

Mesa's World-Class Healthcare Center

1840 & 1910 S. STAPLEY DRIVE • MESA, ARIZONA

Class A Medical Space Available for Immediate Occupancy



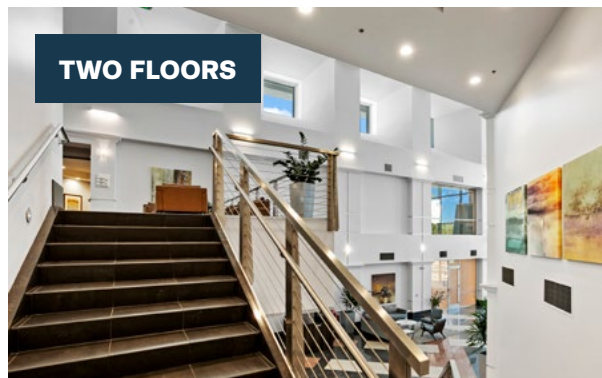
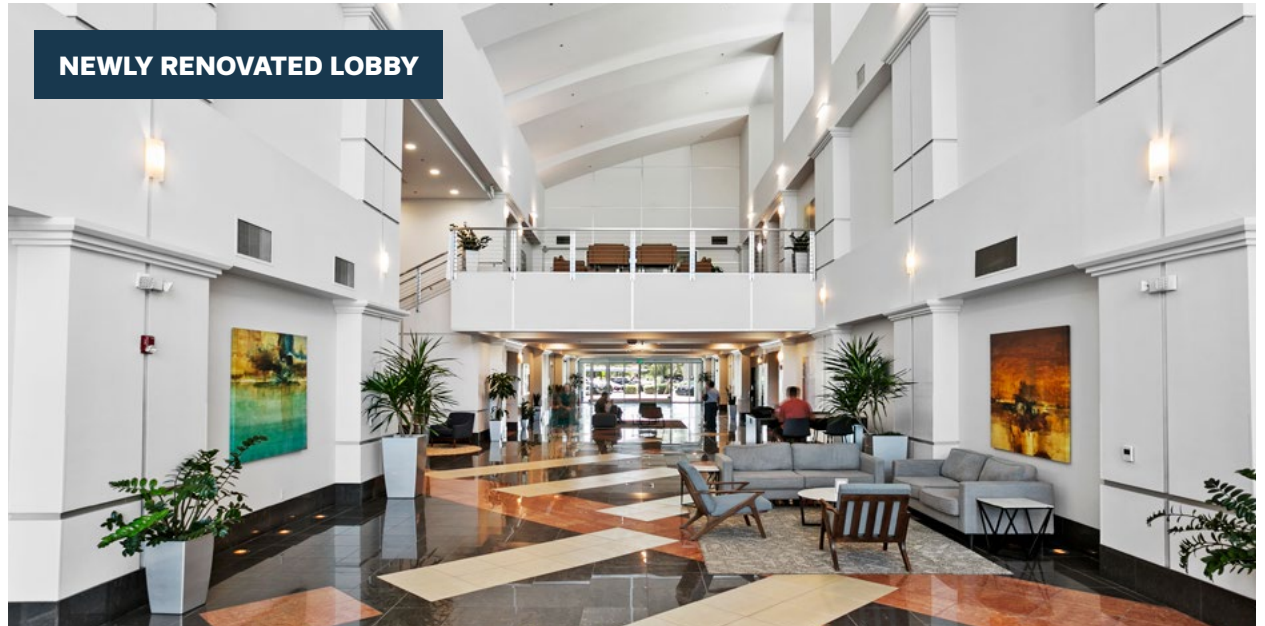
UNDER NEW OWNERSHIP

LEASING

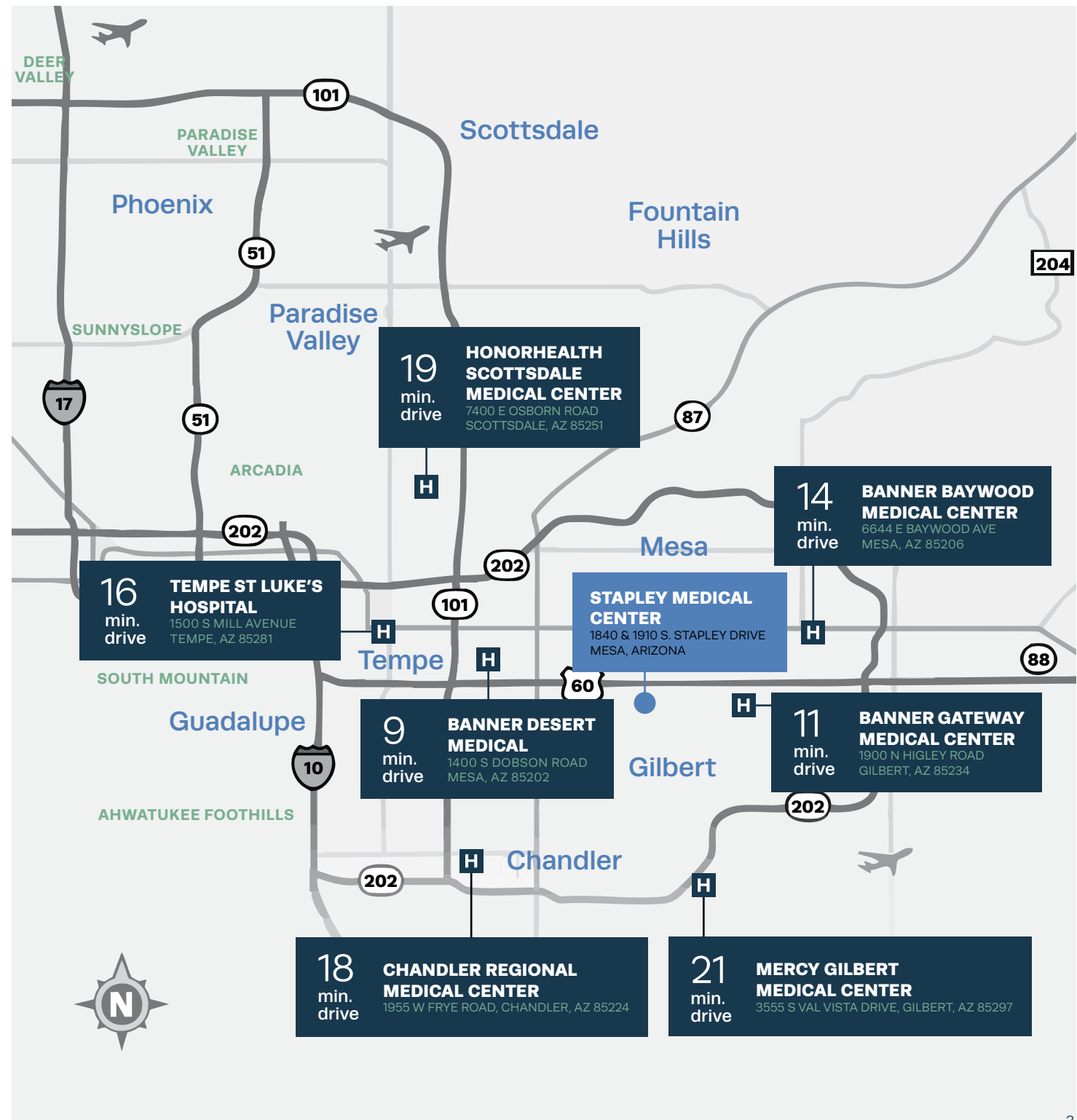


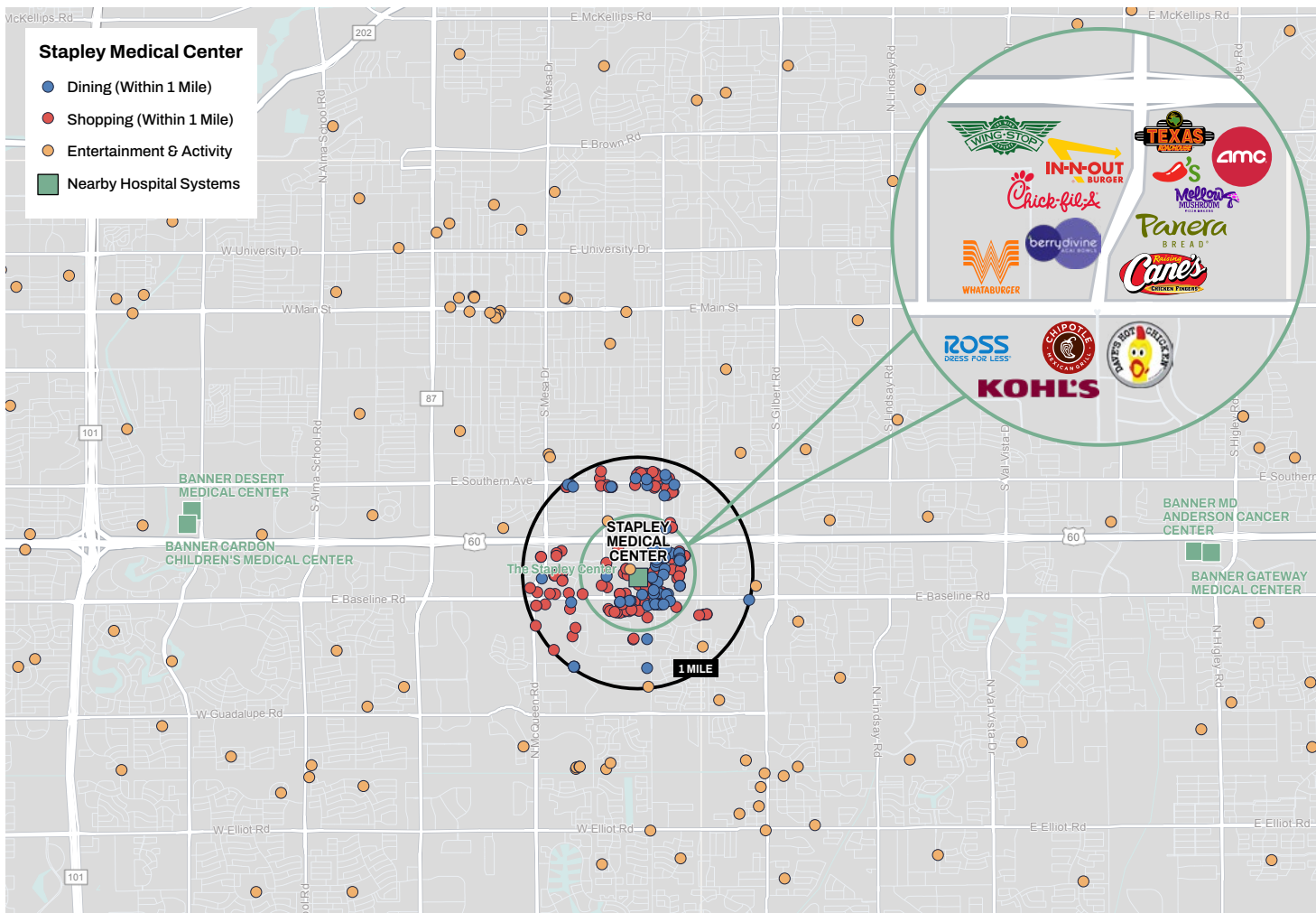
HIGH-END MEDICAL ENVIRONMENT

Stapley Medical Center consists of two premier Class A medical buildings featuring newly renovated two-story lobby entrances, modern amenities and a brand-new outdoor wellness courtyard. The updated lobby and courtyard with shaded seating are intentional choices that make the space feel welcoming and provide areas for medical professional and patients to unwind. Generous TI allowances including potential turnkey funding is available.



Nearby Hospitals





ABOUT MESA, AZ

Mesa is one of the Southwest's leading cities, where outdoor adventure, arts, dining and sports intersect.



**36TH LARGEST CITY
IN AMERICA**



**OVER 300 DAYS
OF SUNSHINE**



**HOME TO MLB
SPRING TRAINING**

Where you are matters.

Situated on the border of Gilbert and Mesa, Stapley Medical Center provides excellent access to the Southeast Valley — near major hospital campuses, retail and dining amenities and direct access to US-60.

±2MSF

Of retail and dining
amenities nearby

5

Major hospital
campuses nearby

5.0/1,000

Parking ratio, including
covered and reserved
options

1

Minute drive
to US-60



Leasing Details

LEASE RATE	\$36.50–37.50 FULL SERVICE, NET OF JANITORIAL
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OPERATING EXPENSES	BASE YEAR
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AVAILABLE SUITES	1,300–31,322 RSF
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GENEROUS TENANT
IMPROVEMENT ALLOWANCE

EXTENSIVE AND CONVENIENT SURFACE
PARKING INCLUDING COVERED SPACES

INSTITUTIONALLY OWNED AND
PROFESSIONALLY MANAGED

MONUMENT AND BUILDING
SIGNAGE AVAILABLE

1840 S. Stapley Drive, First Floor



Available Spaces

SUITE 102

5,512 RSF

Former Urgent Care

SUITE 131B

2,561 RSF

Former Primary Care

1840 S. Stapley Drive, Second Floor

Available Spaces

SUITE 201

***28,893 RSF**

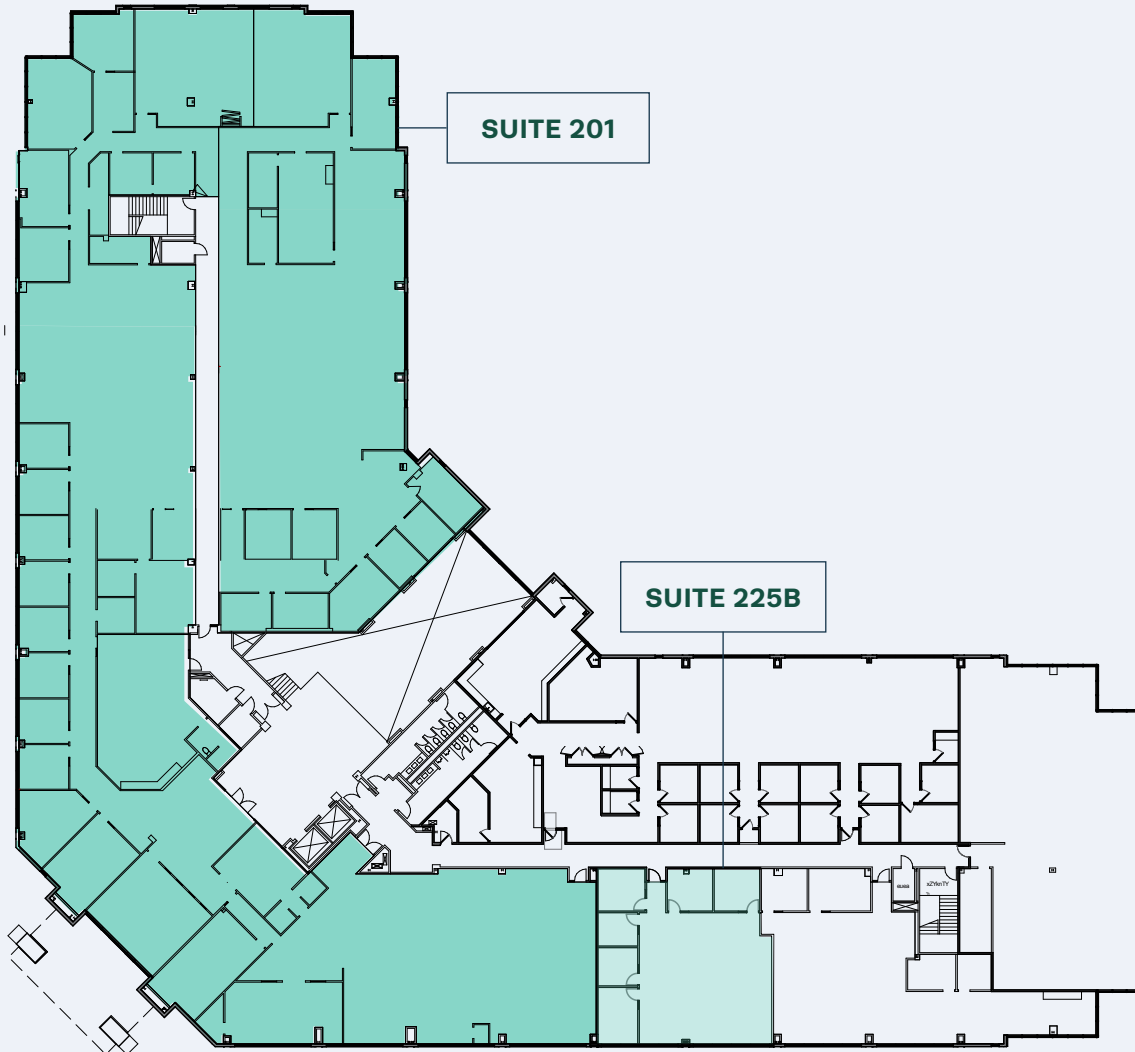
Shell Space

SUITE 225B

***2,429 RSF**

***CONTIGUOUS SUITES FOR
UP TO A TOTAL OF 31,322 RSF**

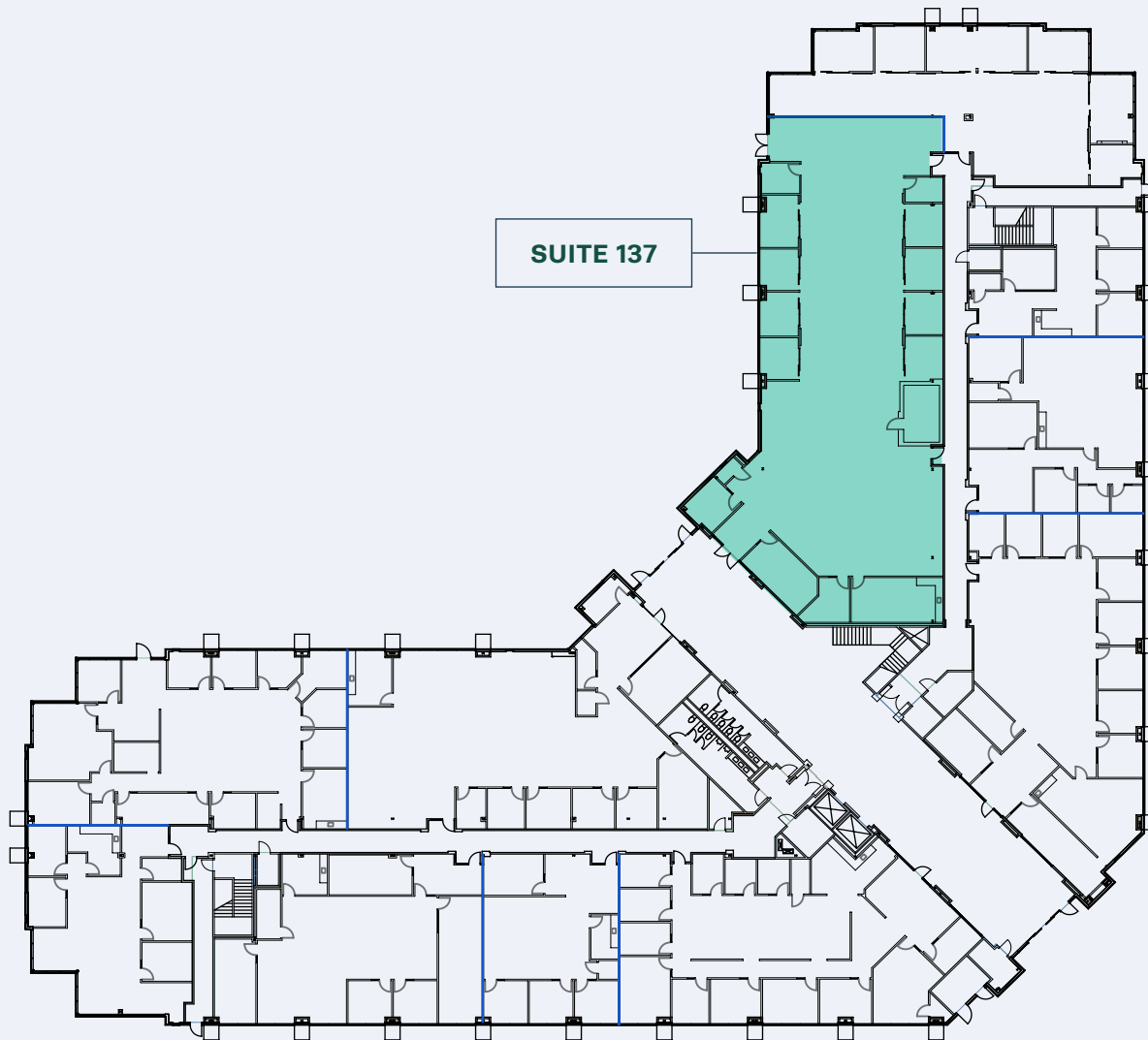
DIVISIBLE TO 3,000 RSF



1910 S. Stapley Drive, First Floor

Available Spaces

SUITE 137
8,228 RSF



1910 S. Stapley Drive, Second Floor

Available Spaces

SUITE 217

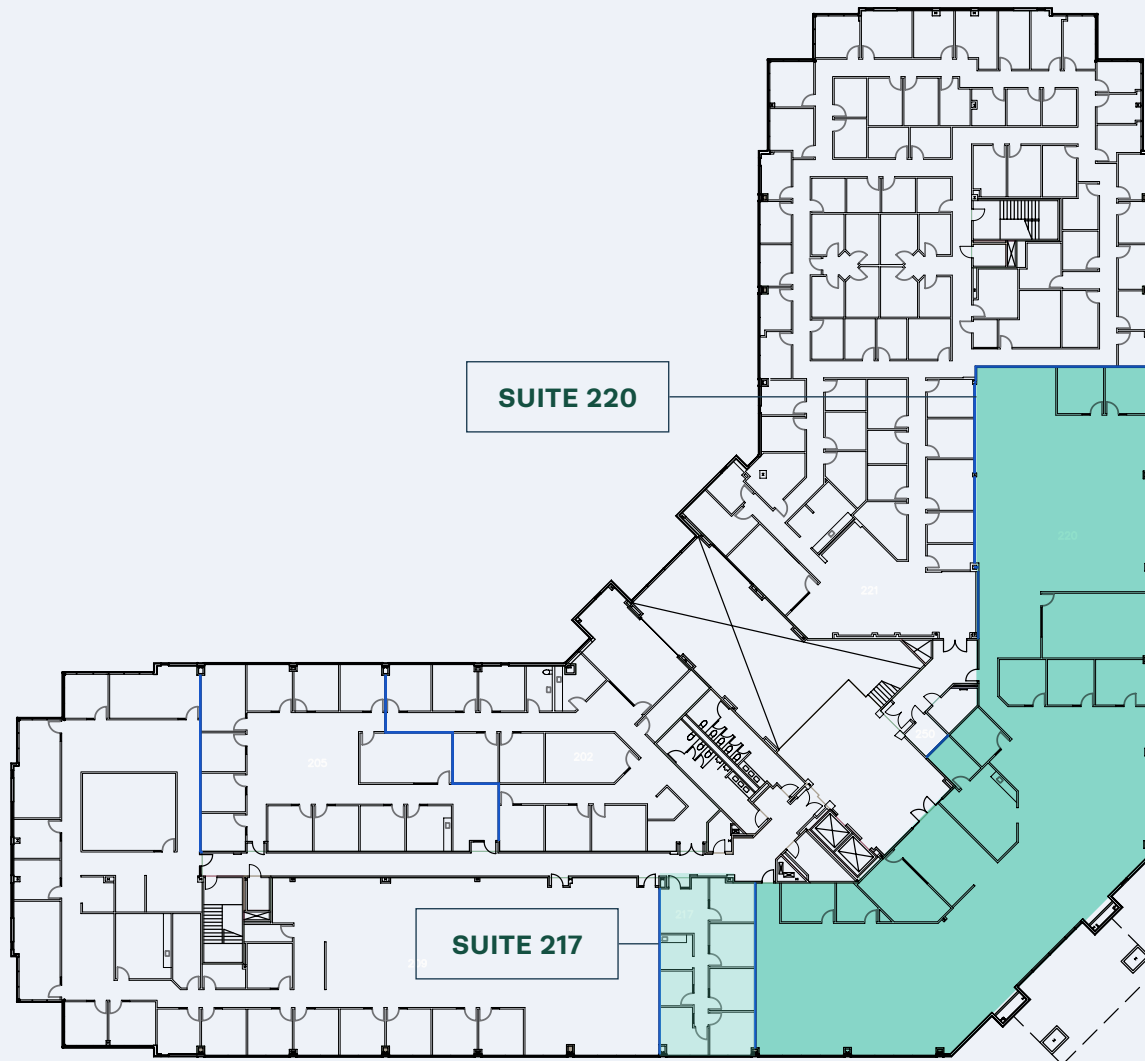
*1,299 RSF

Former Counseling Space

SUITE 220

*11,465 RSF

*CONTIGUOUS SUITES FOR
A TOTAL OF 12,764 RSF



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