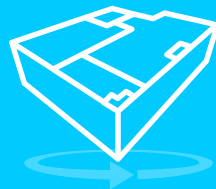




Explore [Suite 202](#) | Explore [Suite 203](#) | Contiguous to $\pm 9,000$ SF



VIRTUAL TOURS



SUITE 202
 $\pm 5,645$ SF



SUITE 203
 $\pm 3,043$ SF



1675 East Melrose Street Gilbert, AZ 85297

MEDICAL OFFICE AVAILABLE FOR LEASE

OrthoArizona

$\pm 9,000$ SF FOR LEASE



FEATURES

- 49,600 SF Class A Medical Office Building
- Built in 2019 with high-end finishes
- Parking Ratio: 6.71/1,000 SF
- Anchored by OrthoArizona, including a 6-OR Surgery Center

9,000 SF AVAILABLE



Built in 2019
with high-end finishes



Near Mercy Gilbert
Medical Center



6.71 per 1,000 SF
Parking Ratio



Within close proximity
to Loop 202 Freeway

SPACE AVAILABLE

Second Floor:

Suite 202 - ±5,645 SF*

Suite 203 - ±3,043 SF*

*Contiguous to ±9,000 SF

Lease Rate:

\$25.00 NNN

Tenant Improvements:

Negotiable



*Second floor suites can be customized to fit your needs from ±2,646 SF to ±8,000 SF.
Square footages are estimated.



POPULATION

3,842
within 1 mile
92,865
within 3 miles
258,521
within 5 miles



DAILY TRAFFIC COUNTS

54,544 VPD
at Loop 202 and Val Vista Drive
127,111 VPD
on loop 202 along the Val Vista exit
59,027 VPD
at Melrose St and Val Vista Drive



1675 East Melrose Street Gilbert, AZ 85297

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