



Medical/Office Investment Opportunity

AVAILABLE FOR SALE

Ideal for an Owner/User | Gilbert, Arizona

5222 EAST BASELINE ROAD

Jones Lang LaSalle
Americas, Inc.
License #:
CO508577000





FEATURES

- **Sales Price:** \$9,272,121 (\$149.00 PSF)
- **Zoning:** GO, Town of Gilbert
- **Occupancy:** 51.5 %
- **APN:** 141-53-507 and APN 141-53-508
- **Property Taxes:** \$70,852
- **In Place NOI:** \$349,834
- **Projected Year 3 NOI:** \$928,934
based upon full medical occupancy
- **2018 CAMS:** \$3.02
- **Parking:** 6 per 1,000 SF parking

RENOVATIONS COMPLETED

- New exterior paint
- New windows added to the northern part of the building
- Refreshed landscaping
- New slurry seal and parking lot striping
- Modification of existing monument sign



6 PER 1,000 SF PARKING



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Adjacent to MD Anderson and Banner Gateway

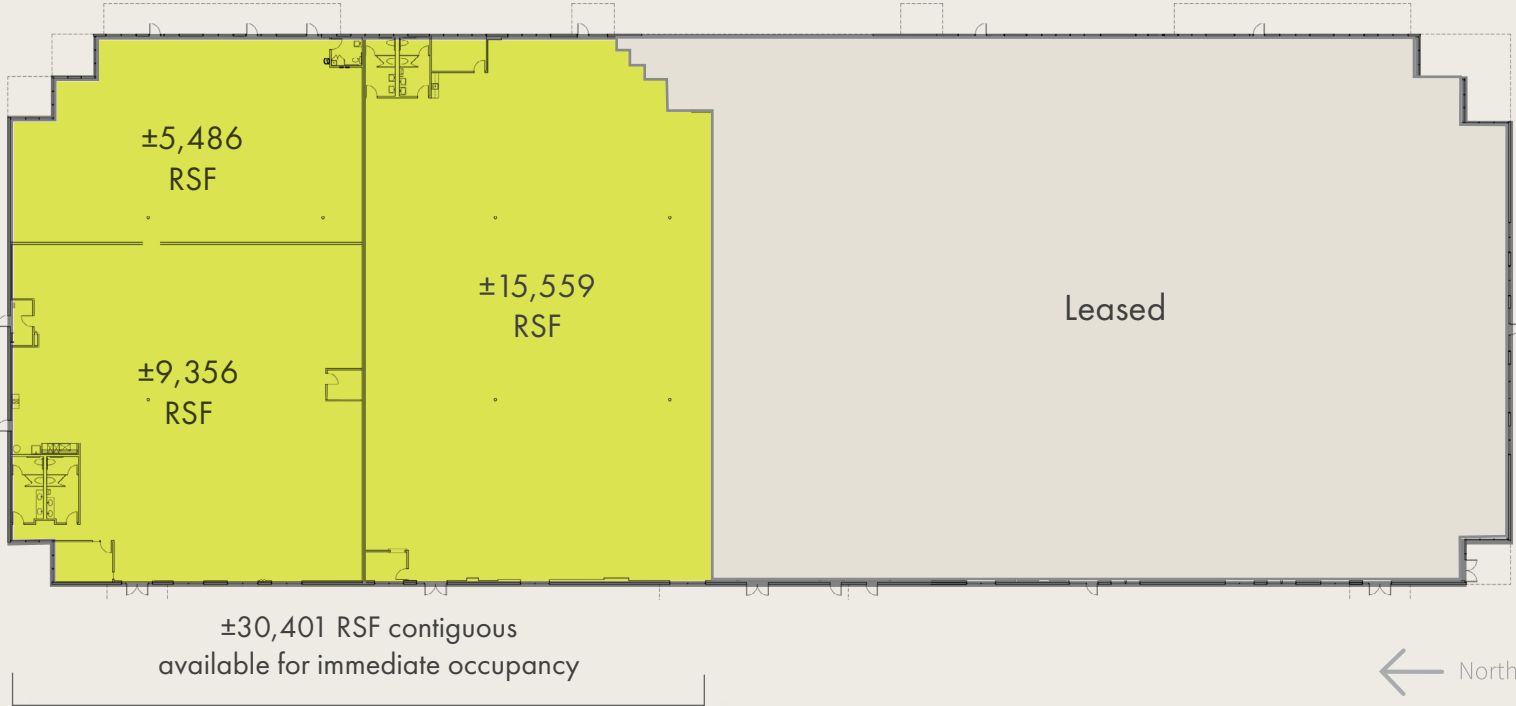


High growth area with brand new amenities



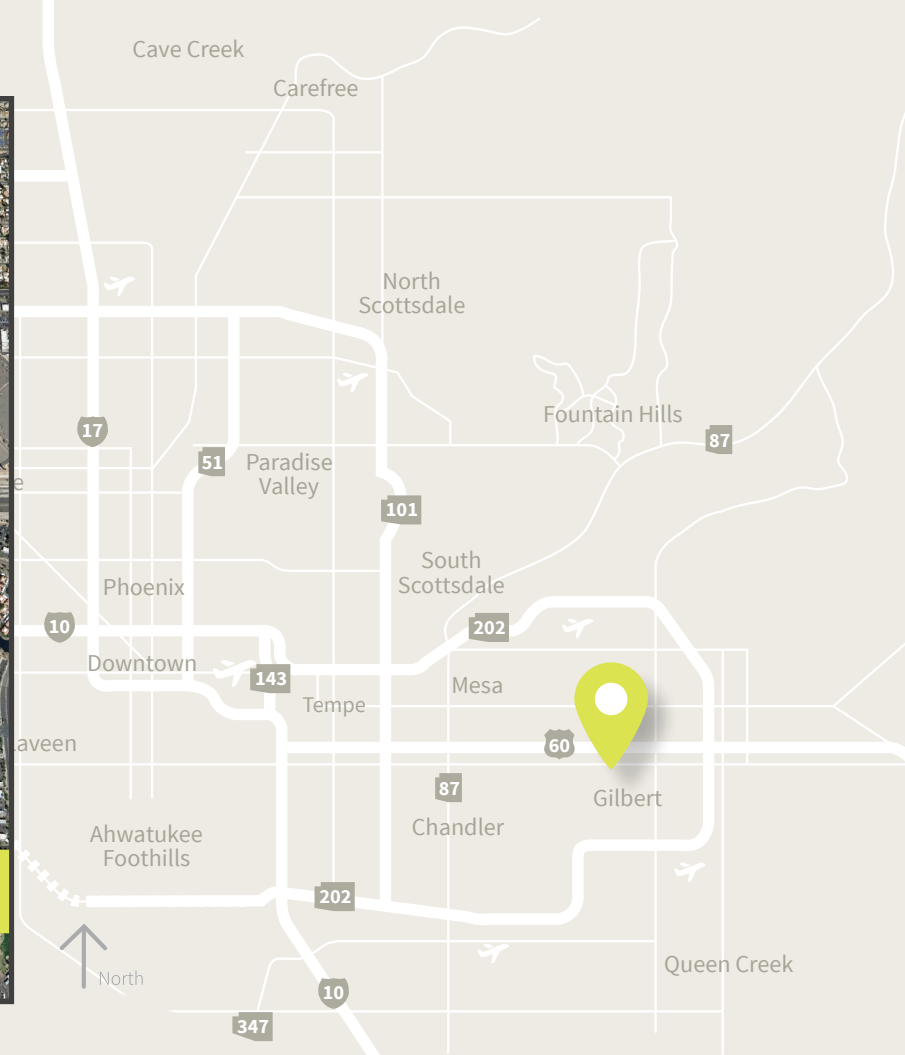
Monument and building signage available

62,229 square feet available for sale



Can be purchased far below replacement





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