

# HARBOR SHORES MEDICAL CENTER I

3921 E Baseline Road | Gilbert, AZ

MEDICAL BUILDING AVAILABLE  
FOR LEASE

RENOVATED  
BUILDING & SUITES

DENSE POPULATION  
324K PEOPLE  
IN 5 MI RADIUS

HIGH  
TRAFFIC COUNT  
100K VPD



## CONTACT

MIKE GUSTAFSON

949.391.0099 (cell)

[mikeg@lakeviewvillagecorp.com](mailto:mikeg@lakeviewvillagecorp.com)

## CALL 480.951.5200 FOR LEASING INFO

LVC

12879 Harbor Blvd, Suite N-1

Garden Grove, CA 92840



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3921 E Baseline Road | Gilbert, AZ

XXXX  
IN BUILDING

3 LEVELS  
SPACE AVAILABLE

RENOVATED  
2020



## FEATURES

- » Outstanding location within two (2) miles of Banner Gateway Medical Center, MD Anderson Cancer
- » Center and three (3) from Phoenix Children's Hospital Ambulatory Center
- »  $\pm 9.6\%$  market vacancy rate for medical space in the Banner Gateway trade area
- » Generous parking ratio of 6.5:1,000 square feet
- » High growth location with outstanding walking-distance retail amenities
- » High quality masonry construction with a functional floor plate well suited for modern medical uses
- » Frontage and visibility along Baseline Road
- » Freeway access is provided by the Superstition Freeway (U.S. 60),  $\frac{1}{4}$  mile north
- » Tenant improvements include remodel of the space for single-tenant's needs

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LAKEVIEW  
VILLAGE  
CORPORATION

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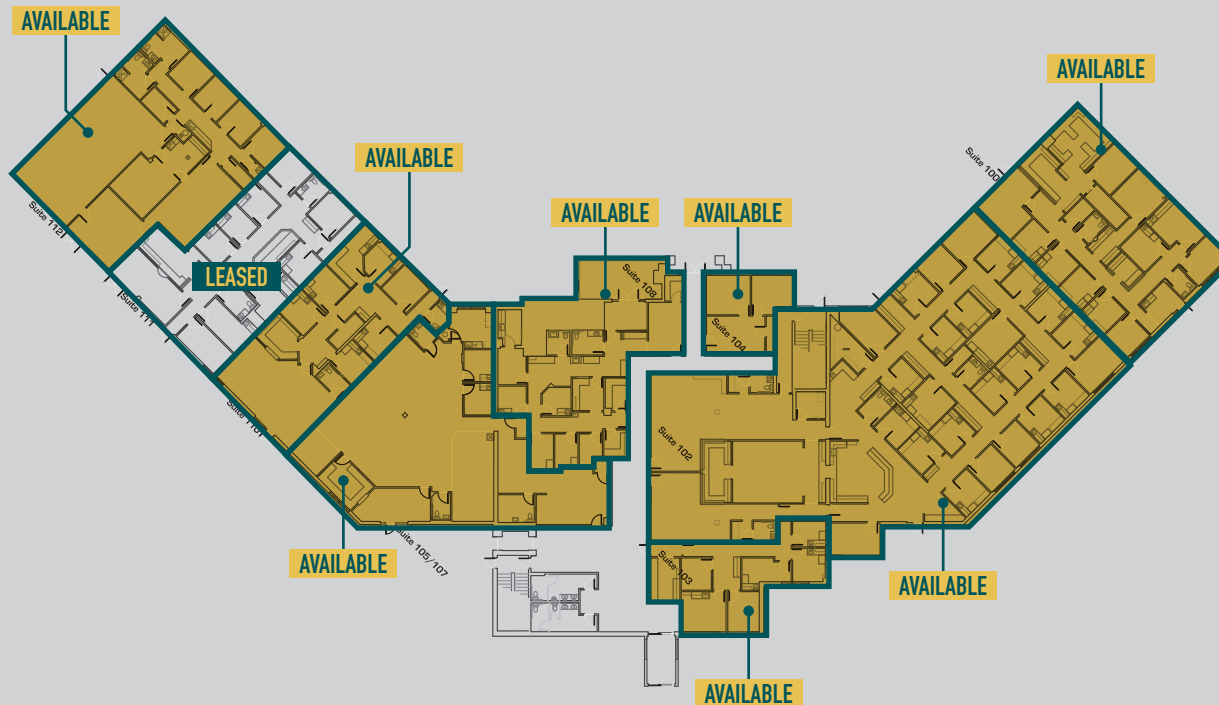
3921 E Baseline Road | Gilbert, AZ

±46,286  
SQUARE FEET

TWO  
STORIES

1993  
YEAR BUILT

## GROUND FLOOR PLAN



## AVAILABILITY

SUITE 100	3,070 SF	
SUITE 102	8,643 SF	
SUITE 103	1,213 SF	
SUITE 104	650 SF	
SUITE 105/107	3,867 SF	
SUITE 108	2,000 SF	
SUITE 110	2,327 SF	
SUITE 111	2,571 SF	LEASED
SUITE 112	3,409 SF	

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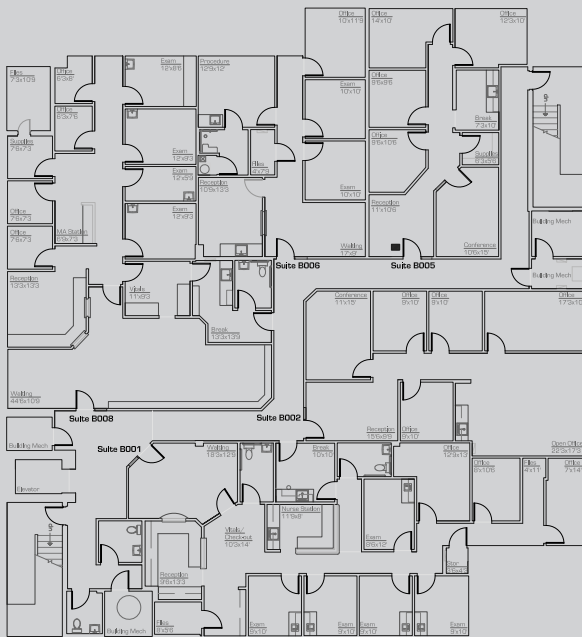
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FIRST FLOOR  
MAX AVAILABLE  
21,895 SF

SECOND FLOOR  
MAX AVAILABLE  
9,241 SF

LOWER LEVEL  
MAX AVAILABLE  
8,485 SF

## BASEMENT FLOOR PLAN



## SECOND FLOOR PLAN



## AVAILABILITY BASEMENT

SUITE B001	2,385 SF
SUITE B002	1,431 SF
SUITE B005	1,102 SF
SUITE B006	1,219 SF
SUITE B008	2,519 SF

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