

NEW CLASS A MEDICAL / OFFICE BUILDING: AVAILABLE FALL 2020



Banner
MD Anderson
Cancer Center



Banner Health
Gateway Medical Center

HIGLEY & BASELINE
MEDICAL / OFFICE

N HIGLEY RD

E BASELINE RD



NOW LEASING: 1,500 - 73,000 SF of Class A Medical and Professional Office Space

HIGLEY & BASELINE MEDICAL / OFFICE

N NE Corner of N Higley Rd & E Baseline Rd | Gilbert, AZ 85234

Located adjacent to two major medical centers!

Nicholas Pelusio
Senior Vice President
602.505.3010
nicholas.pelusio@avisonyoung.com

Kevin Helland, MBA
Senior Vice President
623.293.1543
kevin.helland@avisonyoung.com

Avison Young
2777 E Camelback Rd
Suite 230
Phoenix, AZ 85016
www.avisonyoung.com

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|---------------------|-------------------------------|
| DELIVERY DATE | Fall 2020 |
| BUILDING SIZE | 73,000 SF |
| STORIES | Three (3) |
| FLOOR PLATE | 24,000 SF |
| PARKING | 5 : 1,000 |
| LEASE RATE | Contact Broker for Rates |
| AVAILABILITY | 1,500 - 73,000 RSF |
| TENANT IMPROVEMENTS | Attractive Packages Available |
| APN | 140-69-372 |
| ZONING | RC |

PROJECT HIGHLIGHTS

- New Class A medical/office building located north of the northeast corner of Baseline and Higley Roads across from Banner Gateway Medical Center.
- Excellent access to US 60 Freeway
- Unrestricted MOB only a short distance from the hospital campus
- Project surrounded by numerous dining options and hotel properties
- Adjacent to the planned Hilton Garden Inn Conference Center
- Aggressive TI packages and landlord financing of TIs available for approved tenants
- Ideally located to serve the booming Gilbert submarket

TOWN OF GILBERT OVERVIEW

The Town of Gilbert has a population of over 250,000 people, doubling every five years from 1980 to 2000. It is estimated by 2030, Gilbert will reach full build-out with a population of over 300,000. With a median age of 33.6 and 68 percent of the population under the age of 45, Gilbert provides an abundant pipeline of talent to support the growth of business and industry. Some of the nation's major healthcare players like Dignity Health, Banner Healthcare and Banner MD Anderson Cancer Center choose Gilbert. Their cutting-edge research and development of life saving devices and procedures have been noted world-wide. In addition, Gilbert has experienced substantial growth in algae technologies, particularly in pharmaceuticals/nutraceuticals which provide health and medical benefits. Finally, Gilbert is well-known for stem cell transplant therapies and regenerative medicine through firms like Celebration Stem Cell Centre, Translational Research Institute, and Cardiovascular & Stem Cell Consultants. Gilbert has over 2 million-square feet of hospital and clinical research facilities including Banner MD Anderson Cancer Center, the Ironwood Cancer Research Center; Mercy Gilbert Medical Center, Banner Gateway Medical Center and Gilbert Hospital.

BANNER GATEWAY MEDICAL CENTER



The new medical office building is strategically located across the street from Banner Gateway Hospital and the Banner MD Anderson Cancer Center. The Hospital offers 177 private rooms, nine operating suites and an emergency department with 37 private treatment rooms. The 60-acre campus has the capacity to triple in size with the addition of two patient towers. The Banner MD Anderson Cancer Center

brings the world-renowned resources of the University of Texas MD Anderson Cancer Center to the Town of Gilbert.

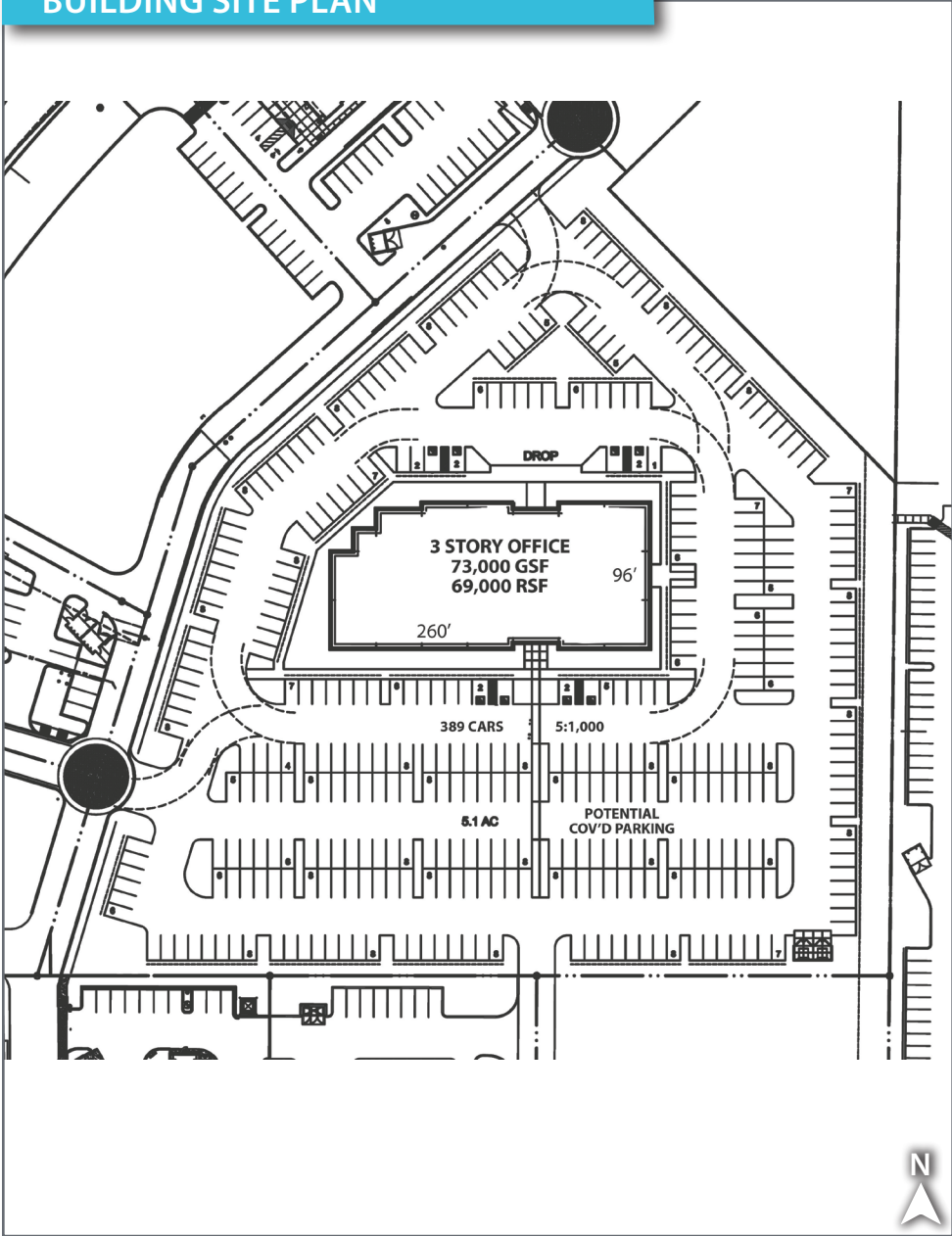
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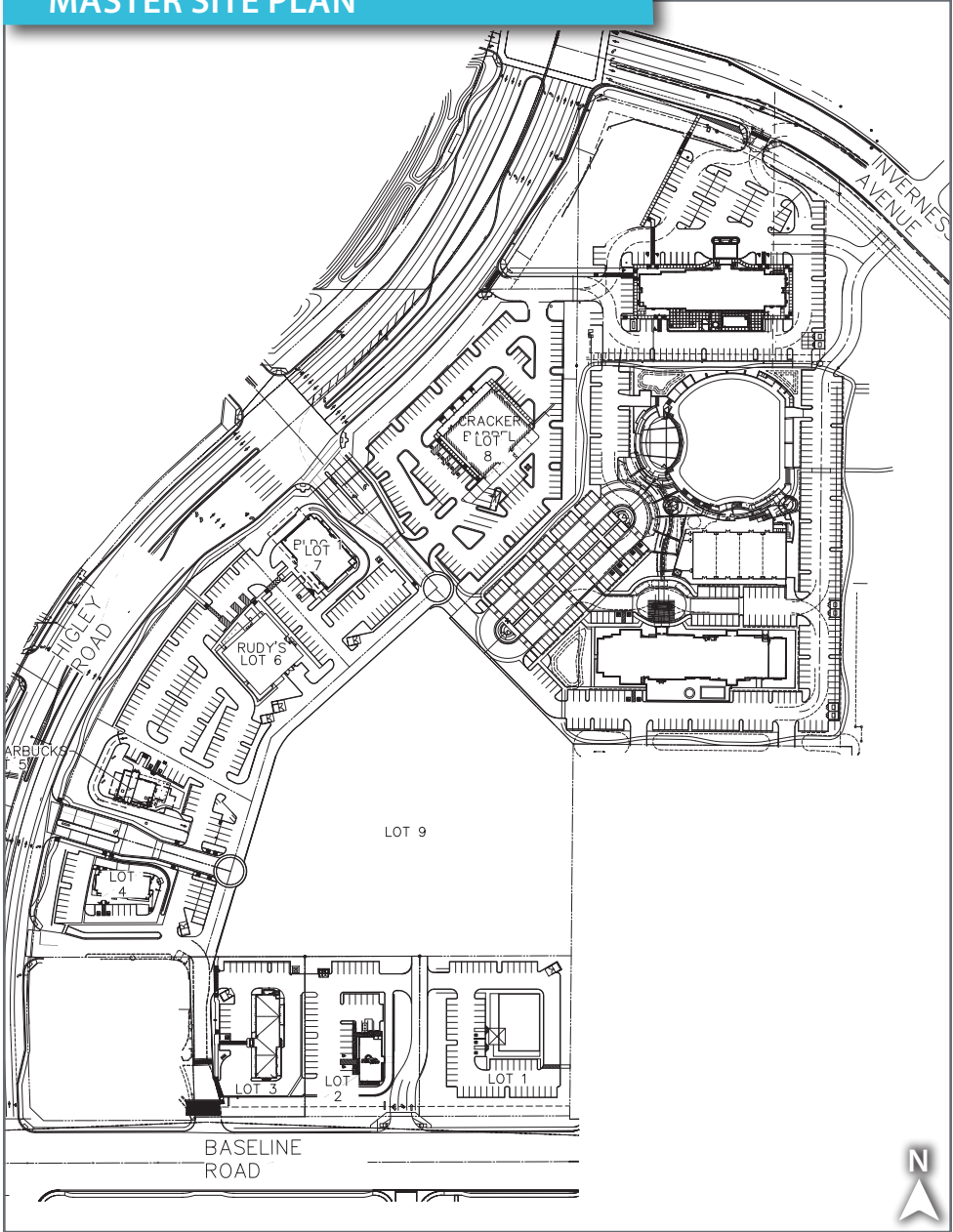
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BUILDING SITE PLAN



MASTER SITE PLAN



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Medical Neighbors Within 1.5-Mile Radius

- 1 Banner Gateway Medical Center
- 2 Banner MD Anderson Cancer Center
- 3 Banner Urgent Care
- 4 Dermatology Solutions AZ
- 5 Arizona Allergy Associates
- 6 Arizona Pain Treatment Centers
- 7 East Mesa Orthopedics & Sports Medicine
- 8 Arizona Oculoplastic Specialists
- 9 AFA Balance & Hearing Institute
- 10 Pediatric Medical Associates
- 11 Arizona Spine & Joint Hospital
- 12 Encompass Health Rehabilitation Hospital of East Valley
- 13 A to Z Dermatology
- 14 Gilbert Pediatrics
- 15 Kids Grins Pediatric Dentistry
- 16 Arizona School Of Health Sciences
- 17 Arizona School of Dentistry & Oral Health
- 18 Whiting Dental AZ
- 19 Barnet Dulaney Perkins Eye Center
- 20 Gentle Dental Greenfield
- 21 Southwest Contemporary Women's Care
- 22 Dentistry at Greenfield



The nearest major medical facilities serving the area are Banner Gateway Medical Center and Banner MD Anderson Cancer Center.

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