FLOOR PLAN**  
15,195 RSF



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